

2025年 5月 14日  
此文件在 2025年 5月 14日 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025-05-14.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-1  
表格第 S16-1 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
  - & Please attach documentary proof 請夾附證明文件
  - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500658

24/3

By hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLE/191
	Date Received 收到日期	2025-05-14

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

All Crown Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

JK Group Limited

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 107 SB, 107 RP, 108 & 109 RP in DD332L, Cheung Sha Lantau Island
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 358.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	OZP S/SLC/23 South Lantau Coast Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	Coastal Protection Area (CPA)
(f) Current use(s) 現時用途	Agriculture Use with agricultural license (453/616)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積			
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
	(b) Intended use/development 有意進行的用途/發展

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="469 1384 1439 1890"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Holiday Camp (Space Cabins)  
and associated excavation of lands

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	.....357.06..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.22.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....0.22..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....16.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input checked="" type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	.....+15.5..... mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
	.....2.8~4.57..... m 米	<input checked="" type="checkbox"/> About 約



☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☒ other(s) 其他(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

see appendix 2

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Stage 1. Approval from authority - 1 year

Stage 2. Work on site - 1 year

Stage 3. Fabrication in factory - 6 months

Stage 4. Assemble on site &amp; delivery - 6 months

Stage 5. Final testing - 3 months

Total: 3 years &amp; 3 months

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
	No 否	<input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 22.7 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 1.2 ..... m 米 <input checked="" type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)  No tree cutting, No BBQ, No broadcasting equipments ..... ..... ..... .....																																	



## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

見附件3

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

*Loo Tan Jung*

Loo Tan Jung

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

JK Group Ltd



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

23/03/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

**For Developments involving Columbarium Use, please also complete the following:**  
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 107SB, 107RP, 108 & 109RP in DD332L, Cheung Sha, Lantau		
Site area 地盤面積	1650	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	OZP S/SLC/23		
Zoning 地帶	CPA		
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp(Space Cabins) and associated excavation of lands		
(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	358.86 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	16	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.57m	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		+13.5mPD	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	16		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	NIL

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Surface Drainage Plan, Excavation Plan, Fire Services Plan</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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>Sewage Treatment STS Proposal, Existing Agricultural License (453/416) with plan</u>		
<u>Surface drainage plan 見附件4</u>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		



Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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。

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**Proposed Temporary Holiday Camp (Space Cabins) and associated excavation of lands**

**Appendix:**

1. 4 lots no./address of premises shown in the record of the Land Registry  
(Lot 107SB, 107RP, 108 and 109RP in DD332L)
  2. Development Proposal
  3. Justifications
  4. Location Plan
  5. Master Layout Plan
  6. Surface Drainage Plan
  7. Landscaping Plan
  8. Excavation Plan
  9. Fire Services Plan
  10. Sewage Treatment STS proposal
  11. Existing Agricultural Licence (453/616) with plan
-

## Appendix 2

### Development Proposal

## 7. Development Proposal

### Proposed use(s) of different floors of buildings/structures

Proposed Temporary Holiday Camp (Space Cabin Camp), and Excavation of Land ( Sewage Facilities )

Lot 107SB, 107RP, 108 and 109RP in DD332L, Cheung Sha, Lantau Island, Hong Kong

			Size in meter						
		Storeys	W	L or Perimeter	H	Unit	Remarks	Coverage land area	Non domestic floor area
1	Kiosk	1	5	6.1	3	1		30.50	30.50
2	Temporary Teaching Hall	1	14	7.5	4.57	1		105.00	105.00
3	Space Cabin	1	3.5	7.3	3.5	8		204.40	204.40
4	Portable Toilets	1	1.5	2	2.8	4		12.00	12.00
5	Electric Box MCB	1	1.8	1.2	2.5	1		2.16	2.16
6	Filtration Room	1	4	1.2	2.8	1		4.80	4.80
						16		358.86	358.86

## 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.

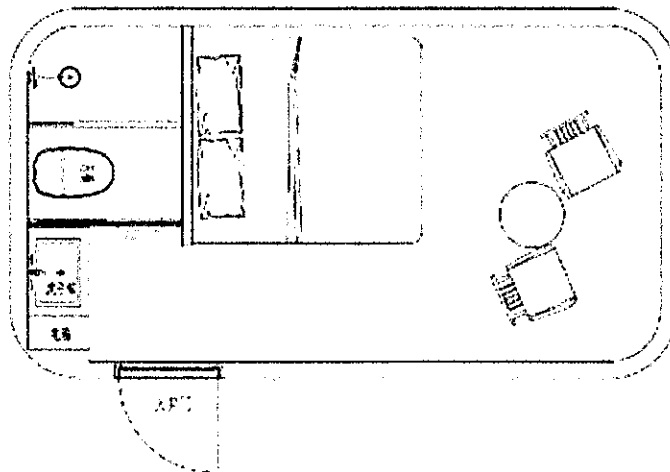
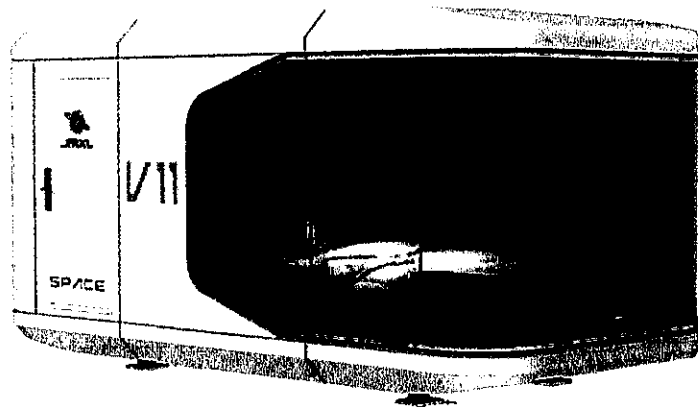
h) Transportation

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: 24~25m<sup>2</sup>  
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.



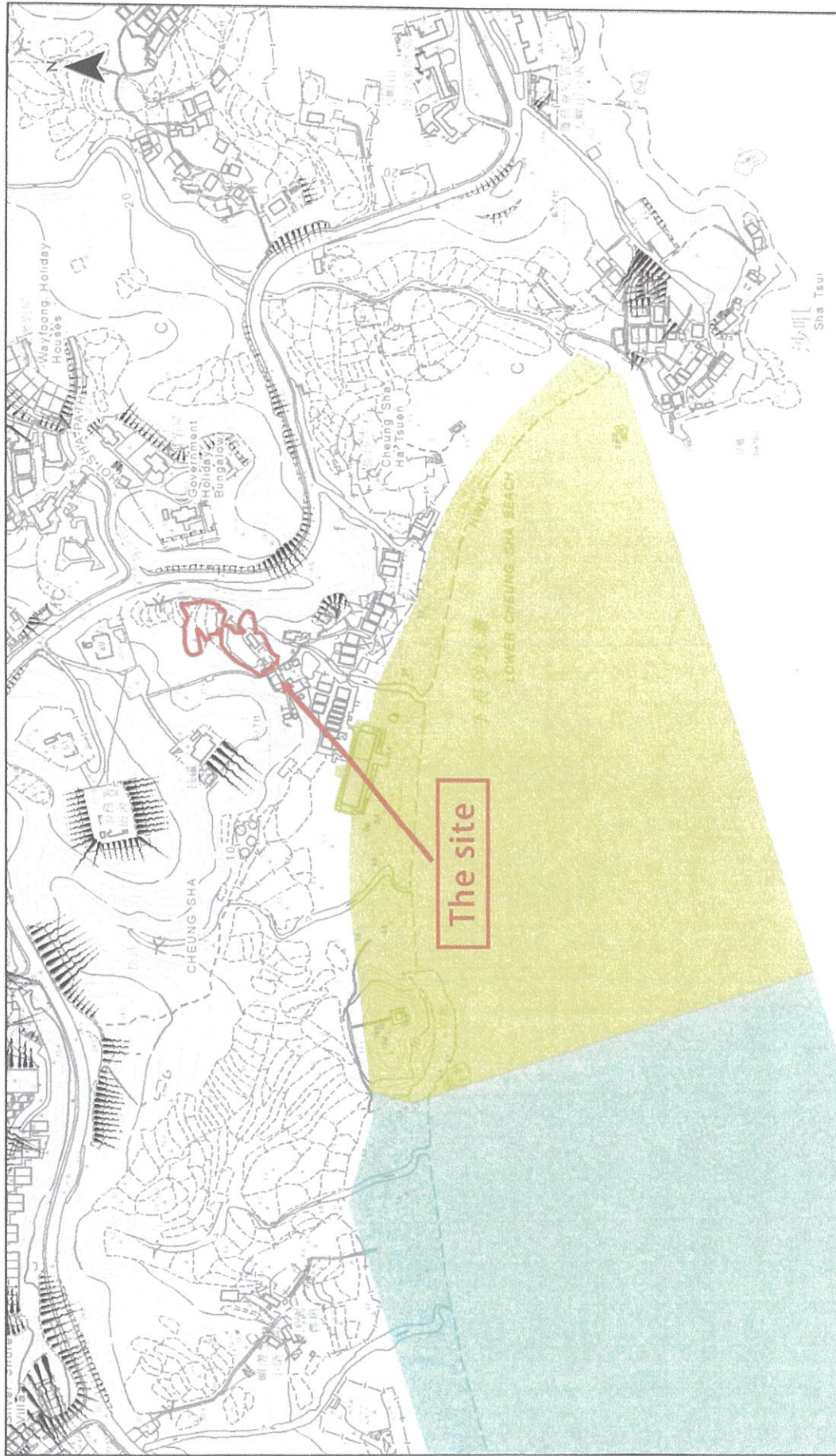
**VII Layout Plan**

## Appendix 4

### Location Plan

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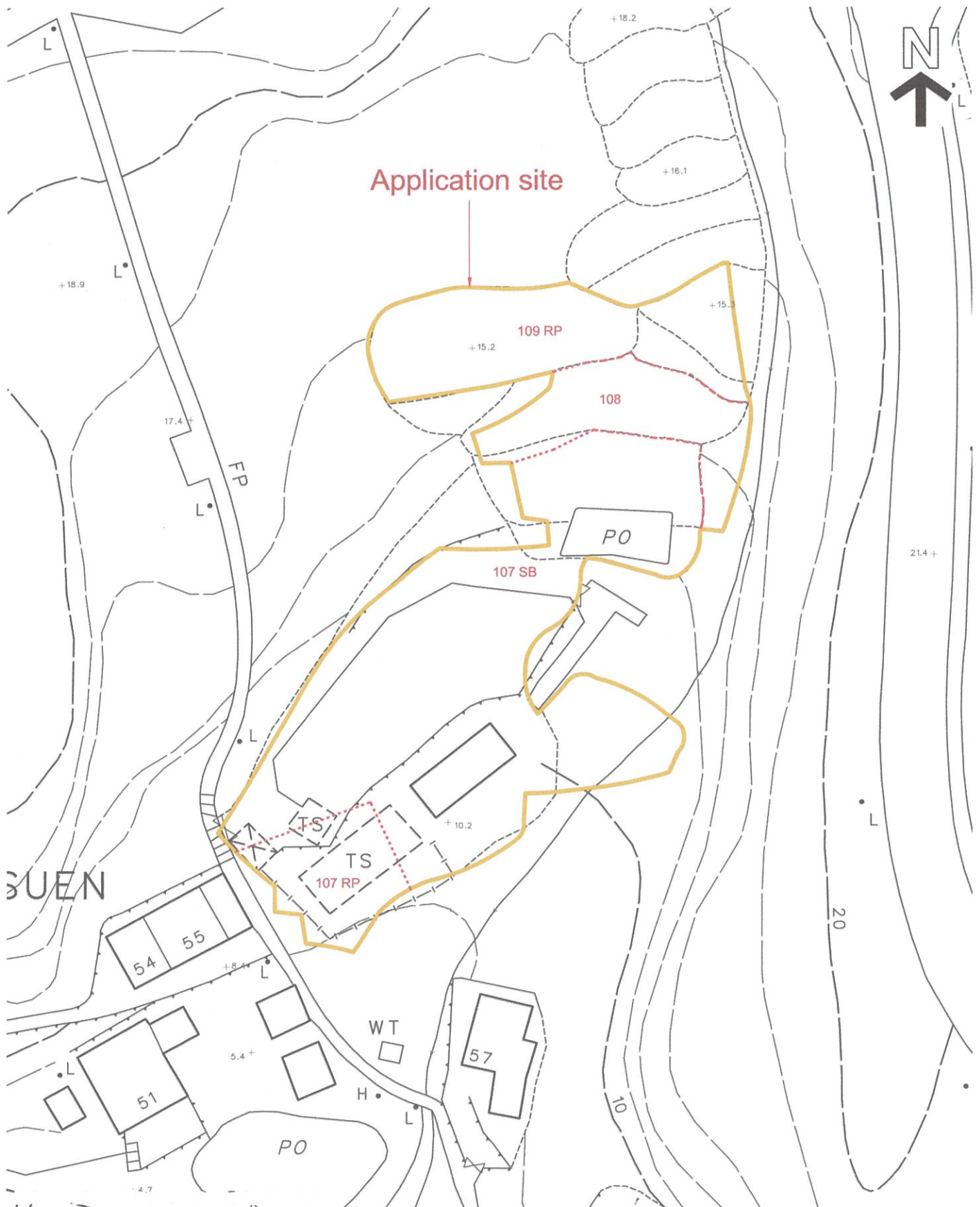
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# Location Plan

<b>Legend</b> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; border: 1px solid red; margin-right: 5px;"></div> Prop outward bound camp </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: yellow; margin-right: 5px;"></div> Lower Cheung Sha Beach </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: lightgreen; margin-right: 5px;"></div> Upper Cheung Sha Beach </div>	Proposed Outward Bound Camps on lots 107SB, 107RP, 108 & 109RP in DD332L, Cheung Sha, Lantau	
scale: NTS	Dated:	





## LOCATION PLAN

Scale 1:500



## Appendix 5

### Master Layout Plan



## Appendix 6

### Surface Drainage Plan



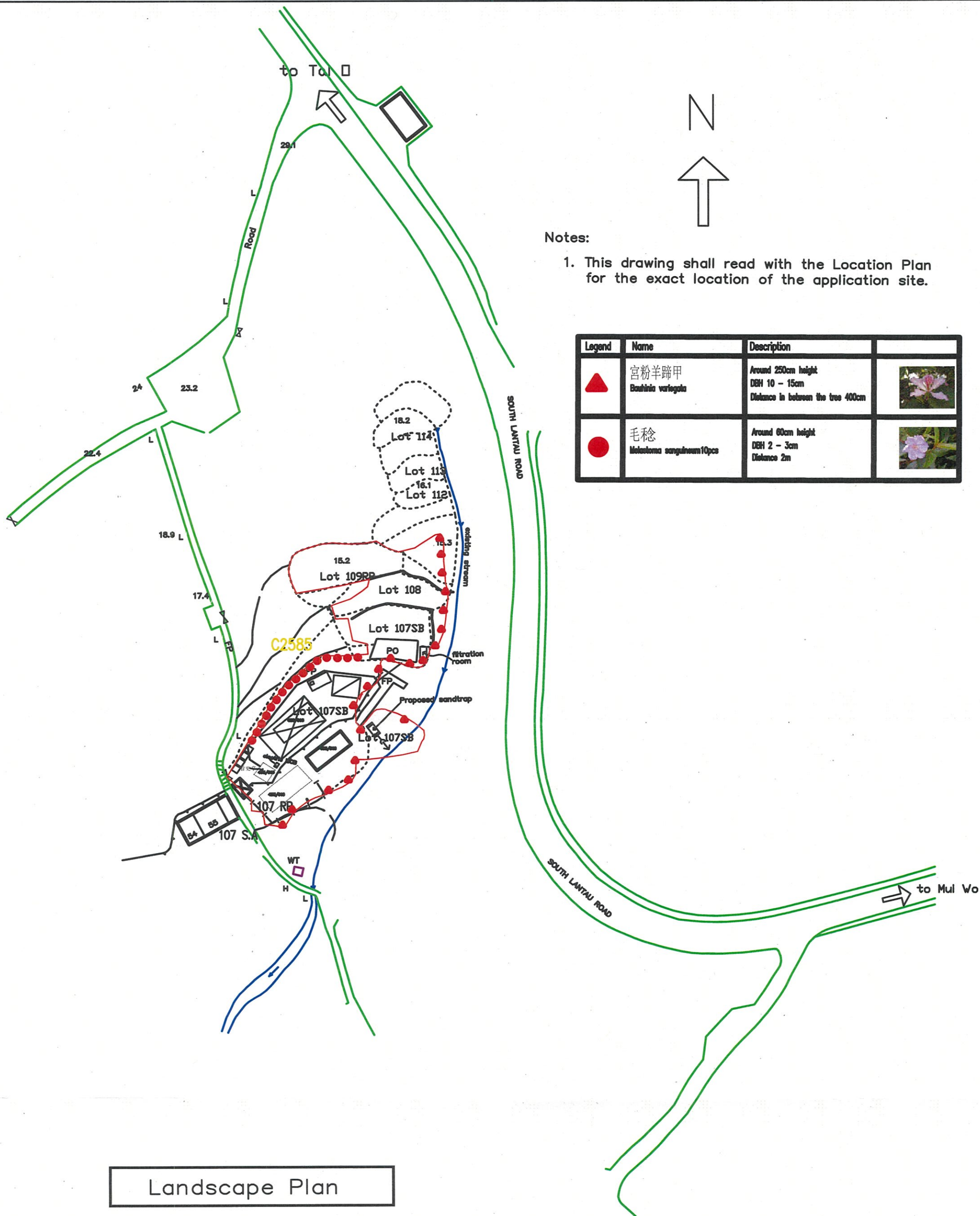


OZP :	S/SLC/23	Proposed Outward Bound Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no :	D01
Designed by :	Kay Hon		Scale :	As shown
Checked by :	CY Hon		Date :	March 2025

## Appendix 7





### Landscaping Plan





Notes:

1. This drawing shall read with the Location Plan for the exact location of the application site.

Legend	Name	Description	
	宮粉羊蹄甲 <i>Bauhinia variegata</i>	Around 250cm height DBH 10 - 15cm Distance in between the tree 400cm	
	毛稔 <i>Melastoma sanguineum</i> 10pcs	Around 60cm height DBH 2 - 3cm Distance 2m	

Landscape Plan

OZP : S/SLC/23

Designed by : Kay Hon

Checked by : CY Hon

Proposed Outward Bound Camp  
on Lots 107SB, 107RP, 108 & 109RP  
in DD332L, Cheung Sha, Lantau

Drawing no : LS01

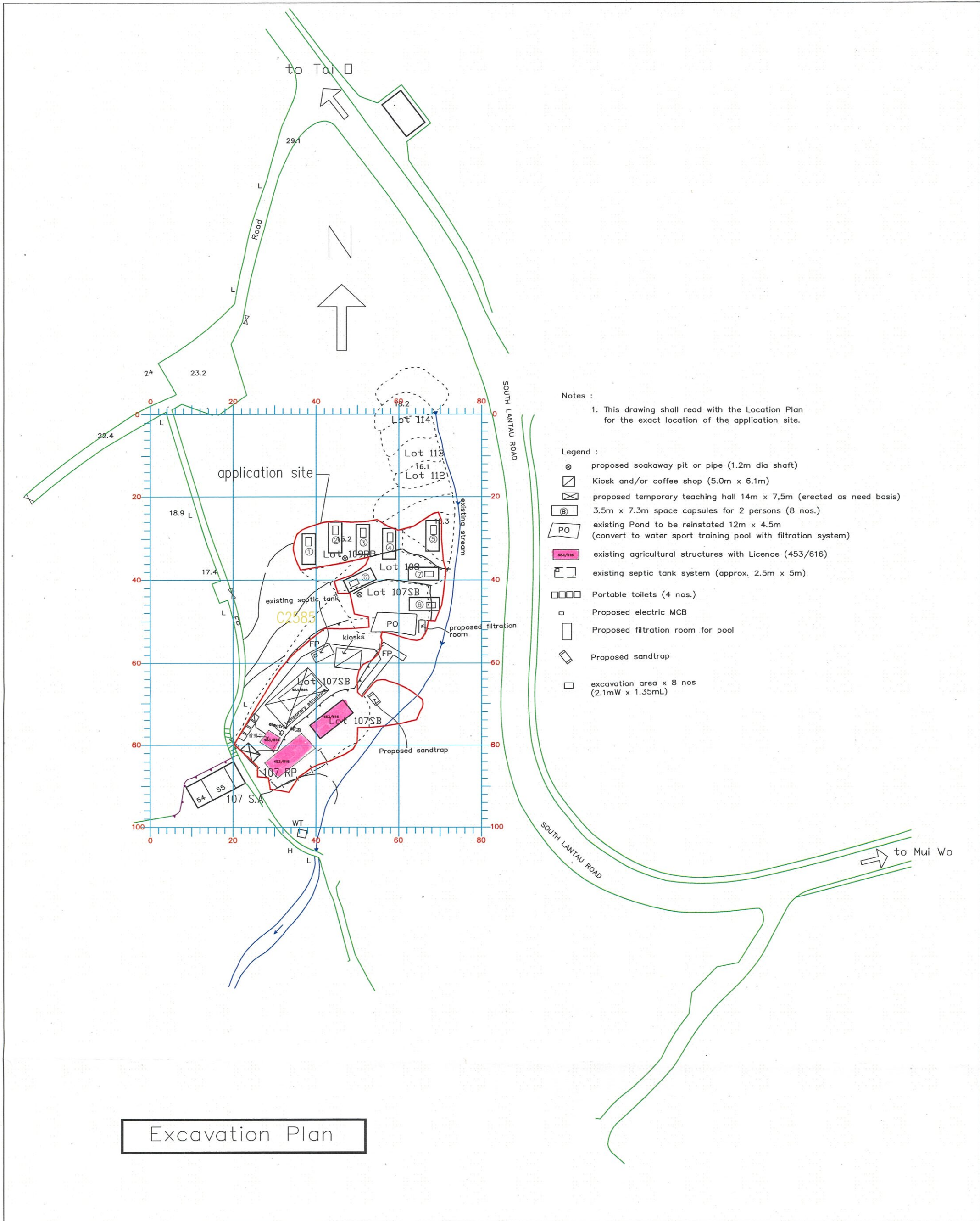
Scale : As shown

Date : March 2025



## **Appendix 8**

### **Excavation Plan**



OZP :	S/SLC/23	Proposed Outward Bound Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no :	EP01
Designed by :	Kay Hon		Scale :	As shown
Checked by :	CY Hon		Date :	March 2025

## Appendix 9

### Fire Services Plan





OZP : S/SLC/23

Designed by : Kay Hon

Checked by : CY Hon

Proposed Outward Bound Camp  
on Lots 107SB, 107RP, 108 & 109RP  
in DD332L, Cheung Sha, Lantau

Drawing no : FS01

Scale : As shown

Date : March 2025

## Appendix 10

### Sewage Treatment STS Proposal

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**A Brief Description on the proposed septic tank system (STS) under the Space Cabins**

This is a PE septic tank system (STS) used in many rural areas in China.



**a) Working Principle**

**Primary Odor Chamber:** The sewage from the fecal sewage pipeline first enters the primary odor chamber, where it undergoes preliminary sedimentation and fermentation to remove some impurities and odors.

**Secondary Odor Chamber:** The sewage treated in the primary chamber flows into the secondary odor chamber for further sedimentation and fermentation, reducing the organic matter content in the sewage.

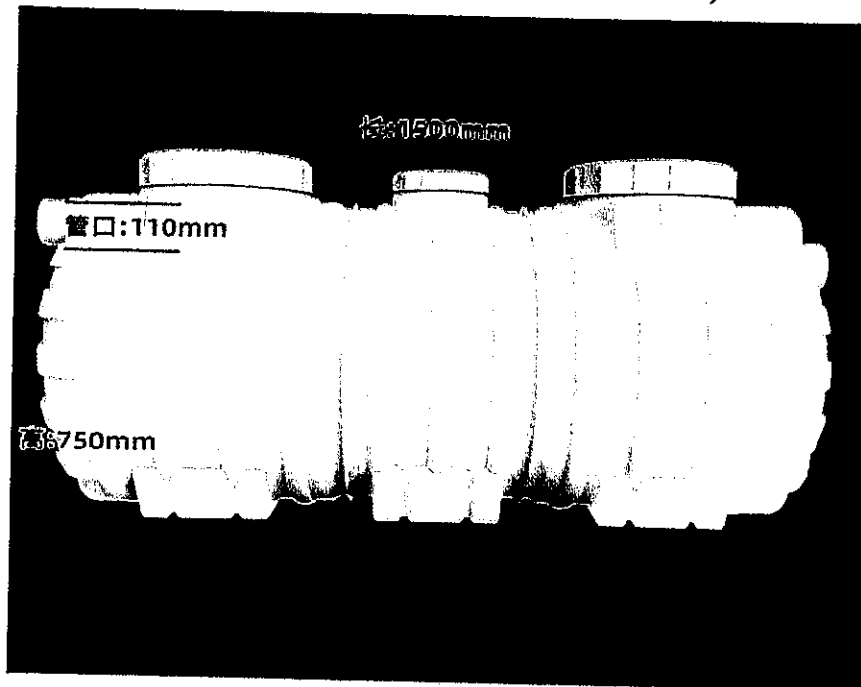
**Tertiary Clarification Chamber:** Finally, the sewage enters the tertiary clarification chamber. After sufficient sedimentation and fermentation, the impurities and odors in the water are greatly reduced. The treated water can be discharged into vegetable fields, farmland, ditches, or sewage pipe networks.

This septic tank is recommended for used in caravan or space cabin sites for the use of visitors. It is suitable for families with no more than 15 people and has a volume of 1 cubic metre, which can meet the daily fecal sewage treatment needs.

**b) Product size (1 cu.m. for 15 persons)**

PE 3 Chambers Septic Tank System

(1500mm L \* 700mm W \* 750mmH)



**Backfilling:** Backfill with fine sand, and then fill another layer of sand about 200mm thick. This can stabilize the septic tank and play a role in filtration.

**Laying:** Lay a concrete layer about 100mm thick to enhance the stability and compression - resistance of the septic tank.

Dimension Section for 15 persons

**c) Product Advantages**

**Odor - removal of Discharged Water**

After the three - grid fermentation treatment, the odor of the discharged water is greatly reduced, making it more environmentally friendly.

**Large Capacity:**

The finished fibre-glass tank is made of durable materials and has a large capacity, which can meet the long service life of use.

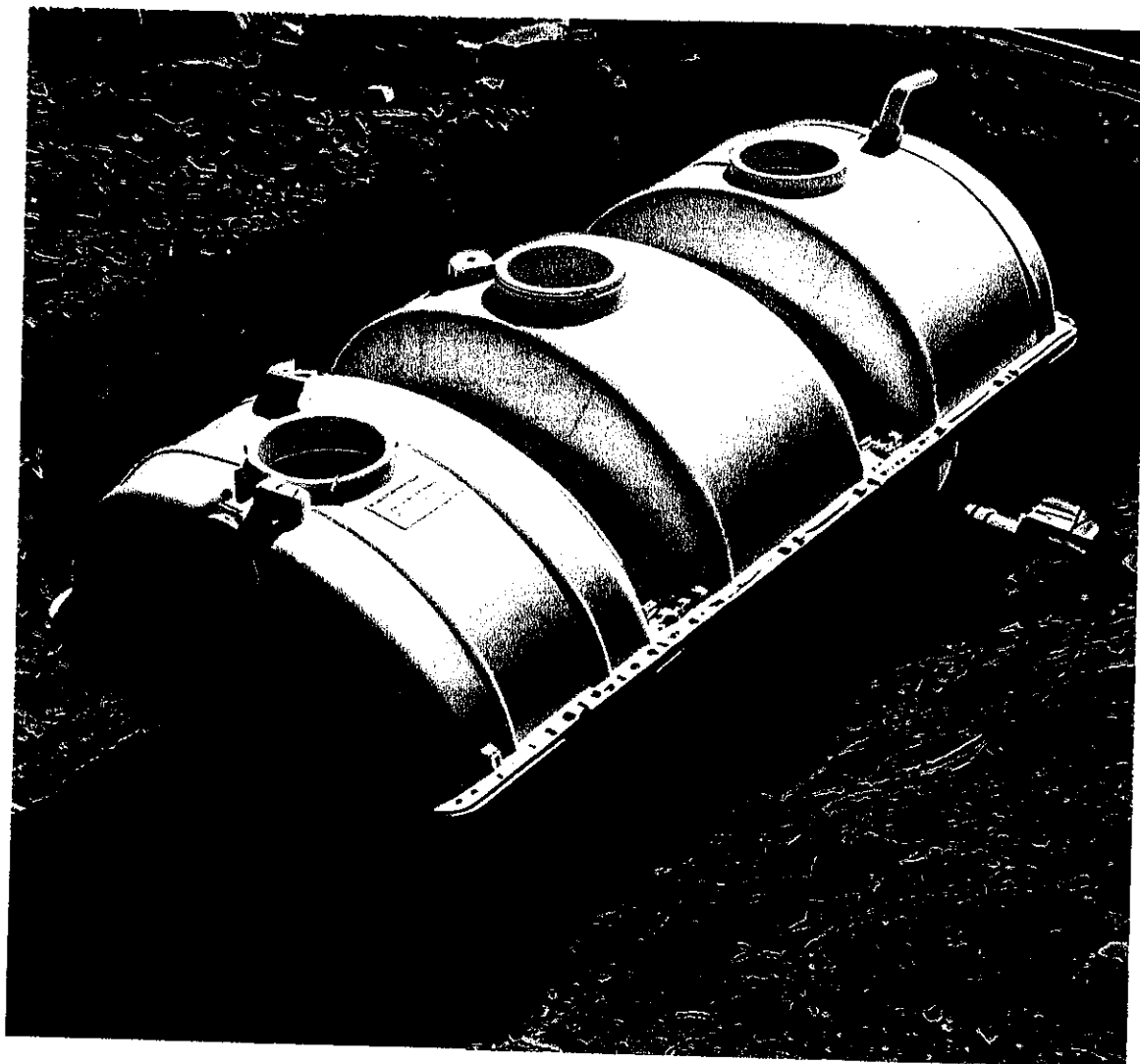
**Affordable Price:**

The prices are very compatible in term of durable and performance which offer high cost - performance.

**Easy Delivery Service & installation:**

It is expected to be delivery to site by mid-size lorry. The installation of this septic tank is relatively simple and straight forward. The excavation work is shallow and is relatively environmentally friendly.

**d) Field installation**





## Appendix 11

Existing Agricultural Licence (453/616) with plan

## 附件 9

See attached Plan

### Approved Area:

- Structure 1. A watchman shed 3m W x 3m L x 3m H
- Structure 2. A ECGH environmental Controlled Green House 6m W x 12m L x 4.2m H
- Structure 3. A Plant tissue Green House with Laboratory 4m W x 10m L x 4.2m H
- Structure 4. Hydroponic green house 6m W x 12m L x 4.2m H

113  
112

109 RP

108

107 S.B

C2585

453/616

453/616

453/616

107 RP

107 S.A

C10856

C7168

C10856

C10856

C1076

C10764

680

Existing Agricultural Structures  
under a Licence 453/616

694

667

677

C10856

EXT thereto

CTE

1376  
C12298  
5382

3

679  
675  
673

---

寄件者: T J Loo [REDACTED]  
寄件日期: 2025年05月21日星期三 12:40  
收件者: tpbpd/PLAND; Dates Yat Ching YEUNG/PLAND; cyhon  
主旨: Re: Subject: Revised Submission Documents for A/SLC/191  
附件: 250521 application form to TPD.pdf  
  
類別: Internet Email

Dear Sir/Madam,

Please find attached the revised documents for your reference. These attachments supersede the versions submitted on 16/5/2025 . Kindly take this updated set as the latest version for your review and records.

Should you have any questions or require further clarification, please feel free to contact me.

Thank you for your kind attention.

Best regards,

TJ

T J Loo [REDACTED] 於 2025 年 5 月 16 日 週五 下午 4:28 寫道 :

Dear Sir/Madam,

Please find attached the revised documents for your reference. These attachments supersede the versions previously submitted. Kindly take this updated set as the latest version for your review and records.

Should you have any questions or require further clarification, please feel free to contact me.

Thank you for your kind attention.

Best regards,

TJ

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及：

- (i) **Construction of “New Territories Exempted House(s)”;**  
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

All Crown Limited

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

JK Group Ltd

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	Lot 107 SB, 107 RP, 108 & 109 RP in DD332L, Cheung Sha, Lantau Island
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 1650 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 358.86 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	<p>N/A</p> <p>..... sq.m 平方米 <input type="checkbox"/> About 約</p>

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	OZP S/SLC/23 South Lantau Coast Outline Zoning Plan
(e) Land use zone(s) involved 涉及的土地用途地帶	Coastal Protection Area (CPA)
(f) Current use(s) 現時用途	Agriculture Use with agricultural license (453/616)  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... “current land owner(s)”<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

**(i) For Type (i) application 供第(i)類申請**

(a) Total floor area involved 涉及的總樓面面積			
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 .....22.68..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of excavation 挖土深度 .....1.2..... m 米 <input checked="" type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Holiday Camp (Space Cabins) and associated excavation of lands for 5 years</p>

**(iii) For Type (iii) application 供第(iii)類申請**

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate  請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="467 1395 1444 1912"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....  
.....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

Proposed Temporary Holiday Camp (Space Cabins) and associated excavation of lands for 5 years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ...358.86..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 .....0.22..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 .....22..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....16.....
- Proposed no. of storeys of each block 每座建築物的擬議層數 .....1..... storeys 層  
☐ include 包括 storeys of basements 層地庫  
☒ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 .....13.5~15.5.....mPD 米(主水平基準上) ☒ About 約  
.....2.8~4.57.... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms  
請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land  
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

see appendix 2

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

## 7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Stage 1. Approval from authority - 1 year

### Stage 2. Work on site - 1 year

### Stage 3. Fabrication in factory - 6 months

Stage 4. Assemble on site & delivery - 6 months

### Stage 5. Final testing - 3 months

Total : 3 years & 3 months

## 8. Vehicular Access Arrangement of the Development Proposal

## 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?</p> <p>是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p>      <p>No 否</p>	<div> <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)            有一條現有車路。(請註明車路名稱(如適用))         </div> <hr/> <div> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)            有一條擬議車路。(請在圖則顯示，並註明車路的闊度)         </div> <div> <input checked="" type="checkbox"/> </div>
<p>Any provision of parking space for the proposed use(s)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p>      <p>No 否</p>	<div> <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)            請註明種類及數目並於圖則上顯示            Private Car Parking Spaces 私家車車位 _____            Motorcycle Parking Spaces 電單車車位 _____            Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____            Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____            Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____            Others (Please Specify) 其他（請列明） _____             _____             _____         </div> <div> <input checked="" type="checkbox"/> </div>
<p>Any provision of loading/unloading space for the proposed use(s)?</p> <p>是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p>      <p>No 否</p>	<div> <input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)            請註明種類及數目並於圖則上顯示            Taxi Spaces 的士車位 _____            Coach Spaces 旅遊巴車位 _____            Light Goods Vehicle Spaces 輕型貨車車位 _____            Medium Goods Vehicle Spaces 中型貨車車位 _____            Heavy Goods Vehicle Spaces 重型貨車車位 _____            Others (Please Specify) 其他（請列明） _____             _____             _____         </div> <div> <input checked="" type="checkbox"/> </div>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/>About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/>About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....22.68 sq.m 平方米 <input type="checkbox"/>About 約 Depth of excavation 挖土深度 .....1.2.....m 米 <input type="checkbox"/>About 約</p> <p><input type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>No tree cutting, No BBQ, No broadcasting equipments</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

見附件3



**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署

For and on behalf of  
JK GROUP LIMITED  
金駿投資集團有限公司

Authorized Signature(s)

Loo Tan Jung

Name in Block Letters  
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Director

Position (if applicable)  
職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of

代表

JK Group Ltd

☐ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

23/03/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lot 107SB, 107RP, 108 & 109RP in DD332L, Cheung Sha, Lantau		
Site area 地盤面積	<div> <div>1650</div> <div>sq. m 平方米</div> <div><input checked="" type="checkbox"/> About 約</div> </div> <div> <div>(includes Government land of 包括政府土地</div> <div>sq. m 平方米</div> <div><input type="checkbox"/> About 約)</div> </div>		
Plan 圖則	OZP S/SLC/23		
Zoning 地帶	CPA		
Applied use/ development 申請用途／發展	Proposed Temporary Holiday Camp(Space Cabins)and associated excavation of lands for 5 years		
(i) 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	358.86 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.22 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	16	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4.57m	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		13.5~15.5 mPD	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
			1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	22 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	16		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	NIL

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Surface Drainage Plan, Excavation Plan, Fire Services Plan</u>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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>Sewage Treatment STS Proposal, Existing Agricultural Licence(453/416) with plan</u>		
<u>Surface drainage plan 見附件4</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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。

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寄件者: T J Loo <[REDACTED]>  
寄件日期: 2025年06月18日星期三 11:03  
收件者: tpbpd/PLAND; Dates Yat Ching YEUNG/PLAND; [REDACTED]  
主旨: Further information for A/SLC/191  
附件: JK to TPD futher information 250618.pdf  
類別: Internet Email

Dear Sir,

Please find our further information for A/SLC/191 as per attached & feel free to contact me at [REDACTED] at any time if you have any questions.

Best Regards

Tj

## To Town Planning Board

Ref. No.: A/SLC/191

Reply to Town Planning Comments (1) on 17/6/2025

TP's comments :	Our reply :
<p>(i) Noting from the chapter 1 of the justification (Appendix 3), please advise with supporting documents to demonstrate the establishment of the “Cheung Sha Recreational OBC” is authorized by Outward Bound Hong Kong (OBHK) or the contractual agreement between the applicant and OBHK.</p>	<p>(i) 與 OBHK 的關係：本申請與香港外展隊 ( Outward Bound Hong Kong · OBHK ) 並無任何隸屬或合作關係，項目由本機構獨立營運和推行。如有任何商標或名稱涉權問題，我們將配合修改名稱，避免混淆。</p>
<p>(ii) In the chapter 1 of the justification (Appendix 3), it is mentioned that “a further area extension of this OBC might be possible”. Please explain whether it refers to the current application site only, or the areas outside of the current application site. Meanwhile, please elaborate on whether the impact assessment(s) conducted for the current application has covered any area outside the current application site.</p>	<p>(ii) 未來擴展計劃：我們現階段僅專注於申請範圍內的臨時設施營運。未來如出現適合的鄰近土地且獲相關部門批准，我們有意擴充營地規模，但任何擴展計劃將嚴格遵循法定程序，另行申請所需的規劃許可後方可實施。</p>
<p>(iii) In the chapter 4 of the justification (Appendix 3), four types of accommodation options have been listed out. The applicant is required to provide justifications to demonstrate the prefabricated Space Cabin type camps (a less common type of camping setting) is a more preferred option amongst others, considering the surroundings and the purpose of the accommodation.</p>	<p>(iii) 環境影響及「海岸保護區」規劃意向：本計劃屬小型臨時性質，所有構築物和設施均以可拆卸和非永久方式建置，對天然地形和海岸生態的干擾將減至最低。我們深明「海岸保護區」地帶的規劃意向在於保育、保護和保留天然海岸線及環境，因此營地的設置強調低密度和低強度，不會改變海岸線外觀，建築發展維持在最低水平。場地內並無發現受保護物種或重要生境，我們將採取措施確保施工和運營過程不對周邊生態造成不良影響 ( 例如盡量使用環保材料 )。在營運期滿後，所有設施均可迅速拆除，場地將恢復原貌，確保對環境的影響可逆且受控。「Space Cabin」屬模組化臨時建築，採用可拆卸構造，對地形干擾最小，無需大規模基礎工程，建成後可快速拆除，完全符合「可逆性」原則，</p>



	有利於保護自然景觀與生態。同時，其結構可應對極端天氣，較其他選項更安全。
(iv) In the chapter 5 of the justification (Appendix 3), it is mentioned that a new electricity main box will be installed. Please confirm if the required installation works for the provision of public utility installation (electricity cables) is within the application site. If those building, engineering and other operations incidental to and all uses directly related and ancillary to the proposed use within the same “Coastal Protection Area” (“CPA”) zone, separate applications to the Town Planning Board on the proposed use and installation are not recommended.	(iv) 電力供應安排：本計劃所需電力將由場地內的主電箱供給，所有相關供電設施和電纜鋪設工程均位於申請地界範圍之內，不會牽涉鄰近用地或對外部造成影響。
(v) In the chapter 6(a) of the justification (Appendix 3), with regards to the planning intention of the subject “CPA” zone, which is “intended 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.	(v) 景觀與綠化措施：我們非常重視營地與周圍景觀的協調。我們已提交園境設計圖，確保現有樹木和植被（如有）將予以保留，同時計劃在場地周邊種植本地品種灌木等綠化以屏蔽營地設施，柔化視覺效果，減低對周邊景觀的影響。所有臨時建築物均為單層結構，高度不超過約 4.5 米，且外觀選用較天然的色調，務求與周圍自然環境相融合，項目結束後將完全清拆，場地可回復自然原貌，不破壞鄰近海岸的整體景致。
(vi) In the chapter 6(a) of the justification (Appendix 3), it is mentioned that “generate	(vi) 營地使用者限制：營地僅供我們的會員、預先登記的學校團體及相關人士使用，並不向一般公眾

<p>local employment opportunities for the locals to serve the tourists, the Eco attractions, recreational users and stakeholders". Please advise whether the accommodation is only to serve the members of OBHK or public in general, and any other management measures to ensure the least nuisance to the nearby villagers. Please also advise whether the proposal has received the support and participation from the South Lantau locals.</p>	<p>即場開放。此安排有助我們有效管理使用人數和活動質素，確保營運秩序和安全。目前我們亦有與部分南大嶼居民初步接觸，將積極聽取其意見，並提供優先就業機會。</p>
<p>(vii) While in the chapter 6(c), there is a proposed refreshment kiosk to serve as "a coffee shop only for the enjoyment of our members". Please clarify if the proposed kiosk would serve either the applicant's members 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. According to the Covering Notes of the SLC OZP, temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the OZP.</p>	<p>(vii) 商業用途界定：本申請不涉及任何「商店及服務業」用途。營地內不會設置對外營業的零售商店、餐廳或類似商業設施，確保土地用途符合申請範圍且不會演變為純商業經營。</p>
<p>(viii) Also, as stated in the same chapter 6(d), "the catering will be provided by the associated restaurants in the Village". Please advise if these restaurants are part of the application site.</p>	<p>(viii) 餐飲服務安排：申請文件中提及的會員專屬餐飲服務是村內持牌食肆，提供配套（例如外送餐飲），並非在申請地點。</p>
<p>(ix) While in the chapter 6(g), it is mentioned that "there are no steep slopes nor steep terraces within the site". According to the site visit, a notice board erected by the Geotechnical Engineering Office (GEO) of</p>	<p>(ix) 地質安全措施：我們高度重視場地的地質及結構安全。回覆請參閱附 - Responses to GEO/CEDD</p>

<p>CEDD has been found in proximity to the application site indicating that the areas in the vicinity of the notice board are subject to landslip risk. The applicant is reminded to note the comments from GEO and take necessary actions or assessments accordingly.</p>	
<p>(x) Noting from the chapter 6(h), it is stated that “customers are encouraged to use public transport to reach the camp site. No parking facility will be provided”. Please elaborate on how the camp site can be operated without the parking provision and confirm if there is any vehicular access to the Site. Also, as stated in the chapter 6(b) that “these tanks will be further connected to two soakaway pits or trenches for further soakaway”, please advise on how the residue is being collected from the septic tank to prevent overflow, in particular if there is no vehicular access to the site upon confirmation on the above.</p>	<p>(x) 交通及泊車安排：長沙下村交通配套良好，營地距離最近的巴士站僅約 3-5 分鐘步行路程，遊客一向以公共交通工具往返。因此營地內無需提供泊車位，以免增加區內交通負荷。所有物資與殘渣處理將透過輕型貨車至村口，再以小型拖運工具送至營地，避免交通壓力。化糞池事宜，請參閱 (xi) 的回覆。</p>
<p>(xi) If it is confirmed no vehicular access for the subject site, it also comes to our question on how the prefabricated space cabin could be transported and installed at designated locations, and other construction works at the application site, including the installation of septic tank system expected to be delivered to site by mid-size lorry as mentioned in the chapter (c) of Sewage Treatment STS Proposal (Appendix 10).</p>	<p>(xi) 污水處理方案：營地將設置密封的化糞池作為污水處理設施，並確保其容量和設計符合相關環境及衛生標準。所有污水（包括沖廁及淋浴廢水）會經化糞系統妥善處理，不會直接排放影響周邊環境。我們將按照全村一貫採用的做法，定期聘請持牌吸糞車清理化糞池中的污物，確保系統有效運作和維持環境衛生。此安排在該區已行之有效，可滿足營地運作需求且不會對環境造成不良影響。</p> <p>施工及運輸車輛：本計劃所需的各項設施均以組件化形式預製，例如宿營用的預製艙（俗稱「太空艙」）及污水處理系統等，可以透過輕型貨車分批運輸至現場再進行拼裝安裝，無需使用大型重型工程車進出施工。此安排將大幅減低施工期間對鄉村道路的壓力及對周邊環境的干擾，也確保日常營運和補給過程中不會有重型車輛進出，維持村內交通秩序和道路安全。</p>

<p>(xii) Besides, the applicant is advised to respond to the public comments received on the captioned application. The followings are the part of the extract of public comments received:</p>	
<p>(a) The proposed use does not conform to the planning intention of the subject “CPA” zone;</p>	<p>(a) 有關申請用途與「海岸保護區 (CPA)」規劃意向不符的意見：</p> <p>我們是一個小型的戶外活動中心，營運模式以低密度、低影響為原則。申請地點內並無大規模永久性建設，僅涉及挖設少量化糞池作基本衛生用途，其餘設施（如露營車、太空艙）均為可移動式組件，不會破壞地貌，也不涉及土地硬化。</p> <p>值得一提的是，申請地點目前已存在三個持牌建築物，並合法用作培養蘑菇之用，可見該地早已有實際用途，並非處於未曾開發或原始狀態。</p> <p>此外，申請地點四周已被多幢村屋及別墅所包圍，周邊土地大多劃作「鄉村式發展地帶 ( V Zone )」或「住宅 ( 丙 ) 類用途地帶 ( RC )」。本址實際位於人類活動頻繁範圍之內，並非典型自然海岸線或生態敏感區。</p> <p>從海岸線步行至申請地點，途中需經過一個政府泳屋，以及兩至三排村屋，才可抵達本中心，可見本址並非直接位於海岸或具特殊視覺景觀的位置。</p> <p>綜合以上因素，我們認為本項目並不違反海岸保護區的規劃原意。反而，我們所提出的有管理、有組織的低密度活動設施，將為當區提供良好的教育與環境保育平台，有助提升整體管理質素與地區秩序，亦有助減低未經規劃的野營或濫用土地的風險。</p>
<p>(b) The proposed use may create nuisance to the nearby Cheung Sha Lower Village, for instance, the noise from the holiday camp users during operation. A Social Impact Assessment should be prepared to assess the impact to the existing villagers and identify mitigation measures;</p>	<p>(b) 有關項目可能造成噪音滋擾的意見：長沙下村所在區域是一個已刊憲的公眾海灘，本身就是遊客區，村內住宅約 50 間，4 家餐廳、2 家咖啡店、3 家士多及 1 個水上活動中心供遊客使用。本申請項目選址於村後的小山丘上，遠離主要民居，因此不會對村民造成噪音滋擾。</p>

<p>(c) The environmental and ecological impact from the proposed use have not been assessed to demonstrate the proposed use would not create insurmountable impact;</p>	<p>(c) 有關要求提交社會影響評估的意見：發表該意見的人士可能未有親身考察現場，不了解長沙下村，實際上，長沙下村位於香港著名景點之一的長沙海灘（全港最長、最乾淨的海灘之一）。該區作為已刊憲海灘和遊客熱點，各項設施運作對社區的影響早有既定經驗。</p>
<p>(d) The drainage and sewerage impact from the proposed use, including the proposed location of the septic tank, may create pollution to the nearby stream and further to the beach to affect the natural environment and swimmers;</p>	<p>(d) 有關環境與生態影響評估的意見：目前項目尚未動工。若規劃申請獲批，申請方將按照部門要求進行詳細的環境及生態評估，並提交報告以滿足法定規定，確保環境影響得到適當評估和監管。</p> <p>所使用之化糞池為密封式設計，並安排持牌服務商定期抽清。污水絕不會排入鄰近溪流或明渠，並將設定防滲區與檢查井確保安全。</p>
<p>(e) The traffic impact of proposed use is in question due to the limited pedestrian access to the application site;</p>	<p>(e) 交通負擔與通行風險：所有施工與營運物資均採模組式分批運送，不使用大型工程車。進出安排將採步行與人力推運相結合，避免與原居民爭用道路。</p>
<p>(f) The capacity of the proposed use is underestimated that there are more visitors than what the applicant claimed, which may lead to nuisance to the nearby environment;</p>	<p>(f) 有關交通不便的意見：長沙下村交通相對便利，步行約 3-5 分鐘可達附近的巴士站（距離主要道路僅百餘米）。因此，營地毋須額外提供停車位；物資運輸可利用村內公共停車場進行裝卸，再以手推車等方式送達營地，減少對村內交通的影響。</p>
<p>(g) The proposed use will create adverse visual impact and destroy the agricultural land in a terraced field setting at the application site; and</p>	<p>(g) 視覺與梯田破壞疑慮：現場所見梯田已多年荒廢，並無活躍農耕。所有設施為可逆性建構物，底層不使用混凝土台，且周邊將配以原生植物綠化及草網鋪設，減少外觀衝擊。</p>
<p>(h) The proposed use will be an undesirable precedent to the surrounding development.</p>	<p>(h) 開創不良先例：本個案為教育與可持續發展用途，內容具公益及非牟利性質，並非純觀光或商業性申請。後續若有其他申請個案，政府仍會按其獨立條件審批，並無「自動豁免」或「一案通過多案」之情況。</p>

Department comments 請參閱附件1-4。

附件 1

15<sup>th</sup> Jun 2025

**Responses to Director of EPD for A/SLC/191**

Thank you for your comment.

**Water quality**

- A licenced waste collector will be employed to clean and maintain the chemical toilets on a regular basis. The sewage generated will be tanked away.
- The ST/S shall comply with the requirements of ProPECC PN 1/23 and the same will be certified by an AP.
- The minimum clearance requirements for the ST/S as depicted in ProPECC PN 1/23 will be met. Otherwise alternative method will be used and the sewerage generated will be tanked away periodically.
- The training pool will be maintained by a professional company with adequate licence. The pool water will be filtered and sterilized before recharge back to the pool. The materials used shall meet the requirements of EPD as advised by the professions.
- The sewage from the refreshment kiosk will be stored in the nearby existing ST/S and tanked away when full
- The maximum no. of campers + staff will be limited to 50 nos.  
  
8 Cabins x 4 persons + 8 instructors + 2 staff = 42 persons

**Noise**

- No public announcement system, portable loudspeaker or any form of audio amplification system will be used within the Application Site at any time. Other administrative measures such education/posting of notices on camps. The closing time of the Camp is 11;00pm.
- The filtration room will be designed by professionals and associated pump will keep to a minimum horse power and design to comply with Noise Ordinance/Regulations..



附件 2

15<sup>th</sup> Jun 2025

**Responses to Chief Town Planner of Urban Design & Landscape Section, Planning Department for A/SLC/191**

Thank you for your comments:

- a) The proposed site is an abandoned farm lands for several years; but some farmers with the permission of the land owner will periodically come and clear the farm land for small crop/veg plantation annually;
- b) The proposed Space Cabins or similar type camps will be constructed above existing ground level by approx. 800mm so that the disturbance to the existing farm land is kept to a minimum;
- c) A tree survey will be carried out by an ALS with spotted levels shortly after Section 16 approval;
- d) A detailed Landscape Proposal with scale taken into accounts your Department's comments will submit to you for approval within the first three months designated period; and
- e) Some of the fruit trees will be relocated to a more suitable space for future growing since some of them are already shaded by more fast growing trees.

附件 3

15<sup>th</sup> Jun 2025

**Responses to DLO/Is for A/SLC/191**

Thank you for your comments

- a) A Short term Waiver will submit to Lands Dept. for approval to permit/regularise the structures erected within the Application Site;
- b) We understand that some of existing/new surface channels are located within Gov't Land; Excavation into G.L. permission will apply to Lands Dept for permission before the Construction Works; &
- c) As regards to the upgrading of the existing surface channels inside C2585; permission will be seek from Government/ Licence Owners with the help of LandsD.

16 Jun 2025

Responses to Head of the GEO, CEDD for A/SLC/191

Thank you for your comment.

We have carried out a preliminary study on a slope which is situated outside the Application Site namely 13NE-B/F 48.

A desk study on this said slope is reviewed:

- a) Slope Information System, Feature No. 13NE-B/F 48 Fig. 1
  - i. Max. Height : 6.3m
  - ii. Length : 50m
  - iii. Average Angle : 35deg.
  - iv. Type of Toe Facility : Lightly-used open area/facility
  - v. Type of Crest Facility : Road/footpath with moderate traffic density
  
- b) GEO Technical Guidance Note No. 15 (TGN 15)
  - i. Guidelines for Classification of Consequence-to-life

Calculations on the travel Angle as defined in Fig 2 & Fig.3

- a) The existing slope is a fill slope with debris volume less than 300cu.m when failure
- b) The travel angle shall control less than 20deg

- 1) The crest influence zone  $D = 0.4 \times 6.3\text{m} = 2.52\text{m}$
- 2) The horizontal distance from the nearest Space Cabin to slope crest as measured on plan is 15m.
- 3) Crest influence zone + horizontal distance =  $2.52 + 15 = 17.52\text{m}$
- 4) Then the travel angle =  $\text{arc tan}(6.3/17.52) = 19.8 \text{ deg} < 20\text{deg}$  OK



# Man-made Features

- Cut slopes
- Disturbed terrain
- Fill slopes
- NT defence measures
- NT stabilisation measures
- Retaining walls
- Slope Features

Division

Scale 1:500

Date 13/06/2025

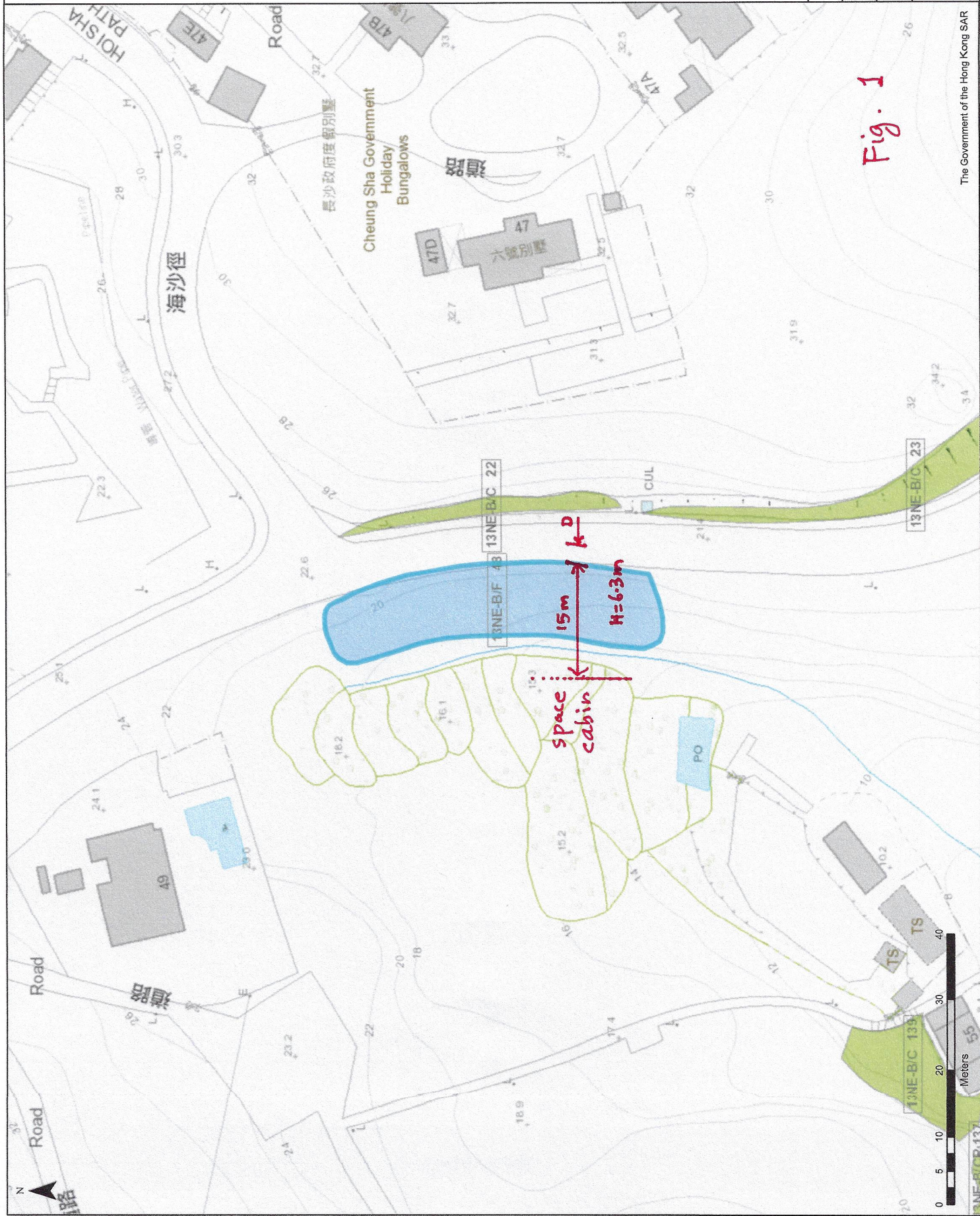


Fig. 1



**GEO Technical Guidance Note No. 15 (TGN 15)**  
**Guidelines for Classification of Consequence-to-Life**  
**Category for Slope Features**

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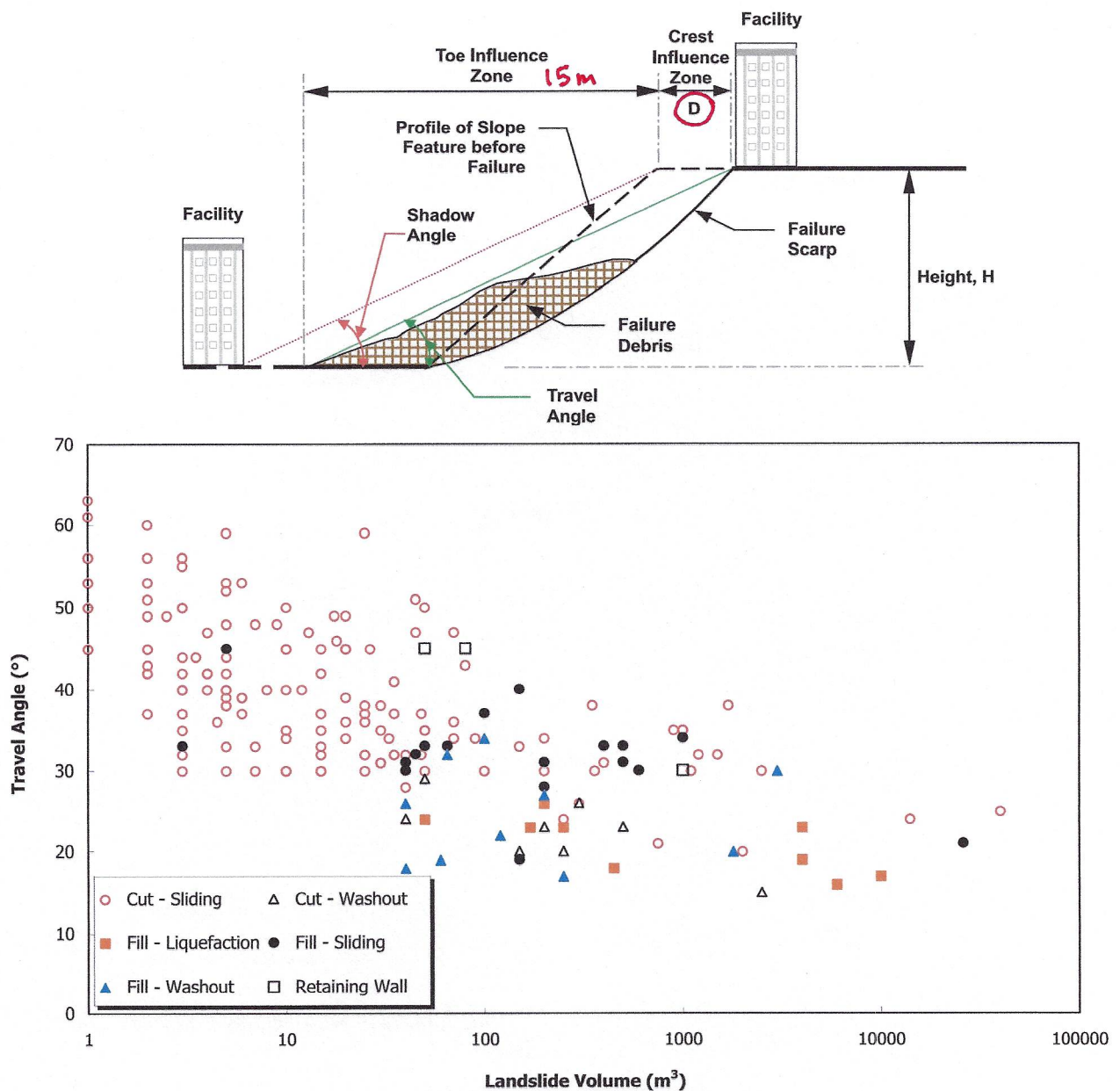


Figure 1 – Relationship between Travel Angle and Landslide Volume for Selected Slope Failures in Hong Kong

**GEO Technical Guidance Note No. 15 (TGN 15)**  
**Guidelines for Classification of Consequence-to-Life**  
**Category for Slope Features**

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Type of Feature	Travel Angle for Estimation of the Possible Extreme Travel Distance of Landslide Debris	
	Debris Volume $\leq 300 \text{ m}^3$	Debris Volume $> 300 \text{ m}^3$
Cut Slopes and Retaining Walls	30°	20°
<u>Fill Slopes</u>	20°	10°

- 5.2.3 The scale of failure depends on, among other things, the height of the slope feature. Past failure records (see Figure 2) indicate that those with volume of more than  $300 \text{ m}^3$  mostly occurred in slope features with height greater than 10 m.
- 5.2.4 For high slope features (e.g. slope features higher than 15 m), users and occupants of facilities which lie outside the expected travel distance of debris could still be vulnerable to casualty from potential large-scale failures. When dealing with high slope features, extreme care should be exercised in assessing the consequence of failure before it is decided to downgrade the CTL category of the slope feature.
- 5.2.5 For gentle cut slopes whose gradient is less than the above recommended travel angles, the consideration of the expected travel distance of debris by means of travel angle alone may not be adequate in assessing their CTL category for cases where the feature can give rise to large failures and the toe facility lies very close to the feature. Under such circumstances, it is prudent to consider the presence of an adequate buffer space at the toe to accommodate debris before the CTL category can be downgraded (e.g. a 3 m wide buffer zone in front of a 10 m high cut slope is generally considered adequate).
- 5.2.6 In some cases, the height of a feature may vary along its length and the location of the affected facility may not coincide with the maximum feature height. Under such circumstances, the assessment of the CTL category for the feature should take account of the likely failure scenarios, site conditions and characteristics of that part of slope where debris from it could reach the facility. Where several facilities exist, the potential consequence of failure in relation to each facility should be assessed to determine which facility gives rise to the most severe situation.
- 5.3 **PROXIMITY OF FACILITIES AT THE FEATURE CREST AND EXTENT OF FAILURE**
- 5.3.1 The back scarp of a failure may extend beyond the crest of the slope feature thereby affecting the crest facility. Figure 3 shows the relationship between the crest



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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)
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  - Aquatic activities (e.g., swimming, canoeing, kayaking, sailing, waterskiing)
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  - Painting, drawing, and other visual arts
  - Ceramics, pottery, and sculpture
  - Woodwork, metalwork, and jewelry making
  - Drama, music, and dance performances
- c) Outdoor Adventures:
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  - Survival skills and wilderness training
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  - College and career preparation
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  - 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.

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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.

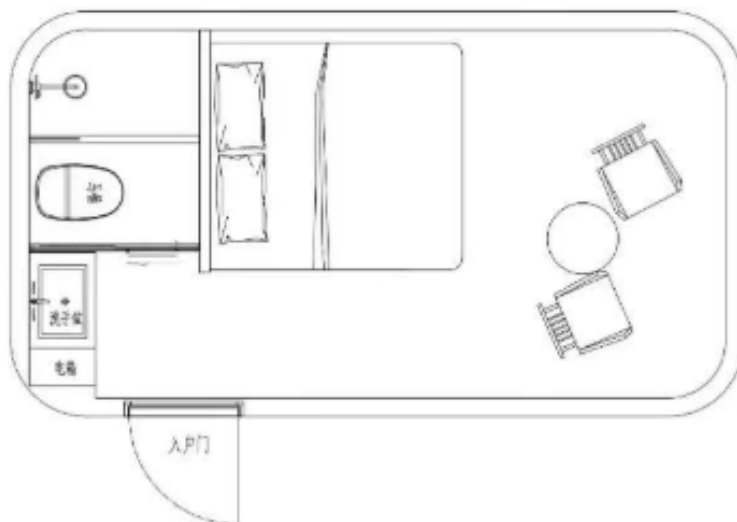
h) Transportation

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 <sup>2</sup>
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**



寄件者: T J Loo [REDACTED]  
寄件日期: 2025年07月11日星期五 17:29  
收件者: tpbpd/PLAND; Dates Yat Ching YEUNG/PLAND  
主旨: Response to Departments for A/SLC/191  
附件: response to HAD 11072025.pdf; response to PD 11072025.pdf; response to EPD 11072025.pdf; justification 11072025.pdf  
  
類別: Internet Email

Dear Sir,

Please find our documents as per attached, & feel free to contact me if you have any questions.

Regards

TJ

## Responses to Director of EPD (8<sup>th</sup> July 2025)

Thank you for your comment. The revised responses are as follows:

### **Water quality**

- A licenced waste collector will be employed to clean and maintain the chemical toilets on a regular basis. The sewage generated will be tanked away.
- The ST/S shall comply with the requirements of ProPECC PN 1/23 and the same will be certified by an AP.
- The minimum clearance requirements for the ST/S as depicted in ProPECC PN 1/23 will be met. Otherwise alternative method will be used and the sewerage generated will be tanked away periodically.
- The training pool will be maintained by a professional company with adequate licence. The pool water will be filtered and sterilized before recharge back to the pool.  
~~The materials used shall meet the requirements of EPD as advised by the professionals:~~
  - i) ~~The direct effluent from routine operation (eg backwashing) to a nearby existing ST/S; and~~
  - ii) ~~The direct effluent from annual cleaning will discharge to adjacent storm water drain.~~
- The sewage from the refreshment kiosk will be stored in the nearby existing ST/S and tanked away when full
- The maximum no. of campers + staff will be limited to 50 nos.  
8 Cabins x 4 persons + 8 instructors + 2 staff = 42 persons

## **Noise**

- No public announcement system, portable loudspeaker or any form of audio amplification system will be used within the Application Site at any time. Other administrative measures such education/posting of notices on camps. The closing time of the Camp is 11;00pm.
- The filtration room will be designed by professionals and associated pump will keep to a minimum horse power and the design shall comply with Hong Kong Planning Standards and Guidelines (HKPSG). Our operation shall comply with Noise Control Ordinance/Regulations.

Responses to Chief Officer (Licensing Authority) , HAD

(8<sup>th</sup> July 2025)

Thank you for your comments

(a) Noted

(b) Noted

(c) Noted

(d) Noted

(e) Noted

(f) Noted

We shall make application to your Office for an adequate Licence once this Application is approved.

Responses to District Planning Officer/Sai Kung and Islands, Planning Department

(dated 8th July 2025)

Thank you for your comments.

- i) The sub-camps mentioned in chapters 2 and 3 are not in real operations at the moment, they are arbitrary and are only spick ideas. Planning applications and permissions will be submitted to relevant Authorities before in real operations.
- ii) The Application Site's accommodation facilities is provided for OEEC participants only. OEEC participants may make their over-night arrangements in near by Hotels, such as Mui Wo hotels, other licences hotels and guesthouses or even in Tung Chung hotels. OEEC is programme-based and its participants can make their own arrangements for their own accommodations.
- iii) Done. (see the attached revised justification)
- iv) The current lot owner will wholly owned OEEC.

**A Justification**

**on**

**A Proposed Outdoor Education and Expedition Camp**

**on**

**Lots Nos. 107SB, 107RP, 108 and 109RP in DD332,**

**Cheung Sha, Lantau Island.**

**Revision Date: 11<sup>th</sup> July 2025**



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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.

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h) Transportation

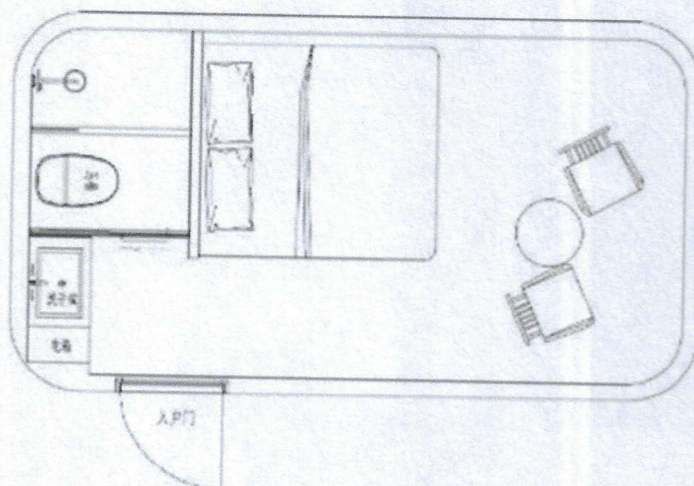
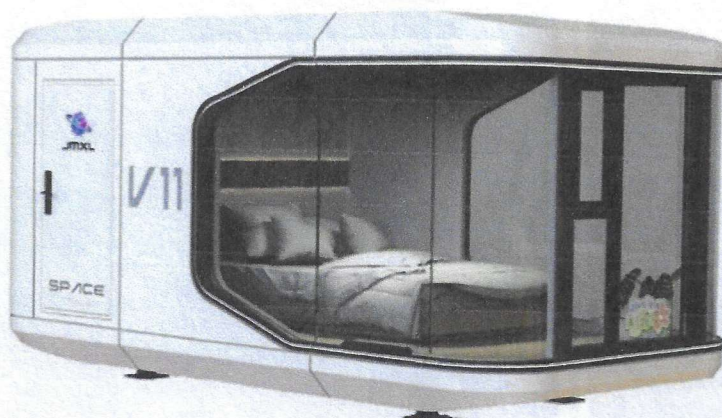
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## Prefabricated Space Cabin VII

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Occupancy Limit:	2 – 4 people
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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**



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主旨: Fw: Further Information for a/slc/191  
附件: 2.surface drainage.pdf; 1.Master Layout Plan.pdf; 4.excavation Plan.pdf; 5.FS Plan.pdf;  
3.Landscape Plan.pdf; response to Landscape.pdf

**From:** T J Loo [REDACTED]

**Sent:** Monday, August 25, 2025 4:31 PM

**To:** tpbpd/PLAND [REDACTED]; Yik Fung CHAN/PLAND [REDACTED]

**Cc:** WINNIE WAI YEE LEUNG/CEDD [REDACTED]; cyhon [REDACTED]

**Subject:** Further Information for a/slc/191

Application No. A/SLC/191 - Submission of Further Information

Further to the TPB's decision regarding our request for deferral on 15 August 2025, we would like to submit further information (see attachments) to address the comments from the Landscape Unit of UD&L Section, PlanD. The further information includes:

- Revised Landscape Plan with Appendices
- Replacement pages for the Master Layout Plan, Drainage Plan and Excavation Plan

Please re-arrange the meeting before September if possible.

Best regards

Tj

Application No. A/SLC/191

Responses to Comments from CTP/UD&L, Plan D

Comments from CTP/UD&L, PlanD (Received on 15.7.2025)	Applicant's Responses
1. According to site photos taken by District Planning Office (DPO) dated 23.05.2025, dense tree/vegetation groups are found within the Site. The proposed structures might be in conflict with the existing trees. Please provide information including survey on tree and landscape resources (with site photos showing the existing conditions) to demonstrate "No tree cutting is required" according to para. 6.g) of Justifications (Appendix 3).	The proposed space cabins will be situated above ground (grass field) by approximately 800mm to avoid any damage to the root system of the existing trees. Besides, the proposed layout, in particular the disposition of the space cabins, has been carefully planned to avoid conflict with the existing trees. No existing tree will be felled or affected by the proposed structures. Please also note that most of the existing trees are located outside the application site boundary (see attached Location Plan for the existing trees).
2. Landscape Plan (Appendix 7) – The scale of the drawing is not provided.	The scale is shown in form of grid lines on the revised Landscape Plan.
3. According to para. 6.e) of Justifications (Appendix 3), "more than half of the site (approximately 80%) will be covered with grass or shrubs". Please clearly indicate these planting areas on the landscape plan with appropriate legend.	Please refer to the revised Landscape Plan.
4. Please clearly indicate the existing trees/tree groups on the landscape plan with appropriate legend.	Please refer to the Location Plan for the existing trees.
5. It seems that some of the proposed new trees (Bauhinia variegata) are in conflict with the proposed pond and filtration room. Please ensure adequate space is proposed for tree planting.	To avoid conflict with the proposed structures, no new tree will be planted near the pond or the filtration room. Please refer to the revised Landscape Plan.
6. Instead of exotic species Bauhinia variegata, please consider native species for new tree planting.	Instead of exotic species Bauhinia variegata, a native species Phyllanthus Emblica (余甘子) is proposed. Please refer to the revised Landscape Plan.

**Application No. A/SLC/191**

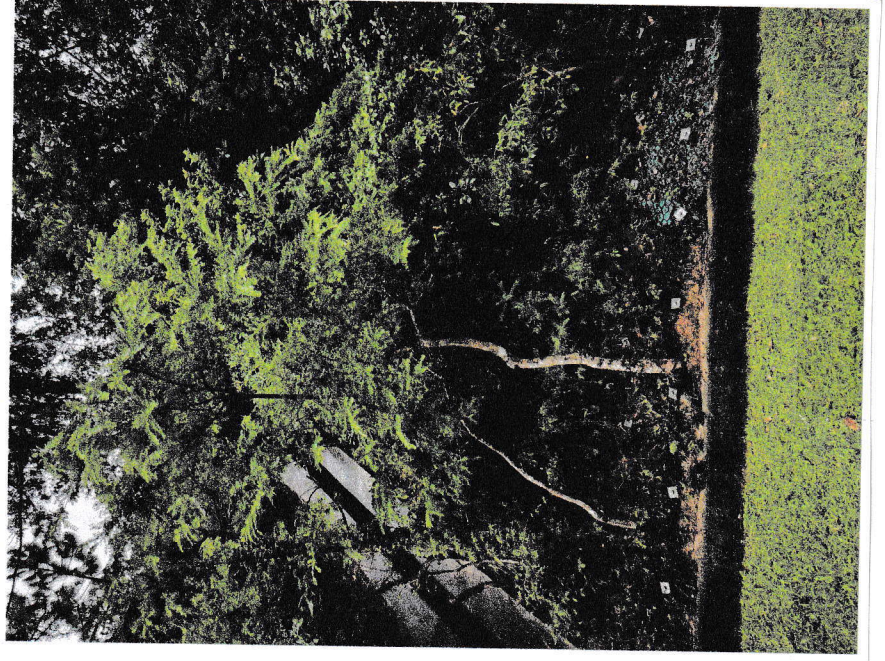
**Responses to Comments from CTP/UD&L, Plan D**

Cont'd

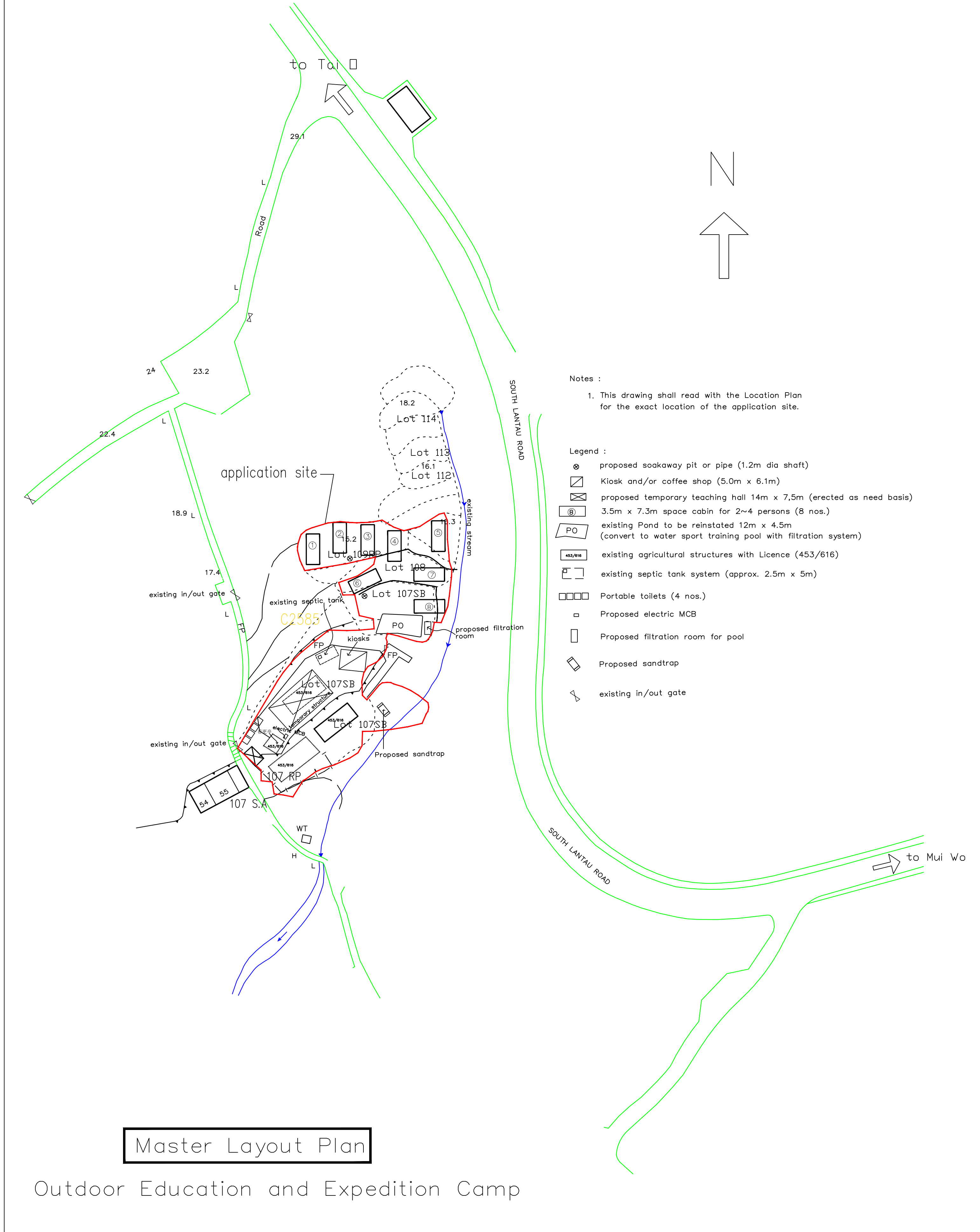
Conclusion

In view of the small size of the Application Site (approx. 18,000sf), we believe that the tree crown of the proposed trees are appropriate, match with surrounding environment and its topographical situation of the Application Site.

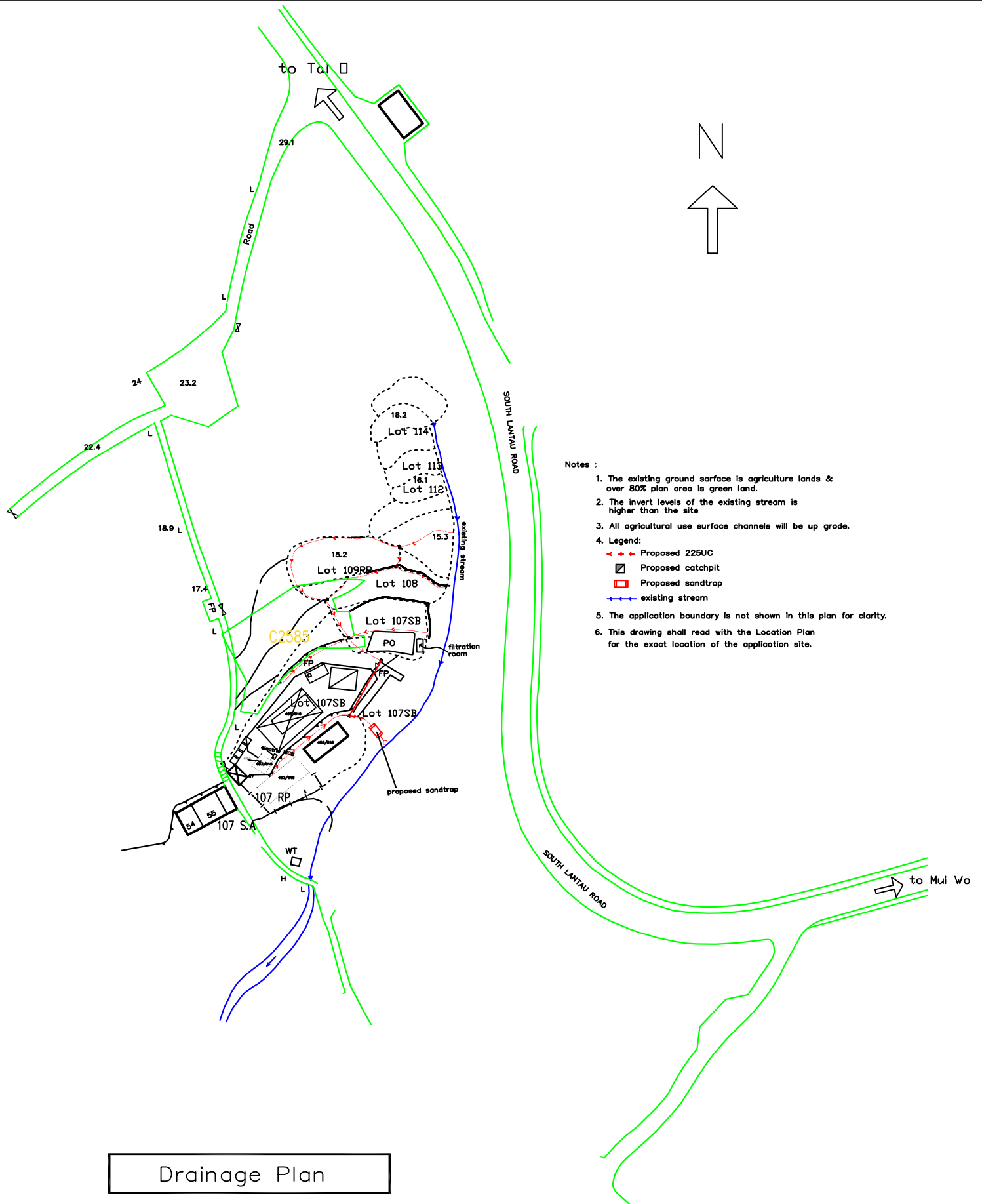
We have compared this site situation with a similar scenery in Shui Hau Area in South Lantau. We believe that the selection of using this native species *Phyllanthus Emblica* (余甘子) is appropriate. (see photos below)







OZP : S/SLC/23	Proposed OEE Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no : MP01
Designed by : Kay Hon		Scale : As shown
Checked by : CY Hon		Date : March 2025



## Drainage Plan

### Outdoor Education and Expedition Camp

OZP : S/SLC/23

Designed by : Kay Hon

Checked by : CY Hon

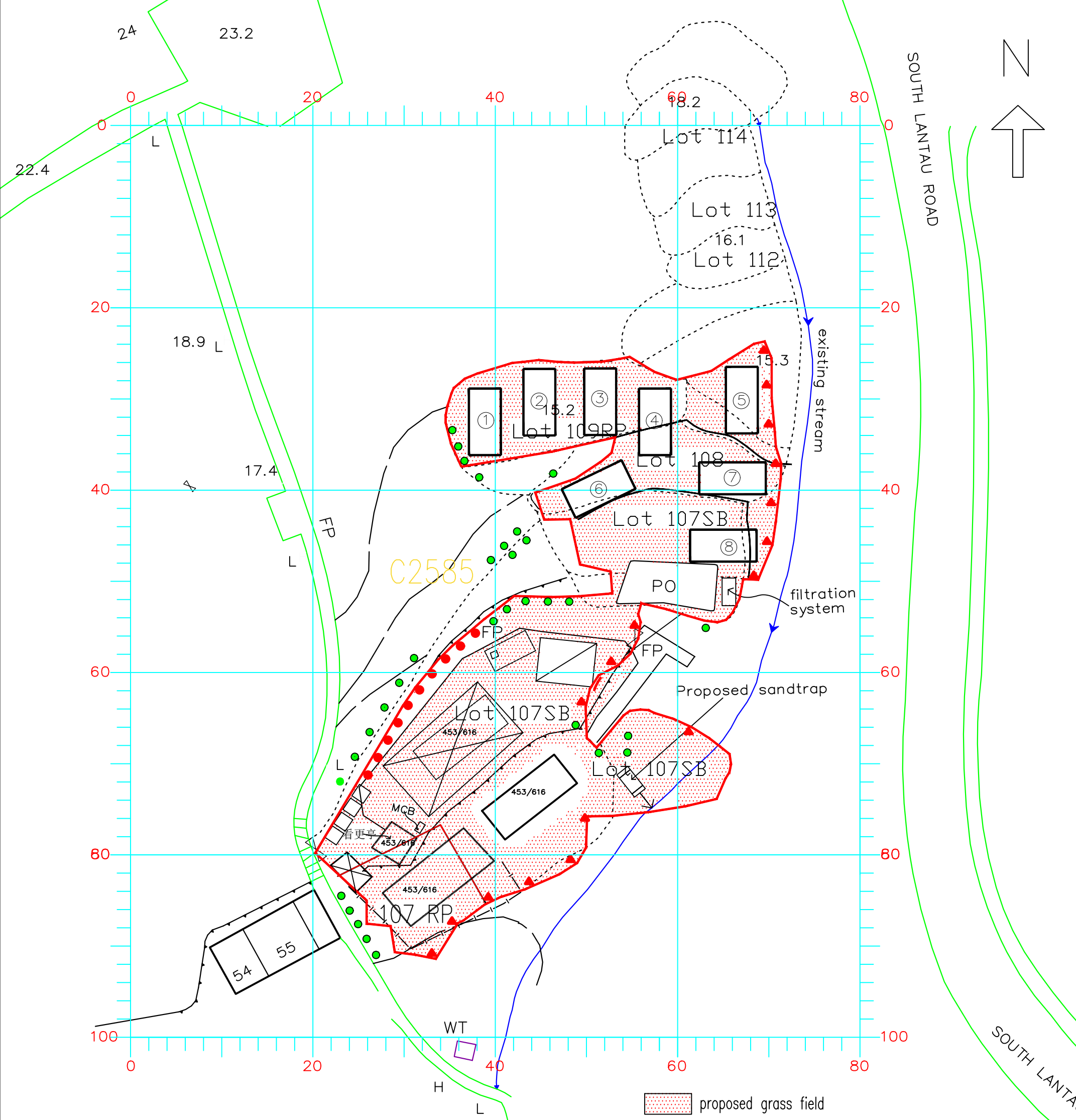
Proposed OEE Camp  
on Lots 107SB, 107RP, 108 & 109RP  
in DD332L, Cheung Sha, Lantau

Drawing no : D01

Scale : As shown

Date : March 2025



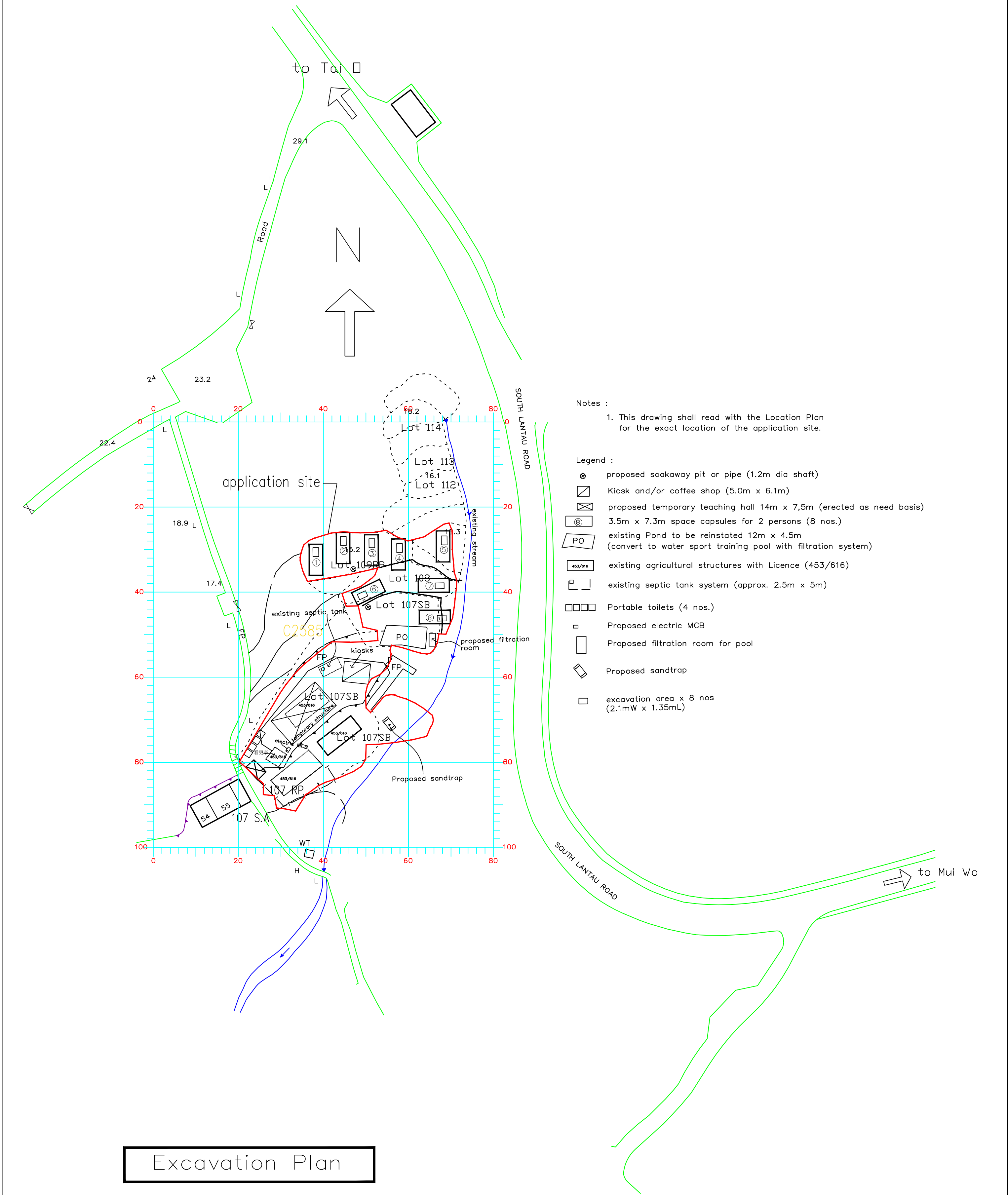


Landscape Plan

Outdoor Education and Expedition Camp

Legend	Name	Description	
	余甘子 Phyllanthus emblica	Around 150cm height DBH 2-4cm Distance in between the tree 4m	
	毛稔 Melastoma sanguineum10pcs	Around 60cm height DBH 2 - 3cm Distance 2m	
	原木 Existing Trees		

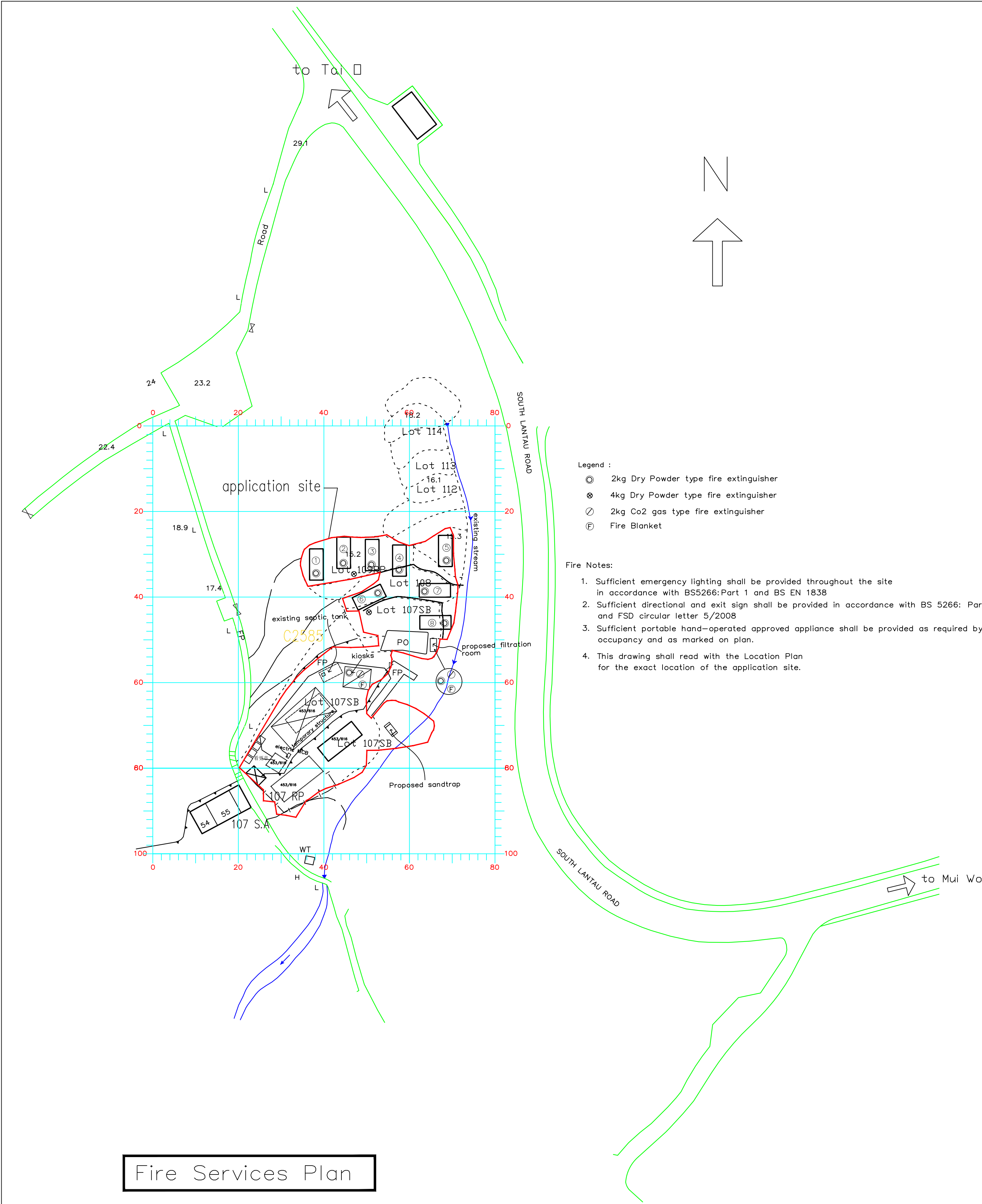
OZP :	S/SLC/23	Proposed OEE Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no :	LS01
Designed by :	Kay Hon		Scale :	As shown
Checked by :	CY Hon		Date :	March 2025



Excavation Plan

Outdoor Education and Expedition Camp

OZP :	S/SLC/23	Proposed OEE Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no :	EP01
Designed by :	Kay Hon		Scale :	As shown
Checked by :	CY Hon		Date :	March 2025



Fire Services Plan

Outdoor education and expedition Camp

OZP : S/SLC/23	Proposed OEE Camp on Lots107SB,107RP,108 & 109RP in DD332L, Cheung Sha, Lantau	Drawing no : FS01
Designed by : Kay Hon		Scale : As shown
Checked by : CY Hon		Date : March 2025

---

收件者: Yik Fung CHAN/PLAND  
主旨: Re: Revised email date 25/8/2025

**From:** T J Loo [REDACTED]  
**Sent:** Wednesday, August 27, 2025 10:41 AM  
**To:** tpbpd/PLAND [REDACTED]; Yik Fung CHAN/PLAND [REDACTED]  
**Cc:** WINNIE WAI YEE LEUNG/CEDD [REDACTED]; cyhon  
**Subject:** Re: Revised email date 25/8/2025

Dear Sir,

The daily operation hours of the proposed Outdoor Education and Expedition Camp will be from 09:00 am to 23:00 °

Please re-arrange the meeting on or before end of September at your convenience.

Best Regards

Tj

**Similar s.16 Applications within “Coastal Protection Area” (“CPA”) Zone  
on the South Lantau Coast Outline Zoning Plan**

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
A/SLC/88	Proposed Holiday Camp to include Various Recreational Facilities	6.6.2008 (RNTPC)	(1) – (7)
A/SLC/155	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and Excavation of Land (Sewage and Drainage Facilities)	20.12.2019 (on review) (TPB) [Revoked on 20.5.2022]	(1) – (3), (5) and (8) – (13)
A/SLC/173	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage Facilities)	13.1.2023 (RNTPC) [Revoked on 13.4.2024]	(3), (5), (8), (9), (12), (14) and (15)
A/SLC/178	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	24.11.2023 (RNTPC) [Revoked on 24.5.2024]	(3), (8), (11) and (12)

**Approval Conditions:**

- (1) Provision of wastewater treatment facilities/septic tanks.
- (2) Submission and implementation of a landscape proposal.
- (3) Provision of water supplies for firefighting and fire service installations.
- (4) Provision of emergency vehicular access to the site.
- (5) Provision of car-parking spaces and loading/unloading facilities.
- (6) Submission and implementation of archaeological mitigation measures.
- (7) Submission of a master layout plan together with an implementation programme of the proposed development.



- (8) No more than 10 caravans, as proposed by the applicant, is allowed to be provided on-site at any time during the planning approval period.
- (9) No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.
- (10) Access shall be provided within the site for Lots No. 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by the applicant, at all times during the planning approval period.
- (11) Submission and implementation of a drainage proposal.
- (12) Submission of a proposal of fire service installations and water supplies for firefighting.
- (13) Submission of a loading/unloading bay and parking space proposal.
- (14) Implementation of the accepted landscape proposal.
- (15) Implementation of the accepted drainage proposal.

#### **Rejected Applications**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reason(s)</b>
A/SLC/161	Proposed Holiday Camp (Caravan Holiday Camp and Tent Camping Ground)	11.12.2020 (on review) (TPB)	(1) – (3)
A/SLC/181	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land	28.7.2023 (RNTPC)	(1) – (3)

#### **Rejection Reasons:**

- (1) Not in line with the planning intention of the “CPA” zone. There is no strong planning justification in the submission for a departure from such planning intention
- (2) Failed to demonstrate that the proposed use/development would not have adverse impacts on the surrounding areas.
- (3) The cumulative effect of approving such applications would lead to a general degradation of the natural environment of the area, and set an undesirable precedent for similar applications within the “CPA” zone.

**Applications under processing**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC)</b>
A/SLC/193	Proposed Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Excavation of Land	24.10.2025 (RNTPC)

**Recommended Advisory Clauses**

1. to note the comments of the District Lands Officer/ Islands, Lands Department (LandsD) that:
  - (a) should planning approval be given to the subject planning application, the owner of the concerned lots shall apply to LandsD for a Short Term Waiver (STW) to permit/regularise the structures erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
  - (b) according to the Surface Drainage Plan of the applicant's submission (**Drawing A-2**), part of the proposed drainage channel is within Government land and Government Land Licence No. C2585. If excavation of Government land is required for the construction of the proposed drainage channel, the applicant will need to apply to his office for Excavation Permit and obtain consent from relevant licensee prior to the commencement of works on the Government land concerned. Application for the Excavation Permit will be considered by the LandsD at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fee, as may be imposed by the LandsD;
  - (c) the applicant is reminded that no approval was given for the erection of the existing septic tank system within the Site. The Office is investigating into the case and reserves right to take enforcement actions; and
  - (d) the applicant is reminded to obtain consent from the licensee prior to the commencement of works within the area of Government Land Licence No. C2585. LandsD is not in the position to participate in the negotiation between the applicant and the licensee.

2. to note the comment of the Chief Town Planner/ Urban Design and Landscape, Planning Department that:

- (a) approval of the s.16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works (if any); and

- (b) according to Hong Kong Herbarium, the Chinese name of *Phyllanthus emblica* should read 餘甘子 or 油甘子 instead of 余甘子.

3. to note the comment of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO), Development Bureau that:

if the application is approved, please alert the applicant that pursuant to the Antiquities and Monuments Ordinance (Cap. 53), he/she is required to inform AMO immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works. Please also inform AMO the work schedule of the works for AMO to conduct site inspection, if necessary.

4. to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that:

- (a) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);

- (b) under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:

- (i) provides services for its members (whether or not for the purpose of gain); and
  - (ii) has a club-house of which only its members and their accompanied guests have a right of use.
- (c) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a license under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/ or CuPSO depends on the actual circumstances of each case; and
- (d) for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the Lands Department when making an application under the HAGAO and/ or CuPSO.

5. to note the comments of the Director of Fire Services that:

- (a) based on the submitted FSI proposal, please note the following comments:
  - (i) The layout plan shall be depicted with dimensions and nature of occupancies of each structure;
  - (ii) Emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021;
  - (iii) Directional and exit sign shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008;
  - (iv) The separation distance between each structure shall be clearly indicated on plan; and
  - (v) In relation to iv. above, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart. Additional FSIs (i.e. sprinkler system, modified hose reel system and fire alarm system) shall be provided if the total floor area exceeds 230m<sup>2</sup>.



- (b) however, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority.
6. to note the comments of the Chief Building Surveyor/ New Territories East (1) and Licensing, Buildings Department (BD) that the applicant's attention is drawn to the followings:
- (a) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
  - (b) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (c) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (d) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purpose are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
  - (e) in connection with (b) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;

- (f) if the site does not abut on a specified street of width not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (g) detailed comments under the BO on the private development(s)/ building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines and drainage works for septic tanks and toilets, etc. will be formulated at the formal building plan submission stage.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250529-105853-31582

提交限期  
**Deadline for submission:** 13/06/2025

提交日期及時間  
**Date and time of submission:** 29/05/2025 10:58:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss LO MAN CHI LYDIA

意見詳情  
**Details of the Comment :**

致城市規劃委員會  
申請編號A/SLC/191  
地點:大嶼山長沙大嶼山丈量約份第332約地段第107號B分段、第107號餘段、第108號及第109號餘段  
擬議臨時度假營連附屬設施和相關或工程（為期五年）  
就規劃中申請覆核提出意見  
就該建議臨時措施本人持反對態度，由於該地段地點鄰近長沙下村居民位置，設施將來對周圍環境造成聲浪，對原本寧靜鄉村環境造成破壞，擬建位置前方有一天然山澗，而山澗水會直接流入下長沙海灘泳區，擔心將來對沙灘造成污染！再者地段位置成梯田格局，亦都擔心雨季對設施地區改建後帶來水土流失的影響，另由於該位置周圍環境交通設施、通道不足，難以應付人流。故本人堅決反對，懇請貴會能慎重考慮不予批准。  
意見提出人:LO MAN CHI LYDIA上  
電郵: [REDACTED]

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**From:** [REDACTED]  
**Sent:** 2025-06-02 星期一 16:41:15  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對規劃申請編號：A/SLC/191 大嶼山長沙 (擬建臨時度假營)  
**Attachment:** 反對規劃申請(A-SLC-191).pdf

意見提出人：黎洛文

電郵：[REDACTED]

日期：2025 年 6 月 02 日

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

致: 香港

北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會收

**反對規劃申請編號：A/SLC/191**

**大嶼山長沙大嶼山丈量約份第 332 約**

**地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段**

**擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）**

本人黎洛文現反對上述規劃申請，理由如下：

- (一) 該發展地盤位於大嶼山南岸分區計劃大綱核准圖編號 S/SLC/23（下稱「該圖」），被劃為「海岸保護區」地帶。根據該圖的註釋，在「海岸保護區」地帶的規劃意向是保育、保護和保留天然海岸線，不宜進行發展。該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
- (二) 該擬議發展地盤位於長沙下村以北，距離毗鄰村屋不足 5 米。由於該地盤非常接近長沙下村，建成後遊人對該村必會構成滋擾。尤其是晚上發出聲浪，對原本寧靜的鄉村環境造成破壞。申請人並沒有提交任何之「社會影響評估」，評估對村民的影響，更沒有提交一些有效建議措施，以減低對村民的損害；
- (三) 大嶼山南部的生態價值非常高，該擬議發展興建 16 幢構築物必定對環境及生態做成影響。申請人並沒有提交任何「生態影響評估」或「環境影響評估」以証明該擬議發展對該區的環境及生態不構成影響；
- (四) 擬議地盤鄰近有一條天然山澗，而山澗水會直接流入下長沙海灘泳區。雖然申請人擬議興建化糞池，但化糞池距離該山澗非常近，未必能完全解決該山澗被污染問題，導致該泳區受到污染，我相信環境保護署會就污染問題能給予各委員專業意見；



- (五) 根據申請人提交的規劃理據，該地盤最高容納 40 人及 4 名職員（申請理據 6(a)項），我相信申請人是嚴重低估人數。根據申請理據第 6(b)項，申請人擬建 8 個太空艙（Space Cabin），每個太空艙有一個供 15 人使用的化糞池，這足以證明申請人預算人數上限為 120 人，並非 44 人，大量遊人必會破壞該地區的安寧。請各委員注意，如城市規劃委員會同意該申請，實質很難監管該人數上限。雖然可在五年後再申請規劃許可時否決該申請，但到時已對該區做成不可逆轉的破壞；
- (六) 申請地盤為梯田格局，用作農耕用途，如批准興建 16 幢構築物，將會破壞原有農耕特色，亦會構成不良視覺影響。況且破壞原有之耕種農地亦非本村村民的意向；及
- (七) 基於上述理據，懇請各委員否決該項申請，避免做成「不良的先例」，破壞南大嶼的鄉郊特色。

意見提出人：黎洛文

電郵：

日期：2025 年 6 月 02 日

3  
傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
- (二) 該擬議發展地盤距離毗鄰村屋不足 5 米，建成後遊人對該村必會構成滋擾。尤其是晚上發出聲浪，對原本寧靜的鄉村環境造成破壞。申請人並沒有提交任何之「社會影響評估」，評估對村民的影響，更沒有提交一些有效建議措施，以減低對村民的損害；
- (三) 大嶼山南部的生態價值非常高，申請人並沒有提交任何「生態影響評估」或「環境影響評估」以証明該擬議發展對該區的環境及生態不構成影響；
- (四) 擬議地盤鄰近有一條天然山澗，而山澗水會直接流入下長沙海灘泳區。雖然申請人擬議興建化糞池，但化糞池距離該山澗非常近，未必能完全解決該山澗被污染問題，導致該泳區受到污染；
- (五) 申請人擬建 8 個太空艙（Space Cabin），每個太空艙有一個供 15 人使用的化糞池，這足以証明申請人預算人數上限為 120 人，並非 44 人，大量遊人必會破壞該地區的安寧。城市規劃委員會實質很難監管該人數上限；
- (六) 申請地盤為梯田格局，用作農耕用途，如批准興建 16 幢構築物，將會破壞原有農耕持色，亦會構成不良視覺影響。況且破壞原有之耕種農地亦非本村村民的意向；

基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 1 日



簽署：楊

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpd@dpland.gov.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段


擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
- (二) 該擬議發展地盤距離毗鄰村屋不足 5 米，建成後遊人對該村必會構成滋擾。尤其是晚上發出聲浪，對原本寧靜的鄉村環境造成破壞。申請人並沒有提交任何之「社會影響評估」，評估對村民的影響，更沒有提交一些有效建議措施，以減低對村民的損害；
- (三) 大嶼山南部的生態價值非常高，申請人並沒有提交任何「生態影響評估」或「環境影響評估」以證明該擬議發展對該區的環境及生態不構成影響；
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- (五) 申請人擬建 8 個太空艙（Space Cabin），每個太空艙有一個供 15 人使用的化糞池，這足以證明申請人預算人數上限為 120 人，並非 44 人，大量遊人必會破壞該地區的安寧。城市規劃委員會實質很難監管該人數上限；
- (六) 申請地盤為梯田格局，用作農耕用途，如批准興建 16 幢構築物，將會破壞原有農耕特色，亦會構成不良視覺影響。況且破壞原有之耕種農地亦非本村村民的意向；

基於上述理據，懇請否決該項申請。



簽署： 

日期：2025 年 6 月 / 日

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

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城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
- (二) 該擬議發展地盤距離毗鄰村屋不足 5 米，建成後遊人對該村必會構成滋擾。尤其是晚上發出聲浪，對原本寧靜的鄉村環境造成破壞。申請人並沒有提交任何之「社會影響評估」，評估對村民的影響，更沒有提交一些有效建議措施，以減低對村民的損害；
- (三) 大嶼山南部的生態價值非常高，申請人並沒有提交任何「生態影響評估」或「環境影響評估」以證明該擬議發展對該區的環境及生態不構成影響；
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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 / 日



簽署：

傳真及電郵

(傳真號碼：2877 0245)

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反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 1 日



簽署：

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

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北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
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基本上述理據，懇請否決該項申請。

日期：2025 年 6 月 | 日



簽署：



傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：[tpdpd@pland.hk](mailto:tpdpd@pland.hk))

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城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 2 日



簽署：邱維新

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 2 日



簽署：

黃玉珍  
Hmme. e

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(傳真號碼：2877 0245)

(電郵號碼：tpd@dpland.gov.hk)

致：香港北角渣華道 333 號  
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反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
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本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
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- (三) 大嶼山南部的生態價值非常高，申請人並沒有提交任何「生態影響評估」或「環境影響評估」以證明該擬議發展對該區的環境及生態不構成影響；
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- (五) 申請人擬建 8 個太空艙（Space Cabin），每個太空艙有一個供 15 人使用的化糞池，這足以證明申請人預算人數上限為 120 人，並非 44 人，大量遊人必會破壞該地區的安寧。城市規劃委員會實質很難監管該人數上限；
- (六) 申請地盤為梯田格局，用作農耕用途，如批准興建 16 幢構築物，將會破壞原有農耕特色，亦會構成不良視覺影響。況且破壞原有之耕種農地亦非本村村民的意向；

基於上述理據，懇請否決該項申請。

簽署：



日期：2025 年 6 月 2 日



11  
傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：[tpdpc@pland.hk](mailto:tpdpc@pland.hk))

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

- (一) 該發展地盤位「海岸保護區」地帶，該申請擬建 16 幢構築物及其相關的挖土工程，嚴重破壞該地區，違反規劃意向；
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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 2 日



簽署：

傳真及電郵

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反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
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基於上述理據，懇請否決該項申請。

簽署：



日期：2025 年 6 月 2 日



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(傳真號碼：2877 0245)

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北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
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本人反對上述規劃申請，理由如下：

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 2 日



簽署：



傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

本人反對上述規劃申請，理由如下：

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 3 日



簽署：何北帶

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：[tpdpd@pland.hk](mailto:tpdpd@pland.hk))

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 3 日



簽署：李金玉

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpd@dpland.gov.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

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基於上述理據，懇請否決該項申請。

簽署：

張有祥

日期：2025 年 6 月 3 日



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(傳真號碼：2877 0245)

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反對規劃申請編號：A/SLC/191  
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- (二) 該擬議發展地盤距離毗鄰村屋不足 5 米，建成後遊人對該村必會構成滋擾。尤其是晚上發出聲浪，對原本寧靜的鄉村環境造成破壞。申請人並沒有提交任何之「社會影響評估」，評估對村民的影響，更沒有提交一些有效建議措施，以減低對村民的損害；
- (三) 大嶼山南部的生態價值非常高，申請人並沒有提交任何「生態影響評估」或「環境影響評估」以証明該擬議發展對該區的環境及生態不構成影響；
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- (六) 申請地盤為梯田格局，用作農耕用途，如批准興建 16 幢構築物，將會破壞原有農耕持色，亦會構成不良視覺影響。況且破壞原有之耕種農地亦非本村村民的意向；

基於上述理據，懇請否決該項申請。

簽署：



日期：2025 年 6 月 3 日



傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpd@dpland.gov.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 3 日



簽署：陳樹峰

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 3 日



簽署：

吳惠賢



傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

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基於上述理據，懇請否決該項申請。

簽署：Ho King Chai

日期：2025 年 6 月 3 日



傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號  
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城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 3 日



簽署：何樹來

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

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城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
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日期：2025 年 6 月 3 日



簽署：

傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：[tpdpc@pland.hk](mailto:tpdpc@pland.hk))

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城市規劃委員會收

反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段  
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基於上述理據，懇請否決該項申請。

簽署：



日期：2025 年 6 月 4 日



傳真及電郵

(傳真號碼：2877 0245)

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致：香港北角渣華道 333 號  
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城市規劃委員會收

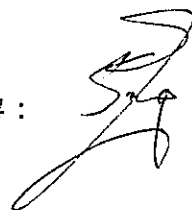
反對規劃申請編號：A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
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基於上述理據，懇請否決該項申請。

簽署：



日期：2025 年 6 月 5 日



75  
傳真及電郵

(傳真號碼：2877 0245)

(電郵號碼：tpdpd@pland.hk)

致：香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

擬議臨時渡假營連附屬設施和相關挖土工程（為期五年）

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基於上述理據，懇請否決該項申請。

日期：2025 年 6 月 6 日



簽署：

A handwritten signature in black ink, consisting of a stylized 'E' shape.



傳真及電郵

(傳真號碼：2877 0245)

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致：香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號：A/SLC/191

大嶼山長沙大嶼山丈量約份第 332 約

地段第 107 號 B 分段，第 107 號餘段，第 108 號及第 109 號餘段

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簽署：



日期：2025 年 6 月 6 日



27  
致: 香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

反對規劃申請編號: A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段, 第 107 號餘段, 第 108 號及第 109 號餘段  
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日期: 2025 年 6 月 6 日



致: 香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

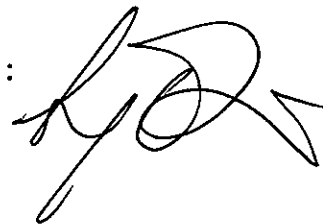
反對規劃申請編號: A/SLC/191  
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簽署:



日期: 2025 年 6 月 7 日



致: 香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

29

反對規劃申請編號: A/SLC/191  
大嶼山長沙大嶼山丈量約份第 332 約  
地段第 107 號 B 分段, 第 107 號餘段, 第 108 號及第 109 號餘段  
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簽署:



日期: 2025 年 6 月 8 日



致: 香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會收

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簽署:



日期: 2025 年 6 月 8 日



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

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**From:** [REDACTED]  
**Sent:** 2025-06-10 星期二 15:10:31  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** 反對規劃申請編號 A/SLC/191 的改劃申請

致：城市規劃委員會秘書處

由：守護大嶼聯盟

日：2025.06.10

有關：反對規劃申請編號 A/SLC/191 的改劃申請



From: [REDACTED]  
Sent: 2025-06-13 星期五 03:37:03  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/SLC/191 DD 332L Cheung Sha

A/SLC/191

Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island

Site area: About 1,650sq.m

Zoning: "Coastal Protection Area"

Applied development: Holiday Camp with Ancillary Facilities / ?? Vehicle Parking /  
**Excavation of Land / 5 Years**

Dear TPB Members,

Strong Objections.

The applicant insinuates it is associated with Outward Bound, but this is not the case as OB is an international organization. It organizes educational programmes that include camping expeditions but does not manage holiday camps locally.

Claims that the planned facility is to be on formed land but this is actually just the part to the south while the larger section is not developed.

The operation proposes numerous buildings including:

*"Eight (capacity 30+) - Prefabricated Space Cabin VII Product: Model: Size: Plan Area: Occupancy Limit: Capacity: Prefabricated Space Cabin VII 7.3m L \* 3.2m W \* 3.5m H 24~25m<sup>2</sup> 2-4 people 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.**"*

Bright coloured cabins are certainly not compatible with the natural background associated with 'CA' zoning and the location.

References to romantic experience and star-rated hotel undermines claims to eco-tourism that is based on minimal impact.

The inclusion of a coffee shop indicates that expected traffic to the site is much greater than that mentioned in the paper.

Members should question how the porta loos, soakaway pit, septic tanks, coffee shop, etc can be serviced on a site with no vehicular access. That there could be run off that would impact the surrounding area is inevitable.

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In addition the large number of structures across the CA zone would impede the integration of flora and fauna while the noise and light generated would have a strong negative impact on the ecosystem. So many structures on the slopes would destroy the green background to the beach.

This application should be rejected. The proposed operation cannot be equated with eco-tourism that comes with minimal impact on conservation zones.

Mary Mulvihill

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

**From:** [REDACTED]  
**Sent:** 2025-06-13 星期五 17:37:33  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Application No. A/SLC/191 | Urgent Concerns Regarding Proposed Temporary Holiday Camp in Lantau

Objection to Proposed Temporary Holiday Camp & Land Evacuation in Lantau

To: Town Planning Association

From: Nastasia Kristin Flores, Concerned Lantau Resident

Dear Members of the Town Planning Association,

I write with profound concern regarding the proposed 5-year temporary holiday camp and associated land evacuation in Lantau. While development is essential, this plan appears fundamentally misaligned with Hong Kong's climate commitments, community resilience, and economic ingenuity. I urge you to reconsider this project in light of three critical issues:

### 1. Ecological & Climate Impact: The Soil-Cement Crisis

Soil as a Climate Asset: Replacing fertile topsoil with cement directly undermines Hong Kong's climate mitigation efforts. Soil sequesters vast amounts of carbon—disrupting this layer accelerates atmospheric CO<sub>2</sub> accumulation. The ratio of soil-to-cement and quality of soil globally will determine further ecological collapse.

As the American environmentalist Edward Abbey starkly warned, "Growth for the sake of growth is the ideology of the cancer cell." This project epitomizes such unsustainable expansion. Paul Harvey, an American Broadcaster said on the radio once in the 1970's

**"Despite all our accomplishments, we owe our existence to a six-inch layer of topsoil and the fact it rains"**

Our collective actions can no longer threaten food security, biodiversity, and human health, and we ought to prioritise a public, all age education on the soil-gut microbiome symbiosis. Cementification is not merely poor planning—it is a long-term national security threat.

### 2. Missed Opportunity: Refurbishment Over New Construction

- The Mui Wo School Solution: An abandoned secondary school in Mui Wo stands as a glaring testament to wasted potential. Converting this structure into a community learning center would:
  - Catalyze local entrepreneurship (e.g., workshops, markets, incubators).
  - Revitalize Lantau's economy at \*minimal carbon cost\* compared to new builds.
  - Foster intergenerational and cross-cultural unity—a stated goal ignored by this proposal.
- Government Priorities: Why does new construction consistently eclipse refurbishment? This neglect contradicts global climate best practices and Hong Kong's net-zero pledges.

### 3. Undermining Community-Led Progress

- Threatening Local Innovation: An existing farm-licensed business—already unifying 7,000+ people through its digital outreach—seeks to diversify into eco-tourism, beach preservation, and surfing. These activities are net-negative-carbon: they protect coastal ecology while building social cohesion.

This proposal directly jeopardizes their community-building work with expats, ethnic minorities, and youth.

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- Developer Bias: Prioritizing transient campsites over permanent, low-carbon community infrastructure exclusively benefits property developers. It ignores Lantau's diverse residents— Hong Kong's most native and internationally significant community.

#### The Path Forward: Low-Cost, High-Impact Solutions

Lantau does not need temporary concrete sprawl. It needs:

- Immediate refurbishment of the Mui Wo school into a community hub.
- Support for existing businesses pioneering sustainable tourism
- Soil preservation policies mandating carbon-impact assessments for all land-use changes.
- Inclusive planning involving Lantau's grassroots networks—not just developers.

#### Conclusion

Hong Kong's international status hinges on meaningful climate action and community resilience—not speculative construction. This holiday camp proposal disregards soil science, sabotages local entrepreneurship, and epitomizes the "profit-over-planet" model that exacerbates our ecological crisis. I implore you to:

1. **Reject** the temporary camp in its current form.
2. **Prioritize** the Mui Wo school refurbishment.
3. **Collaborate** with existing community stakeholders on a truly sustainable vision for Lantau.

The soil beneath us is literally our lifeline.

#### Summary of This Letter:

1. Scientific Credibility: Anchor's objections in soil carbon sequestration, microbiome health, and climate science.
2. Community Focus: Highlights the farm operator's 7,000-strong network and cross-cultural impact.
3. Actionable Alternatives: Pushes the Mui Wo school as a ready-made, low-carbon solution.
4. Urgency: "national security threat" and "existential dependence"


For Reference of how to accomplish a Regenerative Future,

I highly recommend the work and material of Farmer's Footprint (<https://farmersfootprint.us/>)

May we blueprint after the most cutting edge, low-cost solutions to develop our community to help Hong Kong achieve a resounding climate crisis response.

Respectfully,

Nastasia Kristin Flores



**From:** [REDACTED]  
**Sent:** 2025-06-13 星期五 18:13:49  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** Re: Application No. A/SLC/191 | Urgent Concerns Regarding Proposed Temporary Holiday Camp in Lantau

\*標題：反對南大嶼山臨時度假營及土地清拆計劃\*  
\*致：城市規劃委員會\*  
\*發件人：Nastasia Kristin Flores（南大嶼山居民）\*

尊敬的規劃委員會成員：

本人對貴會提出為期五年的南大嶼山臨時度假營及土地清拆計劃深感憂慮。發展雖為必要，但此計劃明顯違背香港的氣候承諾、社區韌性及經濟創新原則。現基於三大關鍵問題，敦促貴會重新審視項目：

\*1. 生態與氣候影響：土壤水泥化危機\*

\*土壤為氣候資產\*：以水泥取代肥沃表土，直接破壞香港減排努力。土壤能固存大量碳——破壞此層將加速大氣二氧化碳積聚。全球土壤與水泥比例及土壤質量，將決定生態崩潰程度。

>  
美國環保作家 Edward Abbey 曾警告：「為增長而增長，實為癌細胞思維。」此計劃正是此種不可持續擴張的典型。

>  
美國播音員 Paul Harvey 於 1970 年代亦言：「人類一切成就，皆賴六英寸表土與天降甘霖。」

>  
我們絕不可再以集體行動威脅糧食安全、生物多樣性及人類健康，亟需推動全民土壤-腸道微生物共生教育。

>  
\*水泥化非單純規劃失誤，實屬長遠國家安全威脅\*。

\*2. 錯失良機：翻新優先於新建\*

\*梅窩校舍方案\*：廢棄中學乃資源浪費之明證。將其改作社區學習中心可：

- 激活本土創業（如工作坊、市集、孵化計劃）
- 以\*最低碳成本\*振興大嶼山經濟（遠低於新建）
- 促進跨代際、跨文化共融（此計劃卻忽視此目標）

>  
\*政府優次誤判\*：為何新建總凌駕翻新？此舉違反全球氣候最佳實踐及香港碳中和承諾。

\*3. 打壓社區主導發展\*

\*扼殺本土創新\*：現有持農場牌照企業，已透過網絡凝聚逾 7,000 人，正拓展生態旅遊、沙灘保育及衝浪活動。此類碳負排放活動\*既能保護海岸生態，亦促進社會凝聚力。

>  
此計劃直接威脅其與外籍人士、少數族裔及青年之社區建設。

>  
\*發展商偏袒\*：優先發展臨時營地而非永久低碳社區設施，獨惠地產商，漠視南大嶼山多元居民——香港最具本土特色及國際意義的社區。

**\*前瞻方案：低成本高效策略\***

南大嶼山不需要臨時水泥擴張，而需要：

- ✓ 立即將梅窩校舍翻新為社區樞紐
- ✓ 支持現有企業發展可持續旅遊
- ✓ 制定土壤保育政策，要求所有土地變更進行碳影響評估
- ✓ 納入大嶼山基層網絡參與規劃（非僅發展商）

**\*結語\***

香港國際地位繫於實質氣候行動與社區韌性，而非投機建設。此度假營計劃無視土壤科學、扼殺本土創業，更奉行「利潤凌駕地球」模式，加劇生態危機。本人懇請貴會：

1. 否決現行臨時營地方案
2. 優先翻新梅窩校舍
3. 與社區持份者共創真正可持續的南大嶼山規劃

**\*我們腳下的土壤，實為生命之命脈。\***

**\*此信核心重點：\***

- ① **\*科學實證\***：基於土壤固碳、微生物健康及氣候科學
- ② **\*社區為本\***：強調農場營運者 7,000 人網絡及跨文化影響
- ③ **\*可行替代方案\***：力推梅窩校舍作現成低碳方案
- ④ **\*迫切性\***：「國家安全威脅」、「生存依存」

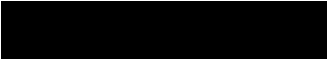
**\*實現再生未來參考：\***

誠薦參閱「農民足跡」(<https://farmersfootprint.us/>)

之研究與實踐，借鑒尖端低成本方案推動社區發展，助香港落實鏗鏘有力的氣候應對行動。

此致

Nastasia Kristin Flores



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**(普通话版)\***

**\*标题：反对南大嶼山临时度假营及土地清拆计划\***

**\*致：城市规划委员会\***

**\*发件人：Nastasia Kristin Flores（南大嶼山居民）\***

尊敬的规划委员会成员：

本人对贵会提出的南大嶼山五年期临时度假营及土地清拆计划深表忧虑。发展虽属必要，但此计划明显违背香港的气候承诺、社区韧性及经济创新原则。现基于三大关键问题，敦请贵会重新审视项目：

**\*1. 生态与气候影响：土壤水泥化危机\***

**\*土壤作为气候资产\***：以水泥取代肥沃表土，直接破坏香港减排努力。土壤能固存大量碳——破坏此层将加速大气二氧化碳积聚。全球土壤与水泥比例及土壤质量，将决定生态崩溃程度。



>

美国环保作家 Edward Abbey 曾警告："为增长而增长，实为癌细胞思维。" 此计划正是此种不可持续扩张的典型。

>

美国播音员 Paul Harvey 于 1970 年代亦言："人类所有成就，皆赖六英寸表土与天降甘霖。"

>

我们绝不可再以集体行动威胁粮食安全、生物多样性及人类健康，亟需推动全民土壤-肠道微生物共生教育。

>

\*水泥化非单纯规划失误，实属长远国家安全威胁\*。

## \*2. 错失良机：翻新优先于新建\*

\*梅窝校舍方案\*：废弃中学实为资源浪费之明证。将其改建为社区学习中心可：

- 激活本土创业（如工作坊、市集、孵化计划）
- 以\*最低碳成本\*振兴大屿山经济（远低于新建）
- 促进跨代际、跨文化共融（此计划却忽视此目标）

>

\*政府优先次序误判\*：为何新建总凌驾翻新？此举违反全球气候最佳实践及香港碳中和承诺。

## \*3. 打压社区主导发展\*

\*扼杀本土创新\*：现有持农场牌照企业，已透过网络凝聚超 7,000 人，正拓展生态旅游、沙滩保育及冲浪活动。此类碳负排放活动\*既能保护海岸生态，亦促进社会凝聚力。

>

此计划直接威胁其与外籍人士、少数族裔及青年之社区建设。

>

\*开发商偏袒\*：优先发展临时营地而非永久低碳社区设施，独惠地产商，漠视南大屿山多元居民——香港最具本土特色及国际意义的社区。

## \*前瞻方案：低成本高效策略\*

南大屿山无需临时水泥扩张，而需：

- ✓ 立即将梅窝校舍翻新为社区枢纽
- ✓ 支持现有企业开拓可持续旅游
- ✓ 制定土壤保育政策，要求所有土地变更进行碳影响评估
- ✓ 纳入大屿山基层网络参与规划（非仅开发商）

## \*结语\*

香港国际地位系于实质气候行动与社区韧性，而非投机建设。此度假营计划漠视土壤科学、扼杀本土创业，更奉行"利润凌驾地球"模式，加剧生态危机。本人恳请贵会：

1. 否决现行临时营地方案
2. 优先翻新梅窝校舍
3. 与社区持份者共创真正可持续的南大屿山规划

\*我们脚下的土壤，实为生命之命脉。\*

\*此信核心重点：\*

① \*科学实证\*：基于土壤固碳、微生物健康及气候科学

- ② \*社区为本\*：强调农场营运者 7,000 人网络及跨文化影响
- ③ \*可行替代方案\*：力推梅窝校舍作现成低碳方案
- ④ \*迫切性\*："国家安全威胁"、"生存依存"

\*实现再生未来参考：\*

诚荐参阅"农民足迹"(<https://farmersfootprint.us/>)

之研究与实践，借鉴尖端低成本方案推动社区发展，助香港落实铿锵有力的气候应对行动。

此致

Nastasia Kristin Flores

On Fri, Jun 13, 2025 at 5:37 PM [REDACTED] wrote:  
Objection to Proposed Temporary Holiday Camp & Land Evacuation in Lantau  
To: Town Planning Association  
From: Nastasia Kristin Flores, Concerned Lantau Resident

Dear Members of the Town Planning Association,

I write with profound concern regarding the proposed 5-year temporary holiday camp and associated land evacuation in Lantau. While development is essential, this plan appears fundamentally misaligned with Hong Kong's climate commitments, community resilience, and economic ingenuity. I urge you to reconsider this project in light of three critical issues:

### 1. Ecological & Climate Impact: The Soil-Cement Crisis

Soil as a Climate Asset: Replacing fertile topsoil with cement directly undermines Hong Kong's climate mitigation efforts. Soil sequesters vast amounts of carbon—disrupting this layer accelerates atmospheric CO<sub>2</sub> accumulation. The ratio of soil-to-cement and quality of soil globally will determine further ecological collapse.

As the American environmentalist Edward Abbey starkly warned, "Growth for the sake of growth is the ideology of the cancer cell." This project epitomizes such unsustainable expansion. Paul Harvey, an American Broadcaster said on the radio once in the 1970's

**"Despite all our accomplishments, we owe our existence to a six-inch layer of topsoil and the fact it rains"**

Our collective actions can no longer threaten food security, biodiversity, and human health, and we ought to prioritise a public, all age education on the soil-gut microbiome symbiosis. Cementification is not merely poor planning—it is a long-term national security threat.

### 2. Missed Opportunity: Refurbishment Over New Construction

- The Mui Wo School Solution: An abandoned secondary school in Mui Wo stands as a glaring testament to wasted potential. Converting this structure into a community learning center would:
  - Catalyze local entrepreneurship (e.g., workshops, markets, incubators).
  - Revitalize Lantau's economy at \*minimal carbon cost\* compared to new builds.
  - Foster intergenerational and cross-cultural unity—a stated goal ignored by this proposal.
- Government Priorities: Why does new construction consistently eclipse refurbishment? This neglect contradicts global climate best practices and Hong Kong's net-zero pledges.

### 3. Undermining Community-Led Progress

- **Threatening Local Innovation:** An existing farm-licensed business—already unifying 7,000+ people through its digital outreach—seeks to diversify into eco-tourism, beach preservation, and surfing. These activities are net-negative-carbon: they protect coastal ecology while building social cohesion.

This proposal directly jeopardizes their community-building work with expats, ethnic minorities, and youth.

- **Developer Bias:** Prioritizing transient campsites over permanent, low-carbon community infrastructure exclusively benefits property developers. It ignores Lantau's diverse residents— Hong Kong's most native and internationally significant community.

#### The Path Forward: Low-Cost, High-Impact Solutions

Lantau does not need temporary concrete sprawl. It needs:

- Immediate refurbishment of the Mui Wo school into a community hub.
- Support for existing businesses pioneering sustainable tourism
- Soil preservation policies mandating carbon-impact assessments for all land-use changes.
- Inclusive planning involving Lantau's grassroots networks—not just developers.

#### Conclusion

Hong Kong's international status hinges on meaningful climate action and community resilience—not speculative construction. This holiday camp proposal disregards soil science, sabotages local entrepreneurship, and epitomizes the "profit-over-planet" model that exacerbates our ecological crisis. I implore you to:

1. **Reject** the temporary camp in its current form.
2. **Prioritize** the Mui Wo school refurbishment.
3. **Collaborate** with existing community stakeholders on a truly sustainable vision for Lantau.

The soil beneath us is literally our lifeline.

#### Summary of This Letter:

1. **Scientific Credibility:** Anchor's objections in soil carbon sequestration, microbiome health, and climate science.
2. **Community Focus:** Highlights the farm operator's 7,000-strong network and cross-cultural impact.
3. **Actionable Alternatives:** Pushes the Mui Wo school as a ready-made, low-carbon solution.
4. **Urgency:** "national security threat" and "existential dependence"

For Reference of how to accomplish a Regenerative Future,  
I highly recommend the work and material of Farmer's Footprint (<https://farmersfootprint.us/>)

May we blueprint after the most cutting edge, low-cost solutions to develop our community to help Hong Kong achieve a resounding climate crisis response.

Respectfully,  
Nastasia Kristin Flores

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-115825-44951

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 11:58:25

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Sherry

意見詳情  
**Details of the Comment :**

南大嶼地區一直都缺乏有組織的戶外設施，導致很多空地被濫用。我支持這項申請，因為它能够有效管理使用空間，減少非法野營及垃圾問題，反而對環境是一種保護。大嶼山的自然資源豐富，但很多地方都未能善用。我認為這類小規模、具教育性質的項目，能協助政府推動南大嶼「生態康樂走廊」的願景。只要有良好管理，不但不會破壞生態，反而可提升市民對保育的認知。看到長沙下村商店陸陸續續開開關關，百感交加，希望計劃可以吸納多些人氣，一個曾經在大嶼山工作過的人希望可以見到再次散發魅力。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-131351-21872

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 13:13:51

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Lamlam

意見詳情  
**Details of the Comment :**

我是兩個孩子的家長，假日常帶孩子到大嶼山進行戶外活動。我認為今天的申請正正填補自然體驗空間的缺口。這個營地很方便帶孩子放電用，又可以尊重自然的學習平台。我全力支持此規劃，希望能早日落實，造福社會及家庭。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-133347-00220

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 13:33:47

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. King

意見詳情  
**Details of the Comment :**

作為一位在大嶼山居住超過20年的居民，我對這次在長沙下村規劃申請表示支持。營地採用可移動太空艙設計，不涉永久建築，能隨時拆卸還原現場環境，對自然生態的影響非常低。附近房屋和村民不多，不會造成太大壓力。希望村內土地可獲合理利用，避免因閒置而被非法佔用或丟垃圾避免空置養蚊。我相信有社會教育功能的營地不但不違背保育原則，反而可成為可持續社區發展的一部份。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 250713-142231-90708

提交限期  
Deadline for submission: 18/07/2025

提交日期及時間  
Date and time of submission: 13/07/2025 14:22:31

有關的規劃申請編號  
The application no. to which the comment relates: A/SLC/191

「提意見人」姓名/名稱  
Name of person making this comment: 女士 Ms. DANDAN

意見詳情  
Details of the Comment :

我住在東涌，每逢假日都會帶家人去大嶼山玩。長沙是個很適合出遊的地方。如果能有更多受管控又有教育意義的戶外空間，絕對是一個加分。相比之下，不受管理的空地更容易變成非法露營或污染區。沒見過大嶼山有太空艙做宿營設施，不但有創意，還能方便組裝及拆卸，是很適合香港這種高密度地區的環保設計。我支持這個規劃，尤其這種低干擾的發展方向。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-142741-62494

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 14:27:41

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. 美玲

意見詳情  
**Details of the Comment :**

這個營地設計本身對長者與小孩都很友善，有基本衛生、休息及教育空間，對於想要接觸大自然但體能不強的人士來說，是個非常合適的選擇。

Seq 1

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-143812-00298

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 14:38:12

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. Tiger

**意見詳情  
Details of the Comment :**

家住青衣，平時最愛的休閒活動就是到南大嶼山行山或參與戶外工作坊。開心看到又有度假營地項目開發，不但令土地得以善用，還可推動自然教育，我認為是一種對社區負責任的發展方式。申請人強調限制人數、預約制度、非商業化經營等原則。該營地不會開放給自由進出旅客，反而透過活動設計與時間安排去引導遊人有素質地使用空間，這樣比起毫無管制的自由活動更為安全與可持續。十分支持，希望日後有療愈活動可以參與。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-144516-51403

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 14:45:16

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Henny

意見詳情  
**Details of the Comment :**

The space cabin design is environmentally friendly and innovative. It allows nature immersion without permanent land disturbance — this kind of temporary use should be encouraged in Hong Kong.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-163007-12467

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:30:07

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. SU

意見詳情  
**Details of the Comment :**

support. Cheung Sha is already a popular tourist area. A well-managed camp with limited capacity will help regulate outdoor use while offering families a meaningful nature experience.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-163429-29442

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:34:29

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Li

意見詳情  
**Details of the Comment :**

The proposal supports the government's policy to turn South Lantau into an eco-recreation zone. With proper planning, this facility can become a model for responsible nature-based education.  
VERY SUPPORT.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-163836-32926

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:38:36

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. NANA

意見詳情  
**Details of the Comment :**

Support it.I live in Lantau and I believe such projects bring positive energy to our community. It offers job opportunities and brings responsible visitors, especially if access is reservation-only and managed well.



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-164442-71472

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:44:42

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss GRETA

意見詳情  
**Details of the Comment :**

Hong Kong lacks accessible places for guided environmental education. This proposal combines education, family experience, and sustainability. I hope it can be approved and set an example for how to activate unused land responsibly and respectfully.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250713-164821-39182

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

13/07/2025 16:48:21

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Angela

意見詳情

**Details of the Comment :**

Many people misunderstand development. This proposal is not about commercial profit but about offering a managed, low-impact, temporary use for community education. Space cabins and non-permanent structures are ideal for balancing use and conservation. The land will remain reversible and under control.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-165330-04596

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:53:30

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. ming

意見詳情  
**Details of the Comment :**

現今社會親子互動愈來愈少，我作為一名父親，非常支持這種以自然體驗為核心的營地。這不是商業性質的旅遊設施，而是一個讓家庭可以安全共處自然的空間，對身心發展非常重要。不只是課堂知識，更需要透過戶外訓練建立領導力與紀律。長沙的環境天然開闊，這正是一個理想的教育基地。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250713-165754-17495

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 13/07/2025 16:57:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. KEI

意見詳情  
**Details of the Comment :**

我從事青年工作，深知現時青少年缺乏戶外挑戰與合作機會。這類型的營地我非常支持，因為可以提供歷奇訓練、水陸活動、團隊合作練習等，非常有價值。我知道很多家長也擔心孩子安全，這類非開放、只限預約的設計可大大提升信任度。我希望政府能批准這類結合教育、環保與社區價值的營地用途。

From: [REDACTED]  
Sent: 2025-07-13 星期日 05:09:47  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: Fwd: A/SLC/191 DD 332L Cheung Sha

Dear TPB Members,

While applicant states that the components for the structures are to be transported by hand card, this does not resolve the issue of how regular maintenance of septic tanks with heavy usage could be carried out.

Mary Mulvihill

---

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
Date: Friday, 13 June 2025 3:37 AM HKT  
Subject: A/SLC/191 DD 332L Cheung Sha

A/SLC/191

Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island

Site area: About 1,650sq.m

Zoning: "Coastal Protection Area"

Applied development: Holiday Camp with Ancillary Facilities / ?? Vehicle Parking /  
**Excavation of Land / 5 Years**

Dear TPB Members,

Strong Objections.

The applicant insinuates it is associated with Outward Bound, but this is not the case as OB is an international organization. It organizes educational programmes that include camping expeditions but does not manage holiday camps locally.

Claims that the planned facility is to be on formed land but this is actually just the part to the south while the larger section is not developed.

The operation proposes numerous buildings including:

*"Eight (capacity 30+) - Prefabricated Space Cabin VII Product: Model: Size: Plan Area: Occupancy Limit: Capacity: Prefabricated Space Cabin VII 7.3m L\* 3.2m W \* 3.5m H 24~25m<sup>2</sup> 2-4 people 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.**"*

Bright coloured cabins are certainly not compatible with the natural background associated with 'CA' zoning and the location.

References to romantic experience and star-rated hotel undermines claims to eco-tourism that is based on minimal impact.

The inclusion of a coffee shop indicates that expected traffic to the site is much greater than that mentioned in the paper.

Members should question how the porta loos, soakaway pit, septic tanks, coffee shop, etc can be serviced on a site with no vehiclular access. That there could be run off that would impact the surrounding area is inevitable.

In addition the large number of structures across the CA zone would impede the integration of flora and fauna while the noise and light generated would have a strong negative impact on the ecosystem. So many structures on the slopes would destroy the green background to the beach.

This application should be rejected. The proposed operation cannot be equated with eco-tourism that comes with minimal impact on conservation zones.

Mary Mulvihill

seg 1

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250714-205403-68665

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

14/07/2025 20:54:03

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Sam

意見詳情

**Details of the Comment :**

Hong Kong needs more spaces where people can disconnect from city life and reconnect with nature. This camp is not a tourist trap, but a quiet, reservation-only experience zone for learning and rest. With proper sewage treatment and no permanent buildings, it's a model for sustainable recreational use. 100% support.



Seg 1

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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250714-210305-43101

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

14/07/2025 21:03:05

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. MC

意見詳情

**Details of the Comment :**

South Lantau has long lacked positive, community-oriented outdoor spaces. This camp could be come a place where NGOs, schools, and families can run meaningful nature programs without overwhelming the environment. I support this application and hope it brings more responsible visitors into the area. support it.

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-210756-41342

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 21:07:56

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss CHOI

意見詳情  
**Details of the Comment :**

本人比較關注永續農業與綠色旅遊的人。這次長沙營地的提案很值得關注，它不是消費型的旅遊設施，而是社區型、教育導向的計劃。這類型態在國際上早有成熟案例，如今在香港終於有這樣的申請，應該好好把握。希望能成為政策轉變的契機。所以十分支持

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-211220-27861

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 21:12:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. KEI

意見詳情  
**Details of the Comment :**

作為南大嶼的居民，相當支持。我觀察到不少人誤解所謂的「保育」。保育不是完全不使用土地，而是如何「有智慧、有節制」地使用。這個臨時營地不是豪華渡假村，也不是大量接待遊客的景點，而是一個低密度、有社會功能的空間。這樣的發展方式，遠比土地荒廢更符合公共利益。再不追上進度，逢節假日都不會留港消費了。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-211855-82508

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 21:18:55

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. RENA

意見詳情  
**Details of the Comment :**

看到此申請從一開始就考慮到生態與排污問題，提出具體解決方案。太空艙與化糞池均為組合式設施，不會破壞地貌。香港土地資源緊張，但這不代表我們只能發展房屋或商業設施。教育與公民活動亦需要空間，而這種用途正是一個平衡與創新的例子。好支持計劃，希望快d完工。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-212354-88377

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 21:23:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Leung

意見詳情  
**Details of the Comment :**

作為旅行社從業者，我們經常為長者與基層家庭及不同人士提供戶外教育活動。過去很難找到合適場地，尤其是接近沙灘又不會人太多的地方。這個申請剛好填補這個缺口，空間不大但有安全設施，又能進行簡單工作坊，非常適合我哋呢啲小機構。希望批准，讓我們有更多資源服務社區。好支持。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250714-212704-91134

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

14/07/2025 21:27:04

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss CHAN

意見詳情

**Details of the Comment :**

我經常在大嶼山進行攝影和自然觀察，對周邊環境十分熟悉。這次營地申請的地點其實不是什麼原始林地，而是已被村屋圍繞、少利用的土地。與其讓它繼續雜草叢生甚至被亂丟垃圾，不如由有計劃、有監管的機構善加利用。從規劃資料來看，使用方式十分謹慎，不建房子、不動地基、還有污水處理。我完全支持。

Seg 1 56

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-230643-80437

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 23:06:43

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. JET

意見詳情  
**Details of the Comment :**

我是兩孩之父親，平時假日都會帶孩子到新界和大嶼山郊區放鬆。這次營地的設計與運作模式很吸引我們這類家庭客：不用搭帳篷、又有基本設施、還有教育成分，安全又有意義。我也很關心環保問題，得知營地使用可移動設施、不設商業售賣，我覺得這是一種負責任的經營方式。政府應多支持這類非主流、社區型的自然項目。支持項目



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250714-231003-99426

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

14/07/2025 23:10:03

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Denden

意見詳情

**Details of the Comment :**

香港近年提倡『綠色生活』，但缺乏具體可實踐的空間。若本案通過，可讓城市人有機會重新理解自然與生活的關係。我期待這個地方成為一個『都市轉換站』——從城市進入自然的第一步。有管理、有設計、有環保意識的營地是香港未來戶外活動空間的典範。所以十分支持該計劃

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250714-231345-00827

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 14/07/2025 23:13:45

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. James

意見詳情  
**Details of the Comment :**

我認為本案屬於正向的『低影響旅遊』例子，尤其適合推動綠色家庭式旅遊。該營地與本地餐飲、交通系統並不衝突，屬小眾預約式體驗，對整體旅遊承载力並無壓力。反而比起部分野外地區自由露營所帶來的垃圾與衛生問題，這種有規劃的管理設施更能保護環境。我非常支持這種模式的發展。

Seg. 1

59

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250714-231715-79222

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

14/07/2025 23:17:15

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Lau

意見詳情

**Details of the Comment :**

我認為此項目在空間設計及對環境的敏感度方面是非常好的案例。太空艙宿營設施採用組件式結構，可重複使用、可拆卸搬遷，不僅節省建築資源，更避免永久地貌改變。同時選址於現有村落邊緣位置，並非生態敏感地區，視覺與土地負擔極低。我希望政府多批出這類能實踐『少建築、多用途』理念的項目，作為未來綠色規劃發展的參考方向。

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**From:** [REDACTED]  
**Sent:** 2025-07-17 星期四 19:07:17  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** KFBG's comments on three planning applications  
**Attachment:** 250717 s16 MP 384c.pdf; 250717 s16 SLC 191.pdf; 250717 s16 KTS 1080.pdf

Dear Sir/ Madam,

Attached please see our comments regarding three applications. There are three pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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seg 1. 60

嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

17th July, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp with Ancillary Facilities and Associated  
Excavation of Land for a Period of 5 Years  
(A/SLC/191)**

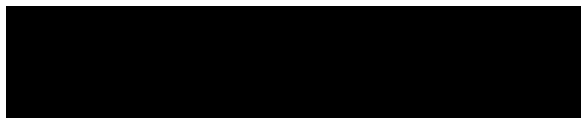
1. We refer to the captioned.
2. The application site is within Coastal Protection Area (CPA) zone and its planning intention<sup>1</sup> is as follows:

*‘This zoning is intended 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. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.*

*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.’*

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<sup>1</sup> <https://www.ozp.tpb.gov.hk/api/Plan/PlanNote?planNo=S%2fSLC%2f23&lang=EN&ext=pdf&dType=in>





嘉道理農場暨植物園公司  
Kadoorie Farm & Botanic Garden Corporation

3. We would also like to remind the Board that the site is within one of the two Regulated Areas designated by the government, and the relevant government press release mentions the following<sup>2</sup>:

*‘.....The “Regulated Areas” in the South Lantau Coast OZP..... comprises a wide diversity of natural habitats including woodland and shrubland, etc, and two Ecologically Important Streams in Pui O and Tong Fuk....’*

*‘.....The above areas are of ecological value and are subject to development pressure or risk of environmental degradation....’*

*‘..... A spokesman said.... “For the purposes of protecting the area from environmental degradation and/or for nature conservation, the amended Ordinance introduces the provisions on ‘Regulated Area’ to empower the Planning Authority to take enforcement actions against unauthorised developments in the ‘Regulation Areas’.”....’*

4. We urge the Board to seriously consider:

- whether the proposed use is in line with the planning intention of the CPA zone
- whether the proposed use is of overriding public interest
- whether the approval would result in a general degradation of the environment of the area

5. We urge the Board to reject this application as we consider it is unlikely to be in line with the planning intention of the CPA zone.

6. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

<sup>2</sup> <https://www.info.gov.hk/gia/general/202309/15/P2023091500536.htm>

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-221754-94668

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 22:17:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 高

意見詳情  
**Details of the Comment :**

朋友帶我來旅遊，偶爾看到營地方案，朋友說香港政府會收集市民意見，所以也想表達參與一下，感覺方案挺好的又有教育意義，內地一早就有類似很多這種，沒想到香港現在才開始有。所以很支持。



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-223058-09606

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 22:30:58

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 羅

意見詳情  
**Details of the Comment :**

支持營地方案有助於發展本地旅遊及經濟，推動綠色營地理念，培養環保意識，方案可豐富社區資源，凝聚居民向心力。

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

250717-224233-77595

提交限期

**Deadline for submission:**

18/07/2025

提交日期及時間

**Date and time of submission:**

17/07/2025 22:42:33

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/191

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. 郭

意見詳情

**Details of the Comment :**

好支持通過方案

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 250717-225344-45936

提交限期  
Deadline for submission: 18/07/2025

提交日期及時間  
Date and time of submission: 17/07/2025 22:53:44

有關的規劃申請編號  
The application no. to which the comment relates: A/SLC/191

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss 付

意見詳情  
Details of the Comment :

我偶尔会从内地来长沙冲浪，真心希望长沙能够更热闹一些，不然以后人气可能会越来越少。从珠海过来交通也很方便，所以我非常支持这个营地方案！

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-225523-87290

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 22:55:23

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 龍

意見詳情  
**Details of the Comment :**

我和朋友会一起从内地组团来长沙冲浪，这里的日落特别漂亮。听说这里要开发，我们都很支持，会常来玩！

seg 1 6.6

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-230253-46254

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:02:53

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 陳

意見詳情  
**Details of the Comment :**

营地新方案能带动周边经济，而且提供更多选择让居民和游客都受益，我很支持！

Seq 1 67

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-231532-50538

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:15:32

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 馬

意見詳情  
**Details of the Comment :**

长沙的海滩和日落本来就很美，新营地一定会让这里变得更有魅力。很支持大屿山长沙营地新方案的发展，期待将来能经常来这里玩

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-232920-12191

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:29:20

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 劉

意見詳情  
**Details of the Comment :**

十分支持



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-233108-80862

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:31:08

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 盧

意見詳情  
**Details of the Comment :**

好支持通過方案

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-234529-31846

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:45:29

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 王

意見詳情  
**Details of the Comment :**

大嶼山太多地方空置卻無善用，如果方案長遠可為青年或者村民提供工作機會，也能推動大嶼山作為綠色旅遊地點的願景。支持支持

Seq 1 71

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250717-234949-06685

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 17/07/2025 23:49:49

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss 黃

意見詳情  
**Details of the Comment :**

长沙本来就很适合户外活动，新方案一定会让这里变得更加热闹、有活力。很高兴看到长沙有新的发展规划，这对于促进本地旅游业有很大帮助。十分支持

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250718-000303-55963

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 18/07/2025 00:03:03

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 先生 Mr. 趙

意見詳情  
**Details of the Comment :**

住在東涌，經常去大嶼山玩。長沙有迷人的日落，還有牛牛。希望方案可以讓空地好好發展，大力支持

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
Reference Number: 250718-000436-09300

提交限期  
Deadline for submission: 18/07/2025

提交日期及時間  
Date and time of submission: 18/07/2025 00:04:36

有關的規劃申請編號  
The application no. to which the comment relates: A/SLC/191

「提意見人」姓名/名稱  
Name of person making this comment: 小姐 Miss 楊

意見詳情  
Details of the Comment :

支持

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250718-000559-88337

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 18/07/2025 00:05:59

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Susan

意見詳情  
**Details of the Comment :**

支持有新營地可以去玩

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號  
**Reference Number:** 250718-000813-88776

提交限期  
**Deadline for submission:** 18/07/2025

提交日期及時間  
**Date and time of submission:** 18/07/2025 00:08:13

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/191

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss chong

意見詳情  
**Details of the Comment :**

我相信这个新方案会让大屿山长沙变得更有吸引力，成为大家聚会和放松的好地方,支持