

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SLC/191**

<b><u>Applicant</u></b>	: All Crown Limited represented by JK Group Limited
<b><u>Site</u></b>	: Lots 107 S.B, 107 RP, 108 and 109 RP in D.D. 332L, Cheung Sha, Lantau Island
<b><u>Site Area</u></b>	: About 1,650m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural purpose)
<b><u>Plan</u></b>	: Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/23
<b><u>Zoning</u></b>	: “Coastal Protection Area” (“CPA”)
<b><u>Application</u></b>	: Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 5 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for a proposed temporary holiday camp with ancillary facilities and associated excavation of land for a period of 5 years at the application site (the Site). The Site falls within an area zoned “CPA” on the approved South Lantau Coast OZP No. S/SLC/23 (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Holiday Camp’, which is a Column 2 use, and excavation of land in the “CPA” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 Located in the inland area of Cheung Sha close to South Lantau Road separated by vegetated slope, the Site is surrounded by the existing village settlements of Cheung Sha Ha Tsuen to its immediate south, vegetated slopes and woodland to its immediate north, and South Lantau Road to its further north and east. The Site consists of vacant terraced fields that are currently fenced off with some obsolete farm structures erected thereon. The Site can be accessed from South Lantau Road through an existing paved track that also serves as the access to the nearby village settlements and Lower Cheung Sha Beach located to further south.
- 1.3 The proposed temporary holiday camp comprises two main portions, with the northern portion planned for camping area and the remaining portion planned for ancillary facilities, and no barbecue site is proposed. There will be 16 new single-

storey structures, including 8 prefabricated “Space Cabin” type camps above ground, a kiosk, a temporary teaching hall, 4 portable toilets, an electricity box and a filtration room, (**Drawing A-1**). All new structures will be installed on the existing ground, without the need for excavation for foundation and site formation works. According to the Excavation Plan ((**Drawing A-5**), only excavation of land with an area of about 22.68m<sup>2</sup> in total and a depth of about 1.2m is required for installing a total of 8 septic tanks, one for each camp.

- 1.4 The proposed accommodation facilities will serve the programme participants who join various outdoor activities organising within and outside the Site such as sports and athletics, arts and crafts, educational programme, farming, mountain hiking and outdoor adventures. Accommodation requires advanced reservation and walk-in visitors will not be allowed. The proposed holiday camp will operate daily from 9:00a.m. to 11:00p.m., except for overnight camp visitors. The maximum of daily receiving capacity of the holiday camp is 50 individuals, including 4 staff members and 46 participants. The maximum number of visitors at any one time is expected to be limited to 40. No parking or loading/unloading spaces will be provided on-site and the visitors/participants will be encouraged to use public transport and walk to the holiday camp.
- 1.5 As shown on the Master Layout Plan submitted by the applicant, an existing pond will be converted into a training pool for water-based sports with filtration system (**Drawing A-1**). Two existing agricultural structures will be re-used for their organic home farming programmes, while one existing greenhouse structure is proposed to be converted into a teaching and storage facility. According to the landscape proposal, all the existing trees will be retained while 17 new trees and a row of shrubs of local species are proposed along the eastern and western boundary to ensure approximately 80% of the area remains covered with grass or shrubs (**Drawing A-3**). Key development parameters are shown in the table below:

<b>Site Area (about)</b>	1,650m <sup>2</sup>
<b>Total GFA (about)</b>	358.86m <sup>2</sup>
<b>Site Coverage (about)</b>	About 22%
<b>No. of Structures</b>	19 (including 8 new camps, 8 new ancillary structures and 3 ancillary structures converted from existing agricultural structures)
<b>Building Height</b>	Not more than 1 storey (not more than 4.57m)

- 1.6 According to the applicant’s proposal, the existing surface channels will be upgraded, with a sand trap and buffer area provided at the outmost end of the surface drainage line and along the existing stream respectively to collect and divert surface runoff away from the Site (**Drawing A-2**). Sewage will be collected by septic tanks and soakaway system. To minimise the environmental nuisance on the surrounding areas, no public announcement system, portable loud speaker or any form of audio amplification system will be allowed within the Site. The filtration room will also be designed by professionals to comply with Hong Kong Planning Standards and Guidelines (HKPSG), and the associated pumps will be kept to a minimum horse power. The operation of the proposed holiday camp will comply with the Noise Control Ordinance (Cap. 400) or relevant regulations.

1.7 In support of the application, the applicant has submitted the following documents:

- (a) application form with attachments received on 14.5.2025; (**Appendix I**)
- (b) supplementary information received on 21.5.2025; (**Appendix Ia**)
- (c) further information (FI) received on 18.6.2025\*; (**Appendix Ib**)
- (d) FI received on 28.6.2025#; (**Appendix Ic**)
- (e) FI received on 11.7.2025#; and (**Appendix Id**)
- (f) FI received on 25.8.2025 and 27.8.2025#. (**Appendix Ie**)

*\*accepted but not exempted from publication and recounting requirement*

*#accepted but exempted from publication and recounting requirement*

1.8 On 15.8.2025, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant.

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in **Appendices I, Ia, Ib, Ic, Id and Ie** and summarised as follows:

- (a) the proposed use is in line with the Lantau Conservation and Recreation Masterplan (the Masterplan) promulgated in 2020 through the provision of outdoor trainings and activities in outdoor education and recreation camps to serve visitors and locals in South Lantau;
- (b) the proposal is for temporary holiday camp facilities for a period of five years with proposed structures of not exceeding 1 storey (4.57m) in height. These low-rise, small scale facilities will not jeopardise the planning intention of the “CPA” zone and is considered not incompatible with surrounding land uses of village settlements and low-rise residential developments.
- (c) as the layout and construction of the proposed facilities will respect the existing terrain and natural features including the existing stream and trees, no adverse visual or environmental impacts are anticipated. All the existing trees within the Site will be retained and 17 new trees and a row of native shrubs will be planted around the Site’s boundary to enhance the visual appeal and landscape of the surrounding areas. Natural hues will be selected for the exterior finishes of the facilities to further minimise adverse landscape impacts and ensure compatibility with the surrounding environment. No site formation or excavation works will be needed for installing the new temporary structures, except the excavation of land with an area of about 22.68m<sup>2</sup> in total for the installation of septic tanks. All new temporary structures will be dismantled at the end of the temporary holiday camp’s operation and the Site will be restored to its original condition upon cessation of operation;
- (d) the participants/visitors will be required to make reservation to use holiday camp facilities and are encouraged to use public transport to access to the Site. In addition, no parking space and vehicular access will be provided on-site. All new structures will be prefabricated and transported to the Site using light vehicles for on-site assembly and installation. Adverse traffic impact to the surrounding road network during both the construction stage and operation stage is not anticipated; and

- (e) residual waste from septic tanks will be tanked away periodically. In addition, there will be no barbecue site, public announcement system, portable loudspeaker or any form of audio amplification system within the Site. Mitigation measures will be implemented to minimise adverse environmental impact during the construction and operation stages.

### **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner” of the respective lots. Detailed information would be deposited at the meeting for Members’ inspection.

### **4. Background**

The Site is within South Lantau Coast Regulated Area which is currently not subject to any planning enforcement action.

### **5. Previous Application**

There is no previous application at the Site.

### **6. Similar Applications**

- 6.1 There are seven similar applications (No. A/SLC/88, 155, 161, 173, 178, 181 and 193) for proposed holiday camp covering six sites in the “CPA” zone between 2008 and 2025, with four approved by the Committee/the Board upon review, two rejected by the Board upon review and one under processing. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.
- 6.2 Four applications (No. A/SLC/88, 155, 173 and 178) were approved with conditions by the Committee/the Board upon review from 2008 to 2023 mainly on the grounds that the developments were not incompatible with the surrounding areas; the developments were in line with the prevailing policies of leisure and recreational use in South Lantau; and the concerned departments had no objection or no comment on technical and environmental aspects. As such, sympathetic considerations were given to the applications. While the approved application (No. A/SLC/178) is located in the same “CPA” zone in Cheung Sha, the subject sites of A/SLC/88, 155 and 173 are in Pui O which, together with the adjoining larger area, had been subsequently rezoned to “Recreation” (“REC”) on the draft South Lantau Coast OZP No. S/SLC/22 published on 15.9.2023.
- 6.3 Two applications (No. A/SLC/161 and 181) located within Pui O Wetland with high overall ecological value as identified under the “Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study” conducted by the Civil Engineering and Development Department (CEDD), were rejected by the Committee/the Board upon review in 2020 and 2023 mainly on the grounds that the applications had no strong planning justifications in the submission for a departure

from the planning intention of the “CPA” zone; the applicants failed to demonstrate that the proposed use would not have adverse ecological, water quality, drainage and/or sewerage impacts on the surrounding areas; and thus, approval of these applications would set an undesirable precedent for similar applications. The subject sites of these two applications, together with the adjoining area, had been rezoned to “Conservation Area” (“CA”) on the draft South Lantau Coast OZP No. S/SLC/22 published on 15.9.2023.

6.4 Application No. A/SLC/193 in the same “CPA” zone in Cheung Sha is under processing.

**7. The Site and Its Surrounding Areas (Plans A-1 to A-2, aerial photo on Plan A-3 and site photos on Plans A-4a to A-4c)**

7.1 The Site is:

- (a) situated on vacant terraced fields in the inland area of Cheung Sha currently fenced off and occupied by some vacant farm structures erected thereon since 2003 and 2004. The remaining part of the Site is mainly grassland with trees in the periphery. The agricultural activities within the Site are currently inactive;
- (b) located in-between the existing village settlements of Cheung Sha Ha Tsuen and the vegetated slopes and woodland along South Lantau Road; and
- (c) accessible from South Lantau Road through a paved vehicular track leading to parking lot near Cheung Sha Ha Tsuen, followed by a footpath for pedestrian access connecting to the Site.

7.2 The surrounding areas are generally a rural coastal plain predominated by village clusters, vegetated slopes and woodland. To the immediate south are the village houses of Cheung Sha Ha Tsuen. To the immediate east is an existing stream. To the further south of the village houses is the Lower Cheung Sha Beach which is a gazetted beach managed by Leisure and Cultural Services Department. To the further east and north across South Lantau Road are low-rise residential development cluster in Cheung Sha and Cheung Sha Government Holiday Bungalows back by vegetated slope and woodland in the “Green Belt” zone of the OZP.

**8. Planning Intention**

8.1 The “CPA” zone 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.

- 8.2 As stated in the Explanatory Statement (ES) of the OZP, as excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the “CPA” zone.

## **9. Comments from Relevant Government Departments**

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

- 9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Letter of approval was issued by her office in May 2005 for the erection of four agricultural structures on Lots 107 S.B and 107RP in D.D. 332L;
- (b) no enforcement action has been undertaken at the Site by her office;
- (c) no excavation permit or other relevant permit(s) in respect of the Site has been processed/ approved by her office; and
- (d) other advisory comments are at **Appendix III**.

### **Lantau Development**

- 9.1.2 Comments of the Project Manager (South and Sustainable Lantau), CEDD (PM(SSL), CEDD):

- (a) the Blueprint, which was promulgated in 2017, embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020, the Masterplan was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in Lantau. According to the Masterplan, Cheung Sha falls within the themed

cluster of “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of this corridor. In 2021, two studies on the corridor was commenced to explore and propose to make good use of the natural and historical cultural resources in the South Lantau (i.e. Cheung Sha, Shui Hau, Shek Pik and Pui O) for eco-tourism and sustainable recreational purposes. One of the study recommendations is to shape Cheung Sha into a recreation hub, providing facilities for both dynamic and sedentary activities for families and visitors of all ages. Besides, to enhance Hong Kong’s appeal as a premier tourism destination, the 2024 Policy Address announced to expedite the development of the corridor. The proposed temporary holiday camp at the Site is considered in line with the initiatives set out in the Blueprint, Masterplan and 2024 Policy Address; and

- (b) taking into account the above, provided that the proposed use would not cause adverse environmental and ecological impact to the surroundings and no adverse comments from concerned departments on the technical aspects including the environmental and ecological, his office has no objection to the application.

### **Nature Conservation**

#### **9.1.3 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):**

the Site is an abandoned site of agricultural operation. No species of conservation interest was observed within the Site. He has no comment on the application from the nature conservation perspective.

### **Environment**

#### **9.1.4 Comments of the Director of Environmental Protection (DEP):**

- (a) he has no objection on the application from environmental planning perspective; and
- (b) it is noted that the applicant will employ a licenced collector to clean and maintain the chemical toilets on a regular basis and the sewage generated will be tanked away. The septic tank and soakaway system will comply with the requirements of Environmental Protection Department’s ProPECC PN 1/23 and will be certified by an Authorised Person. Effluent from routine operation of the training pool (e.g. backwash) will be handled by septic tank and soakaway system and the pump at the filtration room of the training pool will be kept to a minimum horse power and the design of which shall comply with HKPSG. The operation shall comply with Noise Control Ordinance (Cap. 400) and its Regulation.

### **Landscape, Urban Design and Visual**

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Landscape

- (a) according to aerial photo of 2024, the Site located to the north of Lower Cheung Sha Beach is situated in an area of rural coastal plain landscape character predominated by woodland and village house. The proposed holiday camp including 16 single-storey structures is considered not entirely incompatible with the surrounding landscape character;
- (b) according to the applicant's Landscape Plan, the proposed structures are not in conflict with the existing trees. All the existing trees would be preserved in-situ. Moreover, 17 new trees of native species are proposed along the eastern boundary and a row of shrubs is proposed along the western boundary of the Site. As significant adverse impact on landscape resources arising from the proposed use is not anticipated, she has no comment on the application from landscape planning perspective subject to the submission and implementation of landscape proposal being provided to her satisfaction; and
- (c) other advisory comments are at **Appendix III**.

Urban Design and Visual

- (d) given the small scale of the proposed use and temporary in nature, adverse visual impact is not anticipated.

### **Drainage**

9.1.6 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I, DSD):

- (a) according to the applicant's response, it is noted that drainage design with calculations will be submitted to his office for agreement. If there is a need to construct new drainage facilities, the completed facilities will be maintained by the applicant; and
- (b) he has no in-principle objection to the application from drainage point of view subject to the submission and implementation of drainage proposal being provided to his satisfaction.

### **Geotechnical Safety**

9.1.7 Comments of the Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD):



based on the applicant's response with a preliminary study on the mentioned slope feature, her office has no comment on the application from geotechnical engineering perspective.

### **Traffic**

#### 9.1.8 Comments of the Commissioner for Transport (C for T):

the subject application is considered tolerable from the perspectives of traffic engineering and transport operation.

### **Fire Safety**

#### 9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) he has no objection in-principle to the proposal subject to fire service installations (FSIs) being provided to his satisfaction; and
- (b) other advisory comments are at **Appendix III**.

### **Licensing**

#### 9.1.10 Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority (OLA), Home Affairs Department:

- (a) no license or Certificate of Compliance applications for operation of guesthouse/clubhouse at the Site was received by the OLA;
- (b) detailed licensing requirements will be formulated upon receipt of application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) and/ or the Clubs (Safety of Premises) Ordinance (Cap. 376); and
- (c) other advisory comments are at **Appendix III**.

### **Building Matters**

#### 9.1.11 Comments of the Chief Building Surveyor/ New Territories East (1) and Licensing, Buildings Department:

- (a) he has no comment under the Building Ordinance to the proposed use on the Site;
- (b) no record of approval by the Building Authority for the structures existing at the Site; and
- (c) other advisory comments are at **Appendix III**.

#### 9.2 The following government departments have no comment on/ objection to the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department;
- (c) Director of Electrical and Mechanical Services;
- (d) Director of Leisure and Cultural Services; and
- (e) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau.

## **10. Public Comments Received During Statutory Publication Periods**

- 10.1 On 23.5.2025 and 27.6.2025, the application and FI were published for public inspection. During the statutory public inspection period, 75 public comments were received, including 40 supporting and 35 opposing comments (**Appendix IV**).
- 10.2 The supporting comments from 40 individuals are mainly on the grounds that the proposed use is in line with the overarching principle of “Development in the North; Conservation for the South” embraced in the Blueprint and strikes a balance between local economy and conservation.
- 10.3 There are 35 opposing comments from 2 green groups (namely, Kadoorie Farm & Botanic Garden Corporation and Save Lantau Alliance) and 33 individuals (28 out of 33 comments are in same letter format expressing similar views) raising objection to and/or concerns on the application. The main grounds of objections and concerns include that the proposed use is not in line with the planning intention of the “CPA” zone; adverse environmental impacts caused by human disturbance; lack of information regarding assessments on social, environmental and ecological impacts; adverse visual, drainage and sewerage impact; potential water pollution; and concerns on monitoring the maximum visitor capacity of the proposed use.

## **11. Planning Considerations and Assessments**

- 11.1 The applicant seeks planning permission for a proposed temporary holiday camp with ancillary facilities and associated excavation of land for a period of 5 years at the Site zoned “CPA” on the OZP. The planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. In addition, the ES of the OZP also stipulated that as excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the “CPA” zone.
- 11.2 The Blueprint promulgated in 2017 embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, particularly South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. These leisure and recreation proposals should be environmentally sustainable and compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored to allow the public to

enjoy the natural resources of Lantau. According to the Masterplan which provides a framework guiding the conservation and recreation initiatives in Lantau, Cheung Sha falls within the themed cluster of “South Lantau Eco-recreation Corridor” where proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. PM(SSL), CEDD advises that the proposed use under the application is considered in line with the initiatives set out in the Blueprint, the Masterplan and 2024 Policy Address. Provided that the proposed use would not cause adverse environmental and ecological impact to the surroundings and no adverse comments from concerned departments on the technical aspects (see paragraphs 11.3 to 11.5 below), he has no objection to the application.

- 11.3 According to the submission, excavation of land with an area of about 23m<sup>2</sup> is required for the proposed holiday camp. However, the excavation is to facilitate installation of septic tanks. The applicant also proposes to upgrade the existing surface channel to collect and divert surface runoff. In addition, sewage treatments will comply with the relevant guidelines and regulations. Significant adverse drainage and environmental impacts on the adjacent areas are not anticipated. CE/HK&Is, DSD and DEP have no objection to/ adverse comment on the application.
- 11.4 The proposed holiday camp comprises 16 single-storey new structures for camping facilities, a kiosk, a teaching hall, toilets, an electricity box and a filtration room with a maximum daily receiving capacity of 50 people requiring advanced reservation (**Drawings A-1 to A-5**). The Site, situated on vacant terraced fields in the inland area of Cheung Sha close to South Lantau Road, is currently an inactive farmland. It retains a rural village character predominated by village houses of Cheung Sha Ha Tsuen to the immediate south and some low-rise residential developments and holiday bungalows to the further east and north. The Site is currently fenced off and occupied by some obsolete farm structures. Given this site context, while the temporary holiday camp is not entirely in line with the planning intention of “CPA” zone, the proposed temporary holiday camp in a modest scale with a site area of about 1,650m<sup>2</sup> and a total GFA of about 358m<sup>2</sup> is considered not incompatible with the surrounding environment. DAFC has no comment on the application from natural conservation perspective as the Site is an abandoned site of agricultural operation with no observed species of conservation interest.
- 11.5 According to the landscape plan submitted by the applicant, all existing trees identified within the Site will remain undisturbed. As there will be no site formation work involved in the installation of the new structures, and with the planting of 17 new trees and a row of shrubs along the site boundary approximately 80% of the Site will be covered with grass or native shrubs. CTP/UD&L, PlanD has no comment on the application from landscape planning perspective considering that significant adverse impact on landscape resources arising from the proposed use is not anticipated. The applicant also proposes that the visitors will need to make advanced reservations for holiday camp facilities, and walk-in visitors will not be allowed to minimise the environmental nuisance on the surrounding areas. No parking or loading/unloading space will be provided on-site and the visitors will be encouraged to use public transport. For other technical aspects, other relevant government departments, including C for T, H(GEO), CEDD, D of FS and CE/C, WSD have no objection to/ adverse comment on the application. To address the requirements of

the concerned government departments, appropriate approval conditions including the condition requiring reinstatement of the site are recommended in paragraph 12.2 below. Taking into the account the above, sympathetic consideration could be given to the current application which is applying for a temporary permission for a period of 5 years.

11.6 There are seven similar applications covering six sites. The four approved applications involve three sites in Pui O (No. A/SLC/88, 155 and 173), as well as a site in the same “CPA” zone in Cheung Sha (No. A/SLC/178), which were approved on the ground that the proposed uses were considered not incompatible with the surrounding areas; in line with Government’s initiatives for leisure/recreational uses; and had no adverse environmental and technical impacts for proposed holiday camp and/or ancillary uses. The subject sites of the applications in Pui O had been rezoned to “REC” in 2023. For the two rejected applications (No. A/SLC/161 and 181) in Pui O Wetland with high overall ecological value, the applicants failed to demonstrate that the proposed uses/developments would not have adverse impacts on the surrounding areas. As the proposed use under the current application is not incompatible with the surrounding areas; in line with Government’s initiatives; and has no insurmountable ecological, environmental and technical impacts, the planning circumstances of the subject application are considered similar to the approved applications. Approval of the subject application is in line with the Committee’s previous decisions.

11.7 Regarding the concerns raised in the public comments as detailed in paragraph 10, the government departments’ comments and planning assessments above are relevant.

## **12. Planning Department’s Views**

12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application.

12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 5 years until **10.10.2030**. The following conditions of approval and advisory clauses are also suggested for Member’s reference:

### **Approval Conditions**

- (a) the submission of a fire service installations and water supplies proposal for firefighting within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 10.4.2026;
- (b) in relation to (a) above, the implementation of the fire service installations and water supplies proposal for firefighting within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 10.7.2026;

- (c) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.4.2026;
- (d) in relation to (c) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 10.7.2026;
- (e) in relation to (d) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (f) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 10.4.2026;
- (g) in relation to (f), the implementation of a landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 10.7.2026;
- (h) if any of the above planning condition (a), (b), (c), (d), (f) and (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
- (i) if the above planning condition (e) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (j) upon the expiry of the planning permission, the reinstatement of the application site, including the backfilling and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

The recommended advisory clauses are at **Appendix III**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "Coastal Protection Area" zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. 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. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application form with attachments received on 14.5.2025
<b>Appendix Ia</b>	Supplementary information received on 21.5.2025
<b>Appendix Ib</b>	FI received on 18.6.2025
<b>Appendix Ic</b>	FI received on 11.7.2025
<b>Appendix Id</b>	FI received on 11.7.2025
<b>Appendix Ie</b>	FI received on 25.8.2025 and 27.8.2025
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Recommended Advisory Clauses
<b>Appendix IV</b>	Public Comments
<b>Drawing A-1</b>	Master Layout Plan
<b>Drawing A-2</b>	Drainage Plan
<b>Drawing A-3</b>	Landscape Plan
<b>Drawing A-4</b>	Excavation Plan
<b>Drawing A-5</b>	Fire Services Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4c</b>	Site Photos

**PLANNING DEPARTMENT  
OCTOBER 2025**