

This document is received on 2025-07-23
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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/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

2501543

10/7

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/SIC/193
	Date Received 收到日期	2025-07-23

- 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)

Lantau Riviera Company 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)

RHL Surveyors 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 Nos. 60, 62, 63, 64, 65, 67, Section B of Lot No. 66 & the Remaining Portion of Lot No. 66 in D.D. 331L, 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	☒ Site area 地盤面積 2,859.3 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 439.4 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	Coastal Protection Area
(f) Current use(s) 現時用途	Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities (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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ 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 at09/07/2025..... (DD/MM/YYYY), this application involves a total of2..... "current land owner(s)"[#].
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」[#]。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of2..... "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 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)
1	Lot Nos. 60, 62, 63, 64, 65, 67 in D.D. 331L	19/05/2025
1	Section B of Lot No. 66 & the Remaining Portion of Lot No. 66 in D.D. 331L	19/05/2025

(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)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 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)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]遞送要求同意書[&]

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)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
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[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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	sq.m 平方米		
(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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 748.866 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.5 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 6.75 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 2 m 米 ☒ 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	Holiday camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Filling and Excavation of Land

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ 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"> <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

Holiday camp (Caravan Holiday Camp) with Ancillary Facilities
and Associated Filling and Excavation of Land

(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	439.4	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.15		☒ About 約
Proposed site coverage 擬議上蓋面積	15.37	%	☒ About 約
Proposed no. of blocks 擬議座數	13		
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	3 to 4.5	mPD 米(主水平基準上) m 米	☐ About 約 ☒ 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
政府、機構或社區設施 (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).....
.....
.....☒ 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)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND RECEPTION	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M (ABOUT) (1-STORY)
B2	STORAGE OF TOOLS	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M (ABOUT) (1-STORY)
B3	REFRESHMENT KIOSK	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M (ABOUT) (1-STORY)
B4 - B5	TOILET	25.96M ² (ABOUT)	25.96M ² (ABOUT)	3M (ABOUT) (1-STORY)
B6 - B11	CARAVAN	142.5M ² (ABOUT)	142.5M ² (ABOUT)	3M (ABOUT) (1-STORY)
B12 - B13	RAIN SHELTER	232M ² (ABOUT)	232M ² (ABOUT)	4.8M (ABOUT) (1-STORY)
TOTAL		439.4M ² (ABOUT)	439.4M ² (ABOUT)	

☐ 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)

Around 6 months after the planning approval

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) South Lantau Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (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 <u>1</u> 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (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) _____ _____ _____

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 No 否	☐ Please provide details 請提供詳情 ☒																													
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 No 否	☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 ☐																													
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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
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On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
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On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

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。

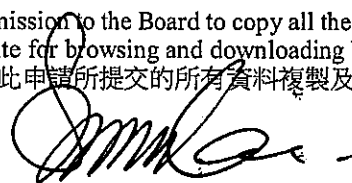
For the justifications of the application, please refer to the attached supplementary sheet.

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



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

Serena, LAU Sze-wan
FHKIS, AAPI, MRICS, R.P.S. (GP), MBA(HKU)

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

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 RHL Surveyors Limited



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

Date 日期

09 JUL 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[@]

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

[@] 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 Nos. 60, 62, 63, 64, 65, 67, Section B of Lot No. 66 & the Remaining Portion of Lot No. 66 in D.D. 331L, Cheung Sha, Lantau Island		
Site area 地盤面積	2,859.3	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	APPROVED SOUTH LANTAU COAST OUTLINE ZONING PLAN NO. S/SLC/23		
Zoning 地帶	Coastal Protection Area		
Applied use/ development 申請用途／發展	Holiday camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Filling and Excavation of Land		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	439.4 ☒ About 約 ☐ Not more than 不多於	0.15 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	13	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	About 3m to 4.5m for each block	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 storey for each block	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	15.37 % ☒ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ 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) _____ _____	1 1
	Total no. of vehicle loading/unloading bays/lays 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) _____ _____	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☒
Paved Ratio Plan		
Lot Index Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

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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Justifications

Background

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

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

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

Operation Plan

Daily Operation Arrangement

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

Transport Arrangement

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

Sewage Arrangement

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

Landscape Proposal

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

Conclusion

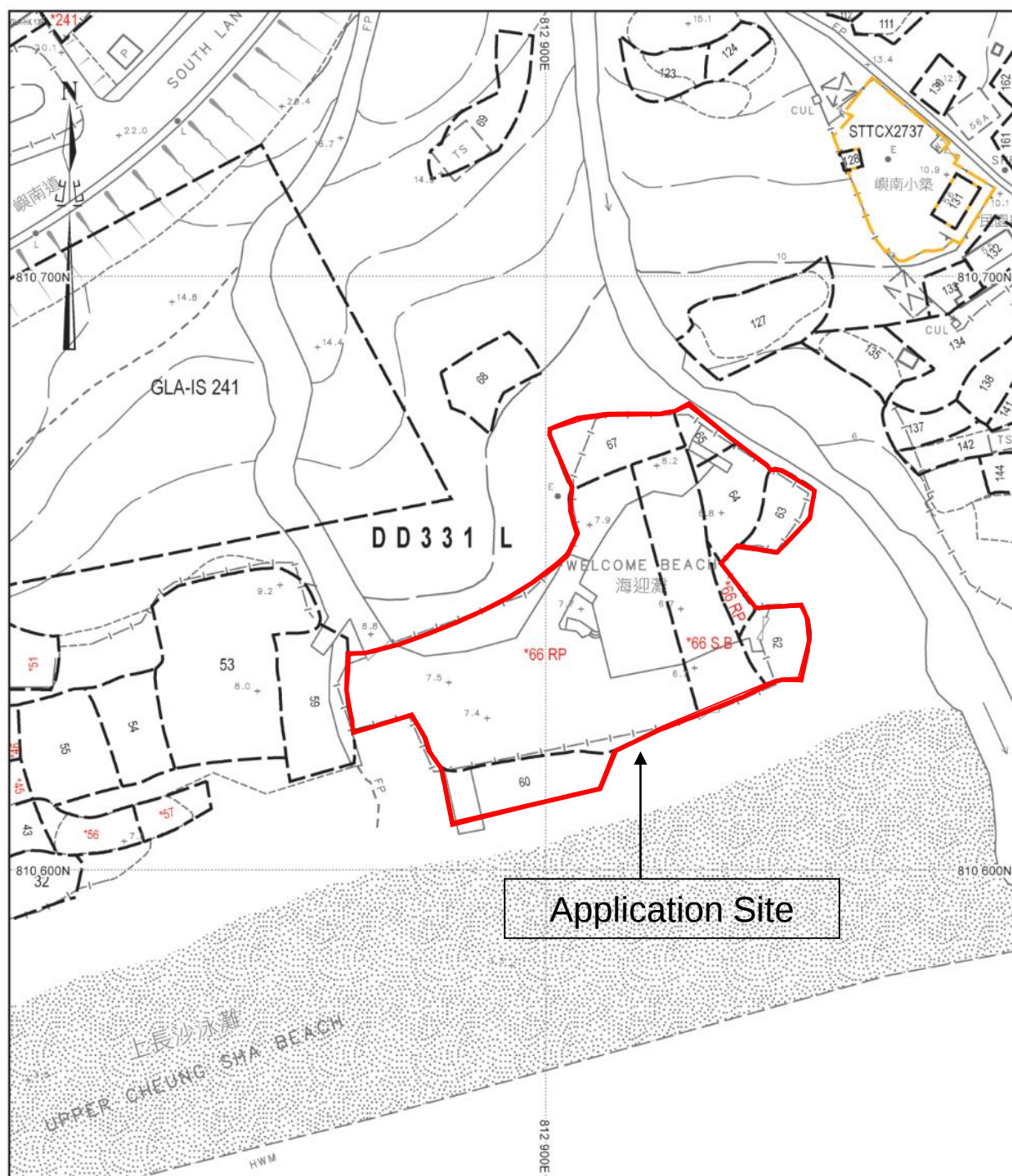
The demand for local holiday camping in Hong Kong has significantly risen even after the travel restriction caused by the COVID-19 outbreak. Since the public awareness of health and leisure lifestyle is rising, people are becoming interested in outdoor recreational activities. Therefore, the popularity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

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

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

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

地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____

Lot Index Plan No. : ags_S00000145231_0001

District Survey Office : Land Information Centre

Date : 10-Jul-2025

Reference No. : 13-NE-9B

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SMO-P01 20250710192527 10

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
Disclaimer : The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

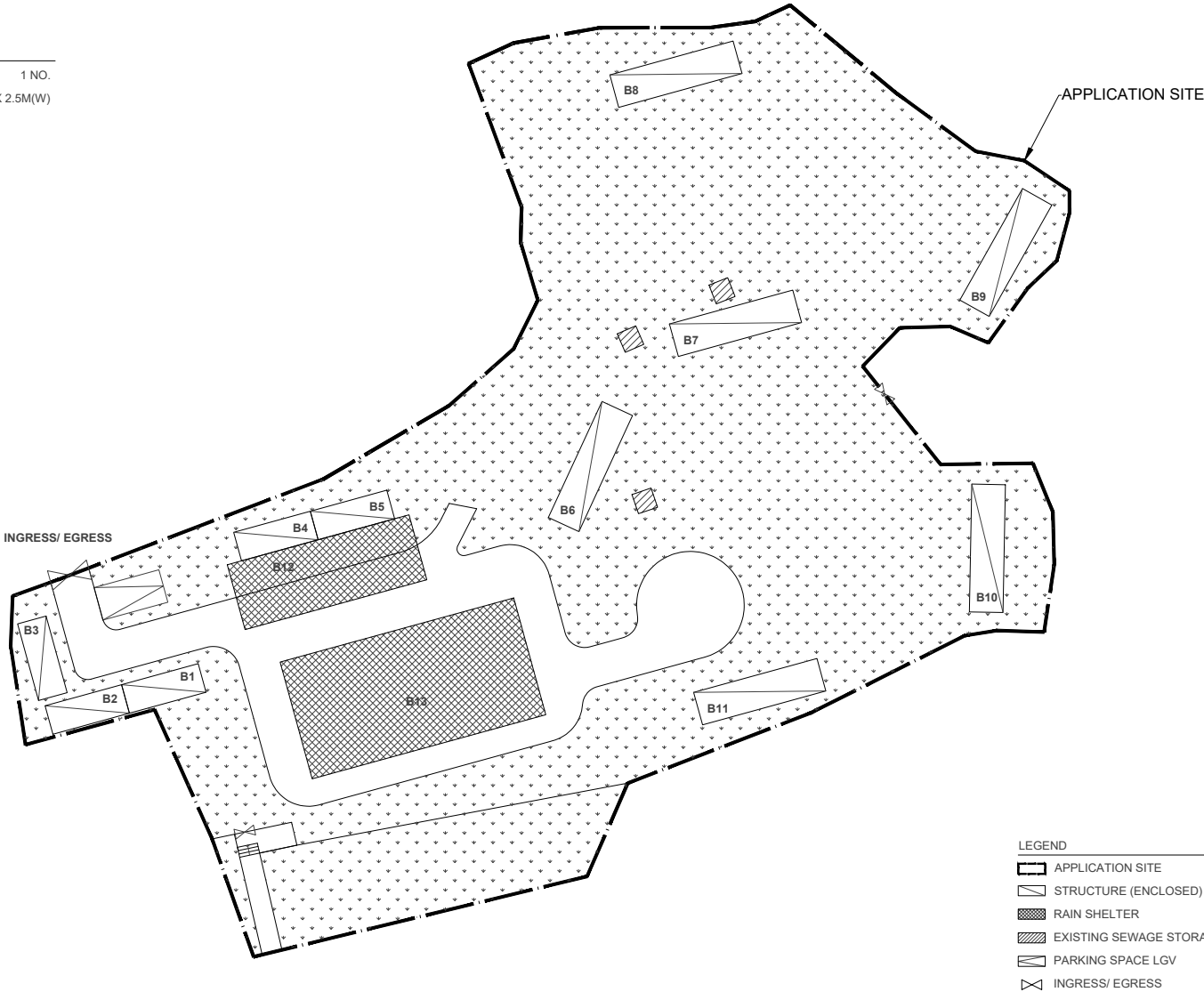
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	2859.3 M ² (ABOUT)
COVERED AREA	439.4M ² (ABOUT)
UNCOVERED AREA	2419.9M ² (ABOUT)
PLOT RATIO	0.15 (ABOUT)
SITE COVERAGE	15.37% (ABOUT)
NO. OF STRUCTURE	13 NOS. (INCLUDING 6 CARAVAN CAMPS)
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GF	439.4M ² (ABOUT)
TOTAL GFA	439.4M ² (ABOUT)
BUILDING HEIGHT	3M-5M(AABOUT)
NO. OF STOREY	1
* INCLUDING THE AREA OF CARAVAN CAMPS	

PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1 NO.
DIMENSION OF PARKING SPACE	5M(L) X 2.5M(W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND RECEPTION	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B2	STORAGE OF TOOLS	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B3	REFRESHMENT KIOSK	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B4 - B5	TOILET	25.96M ² (ABOUT)	25.96M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B6 - B11	CARAVAN	142.5M ² (ABOUT)	142.5M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B12 - B13	RAIN SHELTER	232M ² (ABOUT)	232M ² (ABOUT)	4.5M(AABOUT)(1-STOREY)
TOTAL		439.4M ² (ABOUT)	439.4M ² (ABOUT)	



LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	RAIN SHELTER
	EXISTING SEWAGE STORAGE TANK
	PARKING SPACE LGV
	INGRESS/ EGRESS



- FIRST SUBMISSION 20JUN25

REV. DESCRIPTION DATE

PROJECT
HOLIDAY CAMP (CARAVAN HOLIDAY CAMP)
WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING AND EXCAVATION OF LAND

LOCATION
LOTS 60, 62-65, 66 S.B. 66 RP AND 67
IN D.D. 331L, LANTAU ISLAND,
NEW TERRITORIES

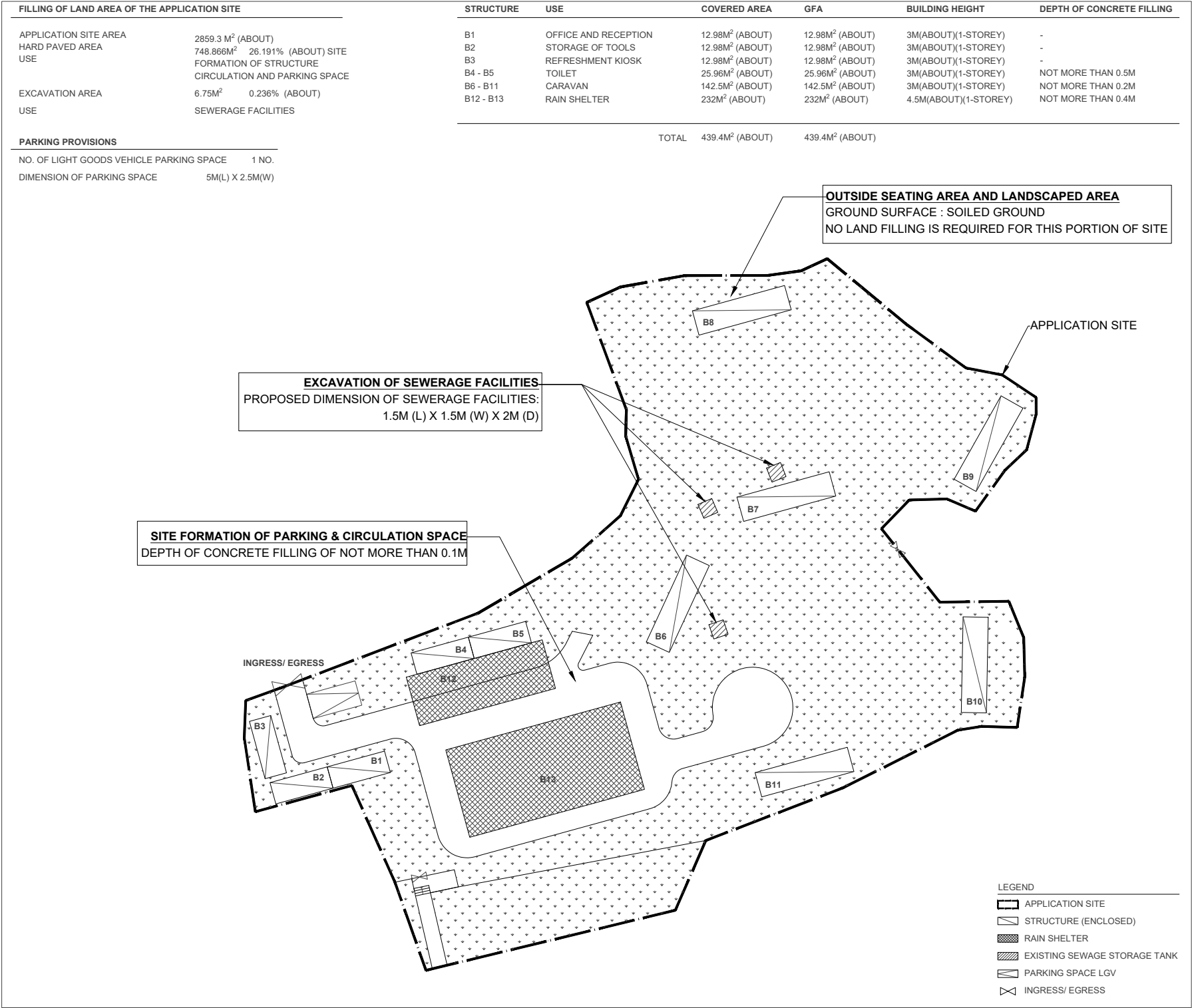
DRAWING TITLE
LAYOUT PLAN

CLIENT LANTAU RIVIERA COMPANY LIMITED

SCALE 1:500 @ A4 DATE 20 JUN 2025

STATUS

JOB ID	DRAWING NO.	REV.
250101	A001	-



- FIRST SUBMISSION 20JUN25

REV. DESCRIPTION DATE

PROJECT
HOLIDAY CAMP (CARAVAN HOLIDAY CAMP)
WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING AND EXCAVATION OF LAND

LOCATION
LOTS 60, 62-65, 66 S.B. 66 RP AND 67
IN D.D. 331L, LANTAU ISLAND,
NEW TERRITORIES

DRAWING TITLE
PAVED RATIO

CLIENT LANTAU RIVIERA COMPANY LIMITED

SCALE 1:500 @ A4 **DATE** 20 JUN 2025

STATUS

JOB ID	DRAWING NO.	REV.
250101	A002	-

DEVELOPMENT PARAMETERS

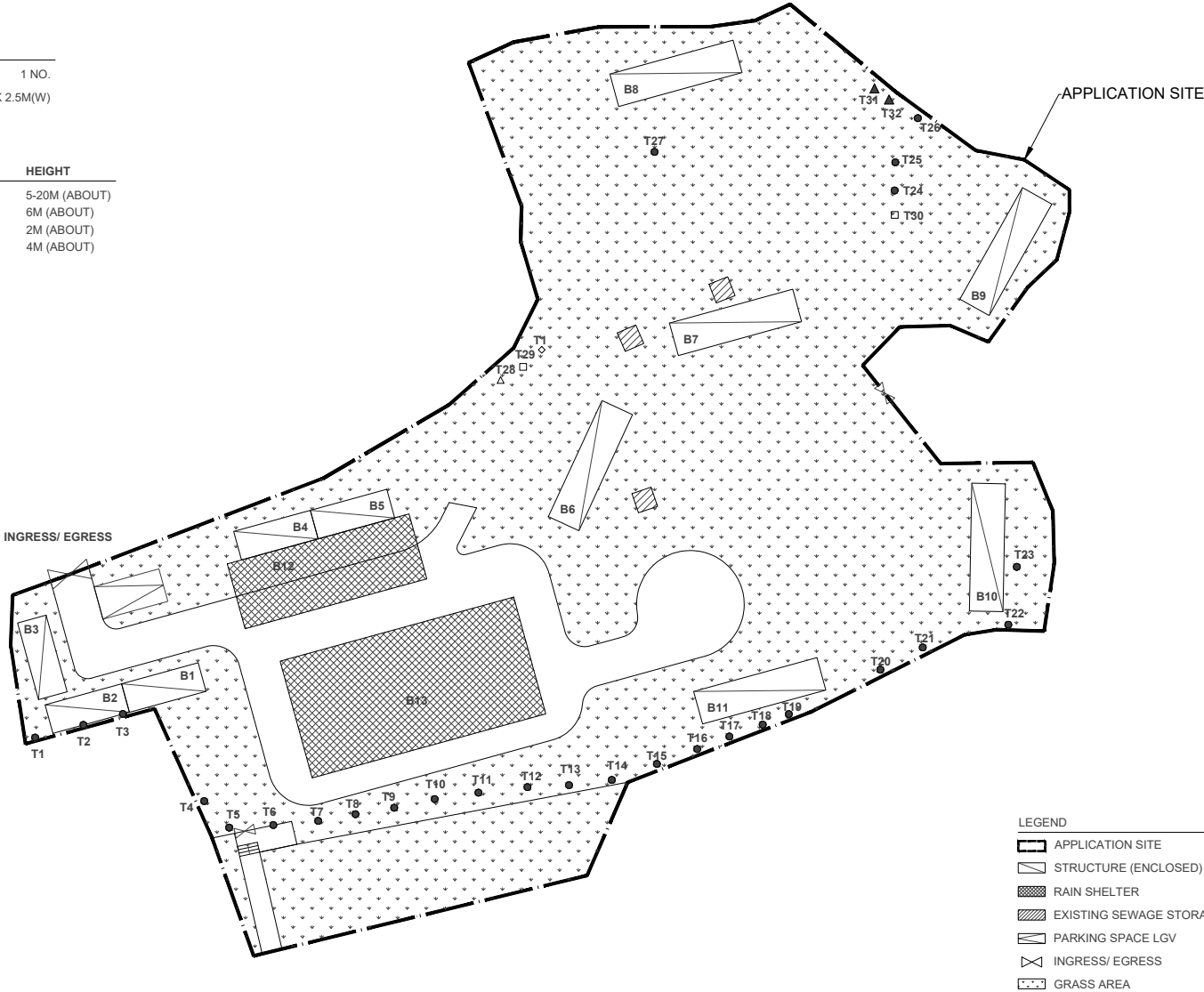
APPLICATION SITE AREA	2859.3 M ² (ABOUT)
COVERED AREA	439.4M ² (ABOUT)
UNCOVERED AREA	2419.9M ² (ABOUT)
PLOT RATIO	0.15 (ABOUT)
SITE COVERAGE	15.37% (ABOUT)
NO. OF STRUCTURE	13 NOS. (INCLUDING 6 CARAVAN CAMPS)
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GF	439.4M ² (ABOUT)
TOTAL GFA	439.4M ² (ABOUT)
BUILDING HEIGHT	3M-5M(ABOUT)
NO. OF STOREY	1
* INCLUDING THE AREA OF CARAVAN CAMPS	

PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1 NO.
DIMENSION OF PARKING SPACE	5M(L) X 2.5M(W)

MARK	TREE NO.	TREE DESCRIPTION	HEIGHT
●	T1 - T27	王棕樹	5-20M (ABOUT)
△	T28	朴樹	6M (ABOUT)
□	T29 - T30	潺槁樹	2M (ABOUT)
▲	T31 - T32	荔枝樹	4M (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND RECEPTION	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B2	STORAGE OF TOOLS	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B3	REFRESHMENT KIOSK	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B4 - B5	TOILET	25.96M ² (ABOUT)	25.96M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B6 - B11	CARAVAN	142.5M ² (ABOUT)	142.5M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B12 - B13	RAIN SHELTER	232M ² (ABOUT)	232M ² (ABOUT)	4.5M(ABOUT)(1-STOREY)
TOTAL		439.4M ² (ABOUT)	439.4M ² (ABOUT)	



- FIRST SUBMISSION 20JUN25

SERIAL DESCRIPTION DATE

PROJECT
HOLIDAY CAMP (CARAVAN HOLIDAY CAMP)
WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING AND EXCAVATION OF LAND

LOCATION
LOTS 60, 62-65, 66 S.B. 66 RP AND 67
IN D.D. 331L, LANTAU ISLAND,
NEW TERRITORIES

DRAWING TITLE
LANDSCAPE PLAN

CLIENT LANTAU RIVIERA COMPANY LIMITED

SCALE 1:500 @ A4 DATE 20 JUN 2025

STATUS

JOB ID	DRAWING NO.	SERIAL
250101	A003	-

主旨: Fw: Revise replacement pages for s.16 Planning Application No. A/SLC/193

From: Cyrus Wong (RHL) [REDACTED]
Sent: Wednesday, July 30, 2025 12:07 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Yik Fung CHAN/PLAND [REDACTED]
Subject: Revise replacement pages for s.16 Planning Application No. A/SLC/193

Dear Sir or Madam,

Refer to the s.16 Planning Application No. A/SLC/193, please find the attached revise replacement pages 7,9,10 & 15.

Should you have any queries, please do not hesitate to contact me.

Best Regards,
Cyrus Wong | 黃浩文
Assistant Surveyor
[REDACTED]



RHL International | 永利行國際



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(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

Holiday camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Filling and Excavation of Land

(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	439.4	sq.m 平方米	☒ About 約
Proposed plot ratio 擬議地積比率	0.15		☒ About 約
Proposed site coverage 擬議上蓋面積	15.37	%	☒ About 約
Proposed no. of blocks 擬議座數	13		
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		mPD 米(主水平基準上)	☐ About 約
	3 to 5	m 米	☒ About 約

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)

Around 6 months after the planning approval

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ 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)) South Lantau Road ☐ 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) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (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 1 _____ 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☐ (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) _____ _____ _____

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 No 否	☐ Please provide details 請提供詳情 ☒																													
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 No 否	☒ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 748.866 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 not more than 0.5 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 6.75 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 2 m 米 ☒ About 約 ☐																													
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 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	About 3m to 5m for each block	m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 storey for each block	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	15.37 % ☒ About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 ☐ Not less than 不少於	
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於	

寄件者: Cyrus Wong (RHL) [REDACTED]
寄件日期: 2025年09月02日星期二 18:00
收件者: tpbpd/PLAND
副本: Dates Yat Ching YEUNG/PLAND; Yik Fung CHAN/PLAND
主旨: Planning Application No. A/SLC/193 - Response to Departmental Comments
附件: Response to concerned departmental comments A_SLC_193.pdf; Appendix Landscape Plan.pdf; Appendix Layout plan.pdf; Appendix Surface Runoff.pdf

類別: Internet Email

Dear Sir or Madam,

Refer to the concerned departmental comments as at 25.8.2025, please find the attached response to comments and the related appendix for your information.
Should you have any queries, please do not hesitate to contact me.

Best Regards,
Cyrus Wong | 黃浩文
Assistant Surveyor
[REDACTED]



RHL International | 永利行國際
[REDACTED]



Hong Kong Property PRC & Overseas Property Business Valuation / Financial Instrument Hong Kong Land Matters Dispute / Court Case Expert Witness

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Response to the concerned departmental comments as at 25.8.2025

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

Application No. A/SLC/193

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

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

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

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

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

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

Comments from Director of Environmental Protection	Responses
- Please confirm whether the sewage stored in the sewage collection tanks will be collected regularly for disposal by licensed collectors. - It is noted that the proposed camp site is designed to accommodate 18 visitors with 2 regular staff on site. Please be reminded that according to S.5.2.4(b) of the HKPSG, "at location where public sewerage is not available and population is more than 50 people, sewage treatment plants should be installed..."	Licensed collectors will closely monitor and regularly collect stored sewage for disposal.
- Whilst no public announcement system would be provided on site and visitors would not be allowed to bring such equipment, please also clarify whether any portable loudspeaker or any form of amplification system would be allowed within the Site, and (ii) whether there would be any administrative measures to minimise the potential noise nuisance to the surrounding sensitive receivers (e.g. post notices to remind all campers about noise control). - It is noted that visitors are not permitted to enter the site without appointments. Under such circumstances, please remind the future operator to comply with the Noise Control Ordinance (Cap.	Portable loudspeakers are not permitted on-site. Notices will be posted to remind users about the noise control.

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

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

There are two trees marked as "T1" in the Landscape Plan. Please review.	
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DEVELOPMENT PARAMETERS

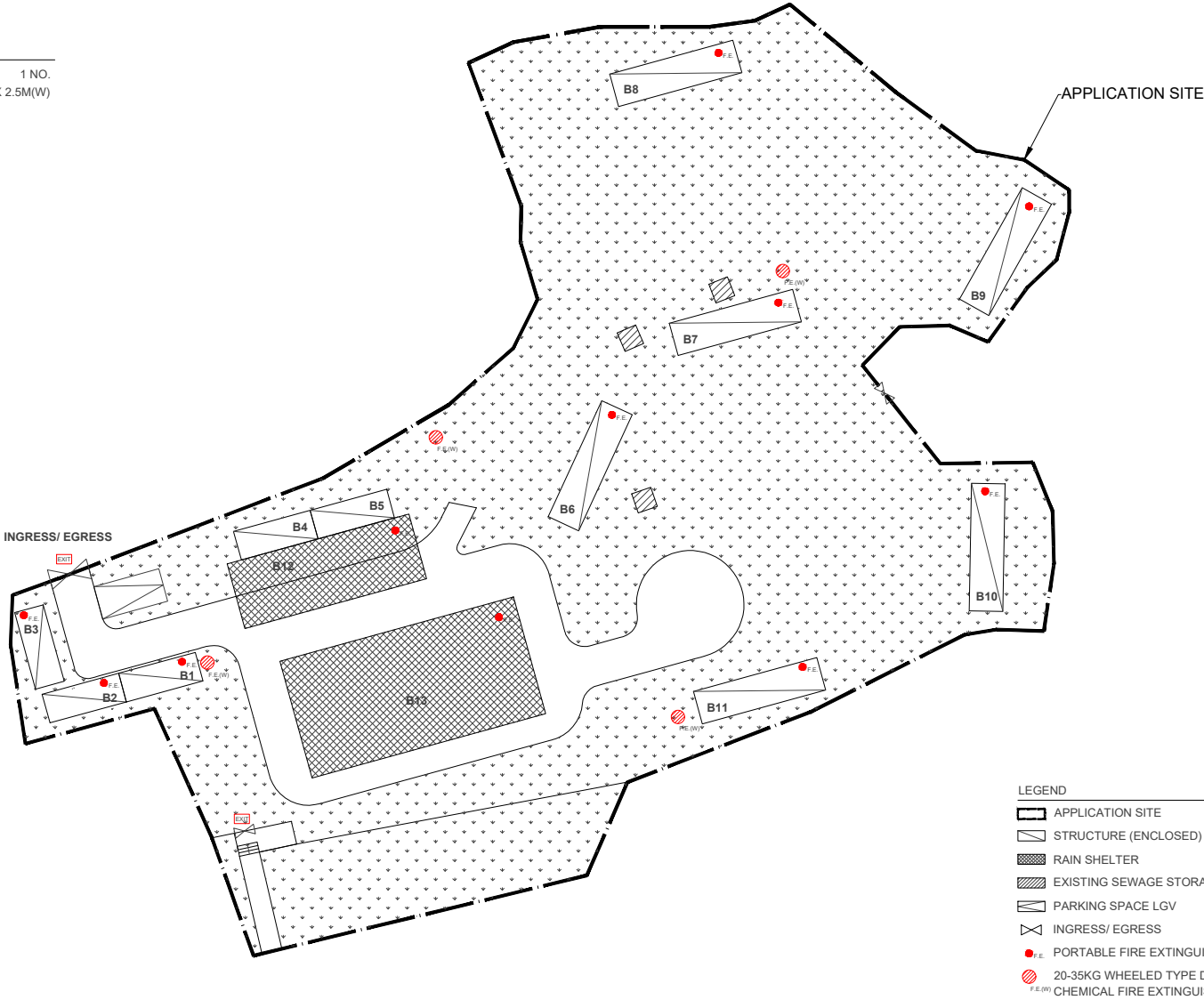
APPLICATION SITE AREA	2859.3 M ² (ABOUT)
COVERED AREA	439.4M ² (ABOUT)
UNCOVERED AREA	2419.9M ² (ABOUT)
PLOT RATIO	0.15 (ABOUT)
SITE COVERAGE	15.37% (ABOUT)
NO. OF STRUCTURE	13 NOS. (INCLUDING 6 CARAVAN CAMPS)
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GF	439.4M ² (ABOUT)
TOTAL GFA	439.4M ² (ABOUT)
BUILDING HEIGHT	3M-5M(AABOUT)
NO. OF STOREY	1

* INCLUDING THE AREA OF CARAVAN CAMPS

PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1 NO.
DIMENSION OF PARKING SPACE	5M(L) X 2.5M(W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND RECEPTION	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B2	STORAGE OF TOOLS	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B3	REFRESHMENT KIOSK	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B4 - B5	TOILET	25.96M ² (ABOUT)	25.96M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B6 - B11	CARAVAN	142.5M ² (ABOUT)	142.5M ² (ABOUT)	3M(AABOUT)(1-STOREY)
B12 - B13	RAIN SHELTER	232M ² (ABOUT)	232M ² (ABOUT)	4.5M(AABOUT)(1-STOREY)
TOTAL		439.4M ² (ABOUT)	439.4M ² (ABOUT)	



A	MINOR AMENDMENT	29AUG25
-	FIRST SUBMISSION	20JUN25

REV.	DESCRIPTION	DATE
------	-------------	------

PROJECT

HOLIDAY CAMP (CARAVAN HOLIDAY CAMP)
WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING AND EXCAVATION OF LAND

LOCATION

LOTS 60, 62-65, 66 S.B. 66 RP AND 67
IN D.D. 331L, LANTAU ISLAND,
NEW TERRITORIES

DRAWING TITLE

LAYOUT PLAN

CLIENT LANTAU RIVIERA COMPANY LIMITED

SCALE 1:500 @ A4 **DATE** 20 JUN 2025

STATUS

JOB ID	DRAWING NO.	REV.
250101	A001	A



APPLICATION SITE

EXISTING STREAM

INGRESS/ EGRESS

LEGEND	
	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	RAIN SHELTER
	EXISTING SEWAGE STORAGE TANK
	PARKING SPACE LGV
	INGRESS/ EGRESS
	WATER FLOW

REV.	DESCRIPTION	DATE
-	FIRST SUBMISSION	20JUN25
PROJECT		
HOLIDAY CAMP (CARAVAN HOLIDAY CAMP) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING AND EXCAVATION OF LAND		
LOCATION		
LOTS 60, 62-65, 66 S.B, 66 RP AND 67 IN D.D. 331L, LANTAU ISLAND, NEW TERRITORIES		
DRAWING TITLE		
SURFACE RUNOFF		
CLIENT LANTAU RIVIERA COMPANY LIMITED		
SCALE	1:500 @ A4	DATE 20 JUN 2025
STATUS		

JOB ID	DRAWING NO.	REV.
250101	A004	-

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	2859.3 M ² (ABOUT)
COVERED AREA	439.4M ² (ABOUT)
UNCOVERED AREA	2419.9M ² (ABOUT)
PLOT RATIO	0.15 (ABOUT)
SITE COVERAGE	15.37% (ABOUT)
NO. OF STRUCTURE	13 NOS. (INCLUDING 6 CARAVAN CAMPS)
DOMESTIC GFA	NOT APPLICABLE
NON-DOMESTIC GF	439.4M ² (ABOUT)
TOTAL GFA	439.4M ² (ABOUT)
BUILDING HEIGHT	3M-5M(ABOUT)
NO. OF STOREY	1

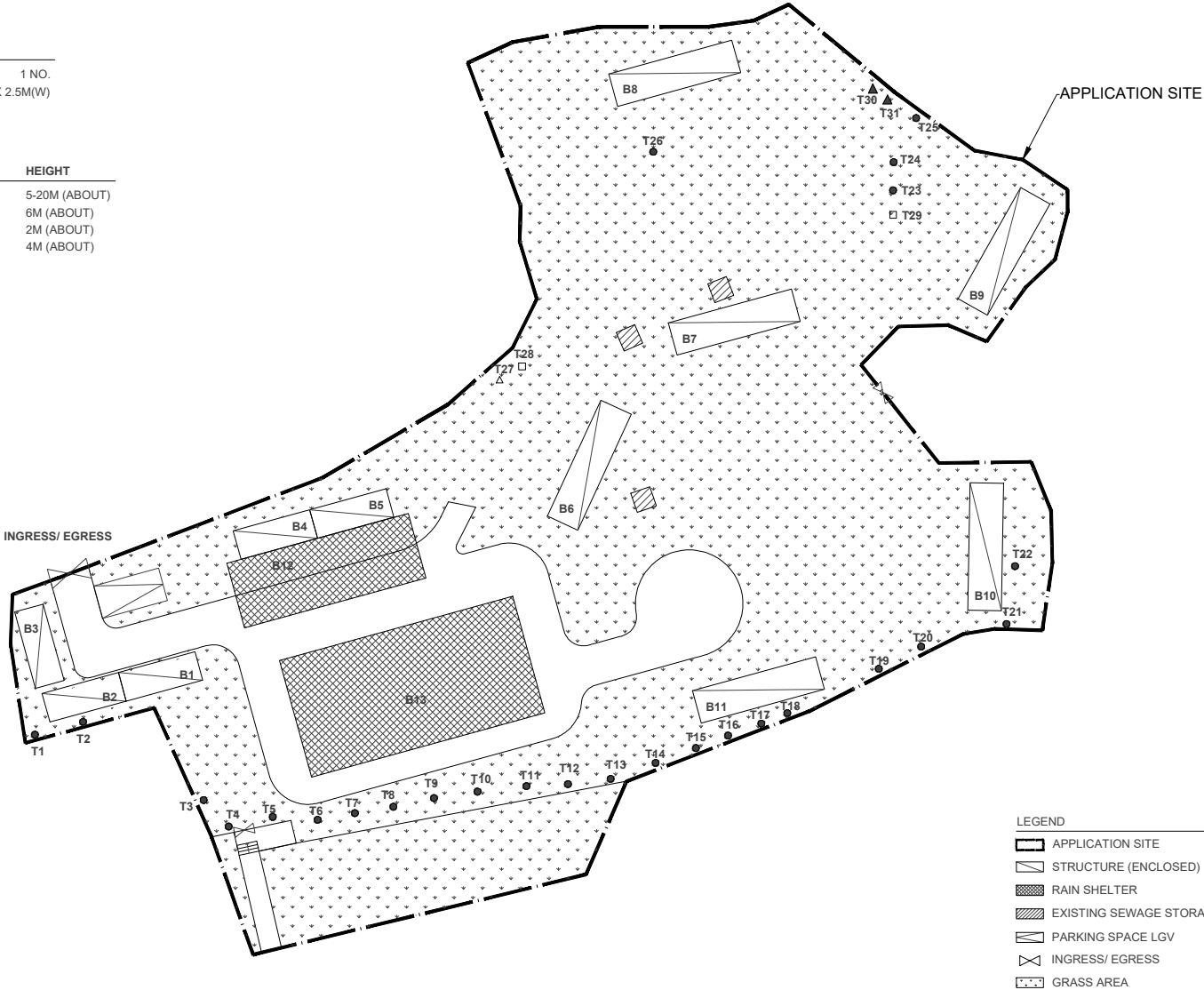
* INCLUDING THE AREA OF CARAVAN CAMPS

PARKING PROVISIONS

NO. OF LIGHT GOODS VEHICLE PARKING SPACE	1 NO.
DIMENSION OF PARKING SPACE	5M(L) X 2.5M(W)

MARK	TREE NO.	TREE DESCRIPTION	HEIGHT
●	T1 - T26	王棕樹	5-20M (ABOUT)
△	T27	朴樹	6M (ABOUT)
□	T28 - T29	潺槁樹	2M (ABOUT)
▲	T30 - T31	荔枝樹	4M (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	OFFICE AND RECEPTION	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B2	STORAGE OF TOOLS	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B3	REFRESHMENT KIOSK	12.98M ² (ABOUT)	12.98M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B4 - B5	TOILET	25.96M ² (ABOUT)	25.96M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B6 - B11	CARAVAN	142.5M ² (ABOUT)	142.5M ² (ABOUT)	3M(ABOUT)(1-STOREY)
B12 - B13	RAIN SHELTER	232M ² (ABOUT)	232M ² (ABOUT)	4.5M(ABOUT)(1-STOREY)
TOTAL		439.4M ² (ABOUT)	439.4M ² (ABOUT)	



A	MINOR AMENDMENT	29AUG25
-	FIRST SUBMISSION	20JUN25

REV.	DESCRIPTION	DATE
------	-------------	------

PROJECT
HOLIDAY CAMP (CARAVAN HOLIDAY CAMP)
WITH ANCILLARY FACILITIES AND ASSOCIATED
FILLING AND EXCAVATION OF LAND

LOCATION
LOTS 60, 62-65, 66 S.B. 66 RP AND 67
IN D.D. 331L, LANTAU ISLAND,
NEW TERRITORIES

DRAWING TITLE
LANDSCAPE PLAN

CLIENT LANTAU RIVIERA COMPANY LIMITED

SCALE 1:500 @ A4 **DATE** 20 JUN 2025

STATUS

JOB ID	DRAWING NO.	REV.
250101	A003	A

寄件者: Cyrus Wong (RHL) [REDACTED]
寄件日期: 2025年09月19日星期五 15:17
收件者: tpbpd/PLAND
副本: Dates Yat Ching YEUNG/PLAND; Yik Fung CHAN/PLAND
主旨: Planning Application No. A/SLC/193 - Response to Departmental Comments
附件: Response to concerned departmental comments A_SLC_193 - 19-9-2025.pdf
類別: Internet Email

Dear Sir or Madam,

Refer to the concerned departmental comments as at 9.9.2025 & 17.9.2025, please find the attached response to comments for your information.
Should you have any queries, please do not hesitate to contact me.

Best Regards,
Cyrus Wong | 黃浩文
Assistant Surveyor
[REDACTED]



RHL International | 永利行國際
[REDACTED]



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Response to the concerned departmental comments as at 9.9.2025 and 17.9.2025

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

Application No. A/SLC/193

Comments from Chief Highway Engineer/New Territories East, Highways	Responses
- Please advise the management and maintenance parties of the local access branching from South Lantau Road to the site. - As the local access solely serves for the site, this office will not take up the maintenance responsibility of the access. The applicant may consider taking up the M&M of the access.	According to the Lot Index Plan submitted on 23 rd July 2025, this local access connects not only to the application site but also to various private lots. The applicant has no information about the responsible party of the construction, management, and maintenance of the mentioned local access.

Comments from Chief Engineer of Hong Kong and Islands Division, Drainage Services Department	Responses
- If drainage improvement works is required during the operation of the camp site, the improvement works should be implemented by the applicant.	Noted.

Comments from Director of Fire Services	Responses
i. For enclosed structure with gross floor area not exceeding 230m², only fire extinguishers and Stand-alone Fire Detector shall be provided; ii. In relation to i. above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously; iii. The Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”; iv. The type of fire extinguishers shall be clearly indicated on plan and FS Note; and v. The wheeled type dry chemical fire extinguishers are considered as self-upgrade and not a mandatory requirement by this Department. -	Noted. The proposed fire services installations (FSIs) will follow the guidelines and requirements from the Fire Services Department.

Previous s.16 Application at the Application Site[^]
on the South Lantau Coast Outline Zoning Plan

Application No.	Proposed Use(s)	Date of Approval	Approval Conditions
A/SLC/178	Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Associated Filling and Excavation of Land	24.11.2023 (RNTPC) [Revoked on 24.5.2025*]	(1) – (9)

Approval conditions:

- (1) no more than 10 caravans, as proposed by the applicant, are allowed to be provided on-site at any time during the planning approval period;
- (2) 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 TPB by 24.5.2024;
- (3) in relation to (2) 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 TPB by 24.8.2024;
- (4) 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 TPB by 24.5.2024;
- (5) in relation to (4) 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 TPB by 24.8.2024;
- (6) in relation to (5) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (7) if any of the above planning condition (1) or (6) 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;
- (8) if any of the above planning condition (2), (3), (4) or (5) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and

- (9) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the TPB.

Remarks:

- ^ The application sites of A/SLC/178 and A/SLC/193 vary from inclusion/exclusion of government land and some private lots.
- * As the applicant had failed to comply with conditions (b) and (d) satisfactorily by 24.5.2024, the planning permission for the subject application had already been revoked on the same date.

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

Approved Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Approval Condition(s)
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/191	Proposed Temporary Holiday Camp with Ancillary Facilities and Associated Excavation of Land for a Period of 5 Years	10.10.2025 (RNTPC)	(2), (11), (12) and (16)

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
- (16) Implementation of the accepted proposal of fire service installations and water supplies for firefighting

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Rejection Reason(s)
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.

Recommended Advisory Clauses

1. failure to reinstate the application site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions.
2. to note the comments of the District Lands Officer/ Islands, Lands Department (LandsD) that:
 - (a) recent inspection revealed that the Government land (“GL”) adjoining the Site was being fenced without Government’s prior approval. Any occupation of GL without Government’s prior approval is not allowed. Although such portion of GL does not form part of the Site, the applicant should immediately cease this illegal occupation of GL as demanded by LandsD. Her office reserves the rights to take necessary land control actions against the illegal occupation of GL without further notice; and
 - (b) the owner of the lots shall apply to LandsD for a Short Term Waiver (STW) to permit the proposed structures within the 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 to be imposed by LandsD.
3. to note the comment of the Chief Town Planner/ Urban Design and Landscape, Planning Department that:

the 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).
4. to note the comment of the Chief Heritage Executive (Antiquities & Monuments), Antiquities and Monuments Office (AMO), Development Bureau that:
 - (a) pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the

applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the Ordinance are discovered in the course of works; and

- (b) the applicant should inform AMO the work schedule for AMO to conduct site inspection as and when required.

5. 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;
- (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; and

- (e) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/or CuSPO, if applicable.

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

- (a) based on the submitted FSI proposal, please note the following comments:
 - (i) for enclosed structure with gross floor area not exceeding 230m², only fire extinguishers and Stand-alone Fire Detector shall be provided;
 - (ii) in relation to (i) above, where two or more Stand-alone Fire Detectors are installed in an enclosed structure, all stand-alone detectors shall be interconnected (either wired or wirelessly) such that when one of the stand-alone fire detector is triggered, all connected Stand-alone Fire Detectors shall sound an alarm simultaneously;
 - (iii) the Stand-alone Fire Detector shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
 - (iv) the type of fire extinguishers shall be clearly indicated on plan and FS Note; and
 - (v) the wheeled type dry chemical fire extinguishers are considered as self-upgrade and not a mandatory requirement by his Department.
- (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.

7. 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.

8. to note the comments of the Director of Electrical and Mechanical Services:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

9. to note the comments of the Director of Leisure and Cultural Services:

the location of the proposed works is outside the boundary of the gazetted Upper Cheung Sha Beach (UCSB). Considering its close proximity, the applicant shall note that no works shall be carried out within UCSB, and storage or placing of any materials, tools or equipment anywhere within UCSB is not permitted. Should this be required at any time, a separate application for excavation works must be submitted to Leisure and Cultural Services Department for approval.

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

參考編號
Reference Number: 250802-173159-78429

提交限期
Deadline for submission: 22/08/2025

提交日期及時間
Date and time of submission: 02/08/2025 17:31:59

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/193

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

意見詳情
Details of the Comment :

本人反對是項申請，原因如下

1. 申請地點多年來在沒有取得規劃許可及或滿足許同條件下營運，是「先發展（破壞），後申請」的絕佳負面例子。
2. 該地點上次居然獲有條件許可(申請編號A/SLC/178)而非拒絕已經非常令人遺憾，然有關的兩項主要許可條件（消防安排及排水)卻在時限內未獲履行，是意味該地點有不可克復限制？如是，當局就應直接拒絕。無論如何，「有條件批准」客觀上會令一般人又或消費者誤會該處的營運是「已獲批准」，並不了解而是一項尚待滿足一些條件的批准。今次申請又會否構成類似情況，形同用申請買時間？
3. 考慮到上次批准的詳情及有關條件，當局應現階段要求提供消防及排水事宜資料。

From:
Sent: 2025-08-05 星期二 20:27:22
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on Planning Application A/SLC/193

Dear Sirs

The proposed Holiday Camp (Caravan Holiday Camp) appears largely a continuation of that previously conditionally approved and operated until recently closed.

It is noted that existing vegetation including mature trees will not be affected, and that sewerage provisions in this very sensitive location adjacent to the beach, will strictly comply with government provisions to remove and treat. Both must be implemented and included in any approval conditions.

The proposed operation is 6 caravans capable of accommodating some 18 people. This is not dissimilar to the previous operation, and prima facie is not a disruptive operation if used as holiday accommodation only.

Where the previous operation was disruptive and intrusive was the some-time use of the site as a party venue with loudly amplified music into the late evening. As nearby residents, we heard this clearly in the otherwise quiet ambience of Cheung Sha. Accordingly, **I strongly suggest that there be a prohibition on the use of the camp for party events, and a prohibition on the use of any amplified broadcasts whether it be camp announcements or music broadcasts**. This would not conflict with the applicant's expressed desire to operate a residential holiday camp, but would prevent the camp developing into an entertainment venue.

Yours sincerely

Clive Noffke

From:
Sent: 2025-08-10 星期日 15:58:36
To: tpbpd/PLAND <tpbpd@pland.gov.hk>; tpbpd/PLAND
<tpbpd@pland.gov.hk>
Subject: FW: Comments on Planning Application A/SLC/193

Dear Sirs

Further to my comments below, it has been brought to my attention that the former approval A/SLC/178, was in fact revoked due to failure to comply with Fire and Drainage conditions, This a commendable action on the part of government.

It does however bear on the present application. It may be that the new applicant is the old one re-branded, who may again transgress conditions applied by Board. Or if a new applicant entirely, may still not comply with very necessary approval provisions.

The applicant has said it will comply within 6 months. I would suggest that **approval granted will be revoked immediately if relevant conditions are not met in full within 12 months.** And that this be made part of any approval.

Yours sincerely

Clive Noffke

From:
Sent: Tuesday, August 05, 2025 8:27 PM
To: Town Planning Board (tpbpd@pland.gov.hk)
Subject: Comments on Planning Application A/SLC/193

Dear Sirs

The proposed Holiday Camp (Caravan Holiday Camp) appears largely a continuation of that previously conditionally approved and operated until recently closed.

It is noted that existing vegetation including mature trees will not affected, and that sewerage provisions in this very sensitive location adjacent to the beach, will strictly comply with government provisions to remove and treat. Both must be implemented and included in any approval conditions.

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Yours sincerely

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

2 "附加"

Clive Noffke

From:
Sent: 2025-08-22 星期五 03:57:49
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SLC/193 Cheung Sha CPA Tent City

A/SLC/193 Welcome Beach

Lots 60, 62, 63, 64, 65, 66 S.B, 66 RP and 67 in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island

Site area: 2,859.3 m²

Zoning: "Coastal Protection Area"

Applied Development: 6 Caravan Camp / Refreshment Kiosk / 1 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

While a holiday camp has been operated on the site for almost a decade, to date the operation has never been in compliance with the conditions.

178 Approved 23 Nov 2023 Revoked 24 May 2024

Claims that the applicant is a new operator is questionable as it is very easy to register a new company in HK and getting more difficult to check the details of the registrations.

In view of the impact of climate change, fulfilment of conditions can no longer be taken lightly. Drainage on slopes is now a major consideration.

An approval of 5 years is not acceptable. Paper says conditions will be fulfilled by 6 months. In view of the history of the site and approval should be restricted to ONE YEAR ONLY.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 23 October 2023 2:54 AM HKT
Subject: Re: A/SLC/178 Cheung Sha CPA Tent City

Dear TPB Members,

Some minor tweaking but no reduction in the extensive area to be covered in concrete.

The amount of land to be filled in for parking is disproportionate to the requirements for two vehicles.

Caravans have wheels so why the concrete structures. Tool shed but no hobby farm?

The damage to the local ecosystem would be extensive.

Members should not reward Destroy to Build activities.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Wednesday, 7 June 2023 2:55 AM CST

Subject: A/SLC/178 Cheung Sha CPA Tent City

A/SLC/178 Welcome Beach

Lots 62 (Part), 63, 64, 65, 66 S.B, 66 RP and 67 in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island

Site area 2,761 m² Includes Government Land of about 119 m²

Zoning : "Coastal Protection Area"

Applied Development : 12 Caravan Camp / BBQ / 2 Vehicle Parking / **5 Years / Filling of Land**

Dear TPB Members,

The 2017 application was withdrawn but the operation went ahead

<https://welcomebeach2020.wixsite.com/welcomebeach/explore>

The question is how come the authorities have taken no enforcement action with regard to the unapproved operation? So much for the proclamations we are bombarded with on a daily basis with regard to how HK is now a land of milk and honey and all rules and regulations are strictly enforced? Members must question why very visible illegal activities are not addressed in a timely and determined fashion. 6,000 cops on urban streets on June 4 while no action taken with regard to very specific regulations in NT. This is discrimination against urban residents.

The filling of land involves an area of about 1,085m², almost half the site. This is clearly in breach of:

Planning Intention

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of 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.

Approval of application like this not only reward malpractice, they also encourage further appropriation and development of sensitive coastal areas that should be protected in line with HK's international commitments.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 3 July 2017 1:12 AM CST

Subject: Re: A/SLC/146 Cheung Sha CPA

Dear TPB Members,

On 5.6.2017, the applicant submitted further information to respond to comments of Agriculture, Fisheries and Conservation Department, Water Supplies Department, Drainage Services Department, Transport Department, Environmental Protection Department and Planning Department and submit a new Sewage Collection Plan and a revised Drainage Proposal.

Unfortunately these materials were not shared with members of the public. This is an application for a development on Lantau. Surely local residents would not be expected to expend the time required to catch a bus to ferry pier, ferry to Central, long walk to MTR to get to Quarry Bay and reverse process to get back, all in office hours, to check out content?

All previous objections upheld. It is obvious that this application has many serious issues with regard to environmental impact.

TPB members should save the board's and public time by a swift rejection of this plan.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, March 9, 2017 1:30:57 AM

Subject: A/SLC/146 Cheung Sha CPA

A/SLC/146

Lots in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island
Site area 3,015.7 m² Includes Government Land of about 472.1 m²
Zoning : "Coastal Protection Area"
Applied Development : Holiday Camp

Dear TPB Members,

A No Names application to trash a very large CPA site under the guise of 'caravan park'.

CPA 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.

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.

Plans are to construct four buildings including toilets. These structures would have a serious impact on fauna, birds and wildlife. Parking would degrade the land. The facility would generate considerable garbage and sewerage issues.

Cheung Sha beach is a public beach and no additional sections of it should be fenced off for private and commercial gain.

As there is a presumption against development and the proposed use is neither conservation focused nor an essential use the application should be rejected in order not to crease an undesirable precedent.

Mary Mulvihill

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

參考編號

Reference Number:

250822-175024-52721

提交限期

Deadline for submission:

22/08/2025

提交日期及時間

Date and time of submission:

22/08/2025 17:50:24

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/193

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Fred

意見詳情

Details of the Comment :

Looking at the drawings it seems that the request is exceeding the boundaries of the previous land. It also has been seen that the company already in the last months illegally install fencing on government land towards the sea.

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

參考編號
Reference Number: 250822-210057-32112

提交限期
Deadline for submission: 22/08/2025

提交日期及時間
Date and time of submission: 22/08/2025 21:00:57

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/193

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

意見詳情
Details of the Comment :

堅決反對開發南大嶼山！請留下一片寧靜的沙灘！

現在的貝澳營地足夠用，再開發更多的，只是吸引非香港本地的孤寒揸包客過來露營，他們只會增加香港旅遊的負擔而不會帶來什麼利益！
進入大嶼山禁區的道路已經十分擁堵，車輛帶來的空氣污染，使得香港再無一片淨土！