

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SLC/193

<u>Applicant</u>	: Lantau Riviera Company Limited represented by RHL Surveyors Limited
<u>Site</u>	: Lots 60, 62, 63, 64, 65, 66 S.B, 66 RP and 67 in D.D. 331L, Cheung Sha, Lantau Island
<u>Site Area</u>	: About 2,859.3m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural purpose)
<u>Plan</u>	: Approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/23
<u>Zoning</u>	: “Coastal Protection Area” (“CPA”)
<u>Application</u>	: Proposed Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities and Associated Filling and Excavation of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed holiday camp (caravan holiday camp) with ancillary facilities and associated filling and excavation of land at the application site (the Site). The Site falls within an area zoned “CPA” on the approved South Lantau Coast OZP No. S/SLC/23 (**Plans A-1 and A-2**). According to the Notes of the OZP, ‘Holiday Camp’, which is a Column 2 use, and excavation and filling of land in the “CPA” zone require planning permission from the Town Planning Board (the Board).
- 1.2 The majority of the Site (about 2,636.4m², 92.2%) is the subject of a previous application (No. A/SLC/178) for regularising the temporary holiday camp (caravan holiday camp) and place of recreation, sports or culture (barbecue site) with ancillary facilities for a period of three years and associated filling and excavation of land existed on the Site at that time submitted by a different applicant, which was approved with conditions by the Rural and New Town Planning Committee (the Committee) on 24.11.2023 (the Previous Approved Scheme). The planning permission was revoked on 24.5.2024 as the applicant had failed to comply with approval conditions related to fire service and drainage installations by the specified date. The current application intends to develop the Site into similar holiday camp use on a permanent basis with commitments to fulfil all relevant approval conditions upon obtaining approval. Compared to the Previous Approved Scheme, the scale of

the proposed camping facilities has been reduced¹ with adjustment to the site boundary to include adjacent private land and exclude government land.

- 1.3 The Site, situated on a rural coastal plain fronting Upper Cheung Sha Beach, is currently vacant and fenced off. The remnants of the previous approved caravan holiday camp including the camp structures have been removed. Parts of the Site remain hard-paved while the remaining area features grass and shrubs. Access to the Site is available through a local road connecting South Lantau Road and Upper Cheung Sha Beach, which allows access by pedestrian and medium size vehicles including emergency vehicles (**Plans A-2 to A-4**).
- 1.4 The proposed holiday camp comprises 13 single-storey structures, including 6 caravan holiday camps, an office and reception, a storage room, a refreshment kiosk, two toilets and two rain shelters as shown on the Layout Plan (**Drawing A-1**). All ancillary facilities will serve only the visitors of proposed holiday camp. No barbecue site is proposed. A light goods vehicle parking space is proposed for staff use only. The applicant also seeks to regularise the existing filling and excavation of land carried out in the Previous Approved Scheme. According to the Land Excavation and Filling Area Plan submitted by the applicant (**Drawing A-2**), part of the Site (about 748.9m², about 26% of the Site) has already been paved with concrete, with a depth of not more than 0.5m which is proposed to be maintained mainly for circulation and parking space. The remaining part of the Site (about 2,110.4m², about 74% of the Site) will be landscaped with greenery and outside seating area, in which some areas (about 336.1m², about 12% of the Site) originally paved in the Previous Approved Scheme are currently unpaved and landscaped with shrubs. Also, there are three areas which have been excavated with a total area of 6.75m² and 2m in depth for installation of sewerage facilities beneath the ground level. Key development parameters are shown in the table below:

Site Area	About 2,859.3m ²
Total Gross Floor Area	About 439.4m ²
Site Coverage	About 15.37%
No. of Structures	13 (including 6 caravans, an office and reception, a storage room, a refreshment kiosk, two toilets and two rain shelters)
Building Height	1 storey (about 3 - 5m)

- 1.5 The proposed holiday camp will operate daily from 9:00 a.m. to 9:00 p.m., except for overnight camp visitors. Advance reservation is required and walk-in visitors will not be allowed. The maximum daily capacity of the holiday camp is 20 individuals, including 18 visitors and two staff. The two staff will not stay overnight at the Site. As no visitor parking space is provided, the visitors will be encouraged to use public transport and walk to the camp from South Lantau Road.
- 1.6 According to the Landscape Plan (**Drawing A-3**), the 31 existing trees at the Site will be retained and the proposed holiday camp will not induce any direct impacts on the existing trees or vegetation. The applicant states that the majority of the Site will remain as green space, with at least 74% of the Site covered by grass or shrubs.

¹ Compared with the Previous Approved Scheme, the number of structures are reduced from 15 to 13 while the number of caravans are reduced from 10 to 6.

Only about 26% of the Site is maintained as paved area for vehicular circulation and staff parking. Sewage collection tanks will be installed for sewage discharge where contractors will collect stored sewage regularly for disposal. The applicant also indicates that the surface runoff can now be properly drained away at the Site and hence no new drainage system is proposed (**Drawing A-4**). Besides, no public announcement system or portable loudspeakers will be used at the Site.

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

- (a) application form with attachments received on 23.7.2025; (**Appendix I**)
- (b) Supplementary information received on 30.7.2025; (**Appendix Ia**)
- (c) further information (FI) received on 3.9.2025*; and (**Appendix Ib**)
- (d) FI received on 19.9.2025[#]. (**Appendix Ic**)

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

[#]accepted but exempted from publication and recounting requirement

2. Justifications from the Applicant

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

- (a) the proposed use is to meet the increasing demand of local holiday camping after the COVID-19 pandemic;
- (b) the proposed use is in line with the Lantau Conservation and Recreation Masterplan (the Masterplan) in 2020 and the study recommendations of the “South Lantau Eco-recreation Corridor” introduced by the Sustainable Lantau Office of Civil Engineering and Development Department (CEDD) in 2020, which is to shape Cheung Sha into a recreation hub through providing facilities for both dynamic and sedentary activities for families and visitors of all ages;
- (c) the proposal is for holiday camp facilities with proposed structures of 1 storey in height. These low-rise, small scale facilities will not jeopardise the planning intention of the “CPA” zone. In addition, the applicant seeks to regularise the existing filling and excavation of land at the Site. The existing paved/formed land at the Site will be reduced to expand the lawn area based on the proposed paving ratio of 26% of the Site. No adverse visual or environmental impacts are anticipated;
- (d) sewage collection tanks will be used for sewage treatment where contractors will closely monitor and collect stored sewage for disposal regularly to prevent any spillage and environmental impact on the surrounding area. Relevant Professional Persons Environmental Consultative Committee Practice Notes and code of practice will be strictly followed;
- (e) compared to previous approved application (No. A/SLC/178), the number of new temporary structures to be erected at the Site has been reduced from 15 (including 10 caravans) to 13 (including 6 caravans). In addition, there will be no barbecue site, public announcement system, portable loudspeaker or any form of audio amplification system within the Site. Mitigation measures will be implemented to minimise adverse environmental impact during the operational stage; and

- (f) the visitors will be required to make reservation for holiday camp and are encouraged to use public transport to access the Site. Only a light goods vehicle parking space for staff is provided at the Site. As vehicle trips generated and attracted by the applied use are minimal, adverse traffic impact on the surrounding road network is not anticipated.

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

The applicant is not the ‘current land owner’ but has complied with the requirements as set out in the Town Planning Board Guidelines as Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB-PG No. 31B) by obtaining consent of two “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

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

5. Previous Application

- 5.1 Major part of the Site is the subject of a previous application No. A/SLC/178 for temporary holiday camp (caravan holiday camp) and place of recreation, sports or culture (barbecue site) with ancillary facilities for a period of three years and associated filling and excavation of land submitted by another applicant. The application was approved with conditions on a temporary basis by the Committee on 24.11.2023, mainly on the sympathetic grounds that (i) the applied use was not entirely incompatible with the surrounding areas; (ii) the development was in line with the prevailing policies of leisure and recreational use in South Lantau; and (iii) the concerned departments had no objection or no comment on technical and environmental aspects.
- 5.2 The planning permission was subsequently revoked by the Board on 24.5.2024 as the applicant failed to comply with approval conditions regarding submission of fire service installations and water supplies proposal as well as drainage proposal by the specified date. Details of the previous application are summarised at **Appendix II**.

6. Similar Applications

- 6.1 There are six similar applications (No. A/SLC/88, 155, 161, 173, 181 and 191) for proposed holiday camp covering five sites in the “CPA” zone of the OZP between 2008 and 2025, with four approved by the Committee/the Board upon review and two rejected by the Board upon review. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

- 6.2 Four applications (No. A/SLC/88, 155, 173 and 191) were first applied for permanent holiday camp while the latter three applied for temporary holiday camp for a period of 3 or 5 years were approved with conditions by the Committee/the Board upon review from 2008 to 2025 mainly on the grounds that the developments were not incompatible with the surrounding areas; the developments were in line with the prevailing policies of leisure and recreational use in South Lantau; and the concerned departments had no objection or no comment on technical and environmental aspects. As such, sympathetic considerations were given to the applications. While the approved application (No. A/SLC/191) is located in the same “CPA” zone in Cheung Sha, the subject sites of other applications (A/SLC/88, 155 and 173) are in Pui O which, together with the adjoining larger area, had been subsequently rezoned to “Recreation” (“REC”) on the draft South Lantau Coast OZP No. S/SLC/22 published on 15.9.2023.
- 6.3 Two applications (No. A/SLC/161 and 181) located within Pui O Wetland with high overall ecological value as identified under the “Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study” conducted by the Civil Engineering and Development Department (CEDD), were rejected by the Committee/the Board upon review in 2020 and 2023 mainly on the grounds that the applications had no strong planning justifications in the submission for a departure from the planning intention of the “CPA” zone; the applicants failed to demonstrate that the proposed use would not have adverse ecological, water quality, drainage and/or sewerage impacts on the surrounding areas; and thus, approval of these applications would set an undesirable precedent for similar applications. The subject sites of these two applications, together with the adjoining area, had been rezoned to “Conservation Area” (“CA”) on the draft South Lantau Coast OZP No. S/SLC/22 published on 15.9.2023.
7. **The Site and Its Surrounding Areas** (Plans A-1 to A-2, aerial photo on **Plan A-3** and site photos on **Plans A-4a to A-4d**)
- 7.1 The Site is currently vacant and fenced off with concrete hard-paving in some areas and landscaped in others which is accessible through a local road connecting South Lantau Road and Upper Cheung Sha Beach. According to the aerial photos, the Site was a vacant land and partly covered by vegetation immediately before the imposition of land filling and excavation controls in 2004. It had been used as a holiday camp site between 2011 and 2023 (**Plan A-3b**). Camp structures were removed since the beginning of 2025.
- 7.2 The surrounding areas are generally a rural coastal plain predominated by tree groups, farmlands and vegetated slopes. To the immediate south lies Upper Cheung Sha Beach which is a gazetted beach managed by Leisure and Cultural Services Department. To the immediate east is a natural stream flowing towards the sea in north-south direction. To the further east across the stream are some village houses and temporary agricultural structures. To the further north across South Lantau Road is the low-density residential development cluster in Cheung Sha.

8. Planning Intention

- 8.1 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 8.2 As stated in the Explanatory Statement (ES) of the OZP, as excavation and filling of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the “CPA” zone.

9. Comments from Relevant Government Departments

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

Land Administration

- 9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):
- (a) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
 - (b) warning letter has once been issued to the owner of Lot 66 RP in D.D. 331L in 2023 requiring rectification of breach of lease conditions by demolishing unauthorised structures thereon. Subsequently, the concerned unauthorised structures were demolished and the breach of lease conditions mentioned in the said Warning Letter was purged;
 - (c) no excavation permit or other relevant permit(s) in respect of the Site has been processed/ approved by her office; and
 - (d) other advisory comments are at **Appendix IV**.

Lantau Development

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

- (a) the Sustainable Lantau Blueprint (the Blueprint), which was promulgated in 2017, embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020, the Masterplan was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in Lantau. According to the Masterplan, Cheung Sha falls within the themed cluster of “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of this corridor. In 2021, two studies on the corridor was commenced to explore and propose to make good use of the natural and historical cultural resources in the South Lantau (i.e. Cheung Sha, Shui Hau, Shek Pik and Pui O) for eco-tourism and sustainable recreational purposes. One of the study recommendations is to shape Cheung Sha into a recreation hub, providing facilities for both dynamic and sedentary activities for families and visitors of all ages. Besides, to enhance Hong Kong’s appeal as a premier tourism destination, the 2024 Policy Address announced to expedite the development of the corridor. The proposed holiday camp (caravan holiday camp) at Cheung Sha is considered in line with the initiatives set out in the Blueprint, Masterplan and 2024 Policy Address; and
- (b) taking into account the above, provided that the proposed use would not cause adverse environmental and ecological impact on the surroundings and no adverse comments from concerned departments on the technical aspects including the environmental and ecological, his office has no objection to the application.

Nature Conservation

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

as the Site has already been formed and there will be no direct impact on the existing trees, he has no comment on the application.

Environment

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

- (a) he has no objection on the application; and

- (b) it is noted from the applicant confirmed that the sewage generated on site would be stored on site using sewage collection tanks and will be collected regularly for disposal by licensed collectors portable, and loudspeakers are not allowed on site, and there would be administrative measures to minimise the potential noise nuisance to the surrounding. The applicant is reminded that the future operator of the proposed holiday camp should comply with the Noise Control Ordinance (Cap. 400), and to observe the requirements of Section 13 if loudspeaker or broadcasting system is to be used.

Drainage

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

- (a) he has no objection on the application; and
- (b) the applicant is reminded that if drainage improvement works are required during the operation of the camp site, the improvement works should be implemented by the applicant.

Landscape, Urban Design and Visual

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

Landscape

- (a) according to the aerial photo of 2024, the Site is situated in an area of rural coastal plain landscape character predominated by tree groups and farmlands with Upper Cheung Sha Beach located to the south of the Site. The area immediately adjacent to the north and west of the Site is densely vegetated with existing trees. An existing natural stream leading to the beach is observed to the east of the Site. It is noted that the Site is largely formed and partly covered with landscaped areas. According to the development proposal and Landscape Plan, about 31 existing trees of common species are found within the Site and they are proposed to be retained. The proposed use with 13 single-storey structures is not entirely incompatible with the surrounding landscape character of the area and significant adverse impact on landscape resources arising from the proposed use is not anticipated, therefore she has no comment from landscape planning perspective on the application.
- (b) other advisory comments are at **Appendix IV**.

Urban Design and Visual

- (c) given that the proposed development consists of only 13 single-storey structures, with heights ranging from 3m to 4.5m, significant adverse visual impact on the surrounding area is not anticipated.

Fire Safety

9.1.7 Comments of the Director of Fire Services (D of FS):

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

Traffic

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

he has no comment on the subject application from the perspectives of traffic engineering and transport operation.

Licensing

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

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

Building Matters

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

- (a) there is no in-principle objection under the Building Ordinance to the proposed use on the Site;
- (b) no record of approval by the Building Authority for the structures existing at the Site; and
- (c) other advisory comments are at **Appendix IV**.

Electricity Safety

9.1.11 Comments of Director of Electrical and Mechanical Services:

- (a) he has no particular comment on the application from electricity supply safety aspect; and

- (b) other advisory comments are at **Appendix IV**.

Leisure and Cultural Services

9.1.12 Comments of Director of Leisure and Cultural Services:

- (a) her office does not have adverse comment to the application; and
- (b) other advisory comments are at **Appendix IV**.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department;
- (c) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau; and
- (d) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD).

10. Public Comments Received During Statutory Publication Periods

10.1 On 1.8.2025 and 12.9.2025, the application and FI were published for public inspection. During the statutory public inspection periods, 5 public comments were received from 5 individuals, including 3 opposing comments and 2 expressing concerns (**Appendix V**).

10.2 The main grounds of objections and concerns include that the proposed holiday camp is largely a continuation of previous camp; the previous holiday camp operated without permission was a suspected “destroy first, build later” case; there is general presumption against development in “CPA” zone; the previous application was revoked due to non-compliance with approval conditions related to the provision of fire service and drainage installations so that the current application should be rejected, absence of details in the current application regarding the difficulties of complying approval conditions as well as applicant’s ability and commitment to comply with such approval conditions; adverse environmental impacts caused by human disturbance and party events held on the Site; adverse traffic, geotechnical, ecological and noise impacts as well as potential unauthorized developments and illegal occupation of government land but no enforcement action.

11. Planning Considerations and Assessments

11.1 The applicant seeks planning permission for a proposed holiday camp (caravan holiday camp) with ancillary facilities and regularising the associated filling and excavation of land at the Site zoned “CPA” on the OZP. The Site, situated on a rural coastal plain fronting Upper Cheung Sha Beach, was previously occupied by a temporary caravan holiday camp where its planning permission was revoked due to non-compliance with approval conditions. The remnants of the abandoned camp have been removed, and the Site is partly hard-paved while the remaining area features grass and shrubs.

- 11.2 The Blueprint promulgated in 2017 embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, particularly South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. These leisure and recreation proposals should be environmentally sustainable and compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored to allow the public to enjoy the natural resources of Lantau. According to the Masterplan which provides a framework guiding the conservation and recreation initiatives in Lantau, Cheung Sha falls within the themed cluster of “South Lantau Eco-recreation Corridor” where proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. PM(SSL), CEDD advises that the proposed holiday camp under the application is considered in line with the initiatives set out in the Blueprint, the Masterplan and 2024 Policy Address. Provided that the proposed use would not cause adverse environmental and ecological impact on the surroundings and no adverse comments from concerned departments on the technical aspects (see paragraphs 11.4 and 11.5 below), he has no objection to the application.
- 11.3 The planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general assumption against development in this zone. While the proposed use is not entirely in line with the planning intention of “CPA” zone, the proposed holiday camp consists 13 single-storey structures including 6 caravan camps and other ancillary structures having a GFA of about 440m² and the maximum daily capacity is 20 individuals. There is also no barbecue site provided at the Site. Given its modest scale, the proposal is considered not entirely incompatible with the surrounding natural environment. DAFC has no comment on the application as the Site has already been formed and there will be no direct impact on the existing trees.
- 11.4 As stated in the ES of the OZP, as excavation and filling of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities in the “CPA” zone. The application seeks to regularise the filling of land found on the Site having an area of about 749m² (about 26% of the Site) with a depth of not more than 0.5m mainly for vehicle parking and circulation space, as well as the excavation of land for installation of three existing sewerage facilities with an area of about 6.75m² and 2m in depth. Given the relatively small scale of filling and excavation works, significant adverse drainage and environmental impacts on the adjacent areas are not anticipated. CE/HK&I, DSD and DEP have no objection to/ adverse comment on the application.
- 11.5 According to the Landscape Plan submitted by the applicant (**Drawing A-3**), all existing trees identified within the Site will remain undisturbed and the proposed holiday camp will not induce any direct impacts on the existing trees or vegetation. The majority of the Site will be preserved as green space with at least 74% of the Site covered by grass or shrubs, ensuring no significant degradation of the existing natural landscape or scenic quality of the area. CTP/UD&L, PlanD has no comment on the application from landscape planning perspective considering that the proposal

is not entirely compatible with the surrounding landscape character of the area and significant adverse impact on landscape resources arising from the proposed use is not anticipated. On other technical aspects, the applicant confirms that licensed collectors will closely monitor the proposed sewage collection tanks and regularly collect stored sewage for disposal to ensure compliance with applicable requirements. Visitors will also need to make advance reservations for holiday camp facilities, and walk-in visitors will not be allowed to minimise the environmental nuisance on the surrounding areas. The light goods vehicle parking space will be provided on-site for staff use only and visitors will be encouraged to use public transport. In this regard, C for T, H(GEO), CEDD, D of FS and CE/C, WSD have no objection to or no adverse comment on the application. To address the requirements of the concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. Taking into account the above, sympathetic consideration could be given to the current application. However, in order to allow the Committee to monitor the potential nuisance that may be generated from the operation of the proposed holiday camp, a temporary approval of five years is recommended. An approval condition requiring the reinstatement of the Site upon expiry of the planning permission is also recommended to uphold the planning intention of the “CPA” zone and restore the greenery of the area.

- 11.6 The major part of the Site is the subject of a previous application (No. A/SLC/178) for temporary holiday camp (caravan holiday camp) and place of recreation, sports or culture (barbecue site) with ancillary facilities for a period of three years and associated filling and excavation of land submitted by a different applicant, which was approved with conditions by the Committee on 24.11.2023. The temporary permission was granted mainly on the sympathetic grounds that (i) the applied use was not entirely incompatible with the surrounding areas; (ii) the development was in line with the prevailing policies of leisure and recreational use in South Lantau; and (iii) the concerned departments had no objection or no comment on technical and environmental aspects. However, the permission was revoked on 24.5.2024 due to the applicant’s failure to comply with approval conditions within the specified period. Compared to the previous approved scheme, the current applicant has reduced the scale of the camping facilities including reduction of the camping structures. The applicant also commits to discharge all relevant approval conditions upon obtaining the planning approval from the Board.
- 11.7 There are six similar applications in the “CPA” zone. The four approved applications involve two sites in Pui O (No. A/SLC/88, 155 and 173), as well as a site in the same “CPA” zone in Cheung Sha (No. A/SLC/191) where three of them applied for temporary holiday camp for a period of 3 or 5 years, which were approved on the grounds that the proposed uses were considered not incompatible with the surrounding areas; in line with Government’s initiatives for leisure/recreational uses; and had no adverse environmental and technical impacts for proposed holiday camp and/or ancillary uses. The subject sites of the applications in Pui O had been rezoned to “REC” in 2023. For the two rejected applications (No. A/SLC/161 and 181) in Pui O Wetland with high overall ecological value, the applicants failed to demonstrate that the proposed uses/developments would not have adverse impacts on the surrounding areas. Therefore, approval of the subject application on a temporary basis of 5 years is consistent with the Committee’s previous decisions.

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

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department has no objection to the application on a temporary basis for a period of 5 years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 5 years until 24.10.2030. The following conditions of approval and advisory clauses are also suggested for Member's reference:

Approval Conditions

- (a) the submission of a fire service installations and water supplies proposal for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.4.2026;
- (b) in relation to (a) above, the implementation of the fire service installations and water supplies proposal for firefighting within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 24.7.2026;
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (d) upon the expiry of the planning permission, the reinstatement of the application site, including removal of hard paving, backfilling and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

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

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

the applied use with associated filling and excavation of land is not in line with the planning intention of the "Coastal Protection Area" zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard

the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention.

13. Decision Sought

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

14. Attachments

Appendix I	Application form with attachments received on 23.7.2025
Appendix Ia	Supplementary information received on 30.7.2025
Appendix Ib	FI received on 3.9.2025
Appendix Ic	FI received on 19.9.2025
Appendix II	Previous Application
Appendix III	Similar Applications
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Land Excavation and Filling Area Plan
Drawing A-3	Landscape Plan
Drawing A-4	Surface Runoff Plan
Drawing A-5	Lot Index Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plans A-3a to A-3c	Aerial Photos
Plans A-4a to A-4d	Site Photos