

Form No. S16-I 表格第 S16-I 號

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For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/Z-CC/28
	Date Received 收到日期	1 1 FEB 2022

- 1. 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。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <u>http://www.info.gov.hk/tpb/</u>. 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: <u>http://www.info.gov.hk/tpb/</u>),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 田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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 )

611 Bread of Life Christian Church Ltd

### 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 )

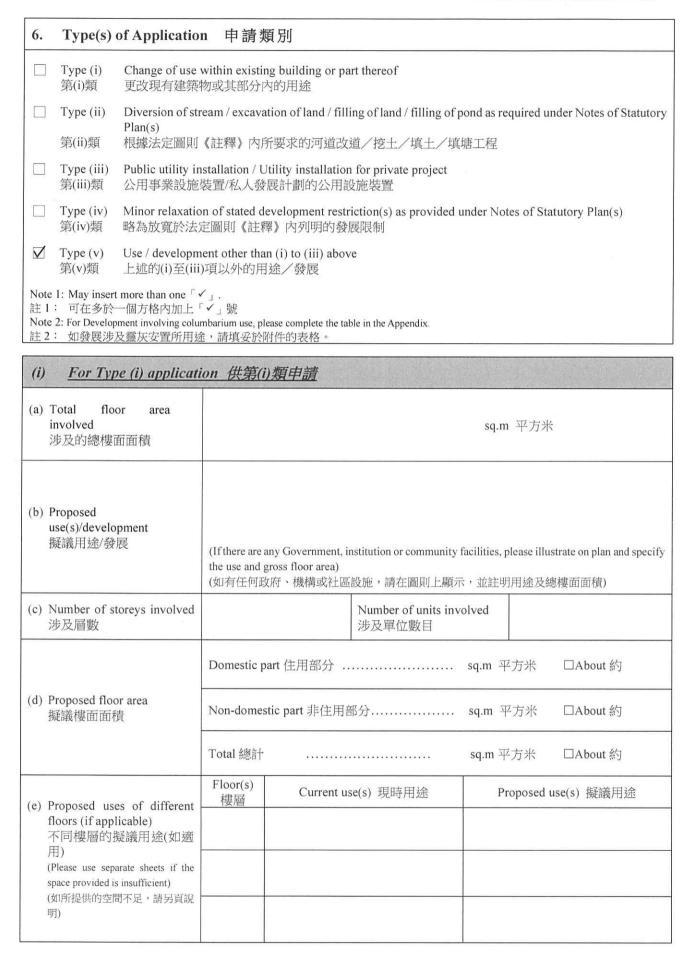
### DeSPACE (International) Limited

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. 256RP (Part) in D.D. Cheung Chau, Cheung Chau
(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 1,410 sq.m 平方米☑About 約□Gross floor area 總樓面面積 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)	n/asq.m 平方米 □About 約

(d)	Name and number of statutory plan(s) 有關法定圖則的名稱及		No. S/I-CC/9		
(e)	e) Land use zone(s) involved 涉及的土地用途地帶 "Green Belt" ("GB")				
(f)	Current use(s) 現時用途		Vacant farmland (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 Ow	vner" of A	pplication Site 申請地點的「現行土地擁有人」		
The	applicant 申請人 -				
$\checkmark$	is the sole "current land 是唯一的「現行土地擁	owner" <sup>#&amp;</sup> (plo [有人」 <sup>#&amp;</sup> (請	ease proceed to Part 6 and attach documentary proof of ownership). 青繼續填寫第 6 部分,並夾附業權證明文件)。		
			(please attach documentary proof of ownership). (請夾附業權證明文件)。		
	is not a "current land ow 並不是「現行土地擁有				
	□ 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 Own 就土地擁有人的		nt/Notification 日土地擁有人的陳述		
(a)					
(b)	The applicant 申請人 -				
		And the second s	"current land owner(s)" <sup>#</sup> . 現行土地擁有人」 <sup>#</sup> 的同意。		
	Details of consent	of "current la	and 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	Registry who	address of premises as shown in the record of the Land ere consent(s) has/have been obtained 冊處記錄已獲得同意的地段號碼/處所地址 日/月/年)		
	(Please use separate s	heets if the spa	ace of any box above is insufficient. 如上列任何方格的空間不足,請另頁說明)		

and the

		<sup>#</sup> notified 已獲通知「現行土地擁有人」	1	
Ι	and Owner(s) 耳	s of premises as shown in the record of the re notification(s) has/have been given 出錄已發出通知的地段號碼/處所地址	Date of notificati given (DD/MM/YYYY) 通知日期(日/月/年	
(P	ease use separate sheets if the space of any	y box above is insufficient. 如上列任何方格的	空間不足,請另貝說明	
	CONTRACTOR AND	sent of or give notification to owner(s): 同意或向該人發給通知。詳情如下:		
		问意或问题入资品通知。計算如下: Dwner(s) 取得土地擁有人的同意所採取	的心田中國	
Ke	7.			
		rent land owner(s)" on 向每一名「現行土地擁有人」 <sup>#</sup> 郵遞要求		
Re	asonable 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 newspape	ers on(DD/MM/Y 在指定報章就申請刊登一次通知 <sup>&amp;</sup>		
	posted notice in a prominent position	on on or near application site/premises on YYYY) <sup>&amp;</sup>		
	於(日/月/年)	在申請地點/申請處所或附近的顯明位置	置貼出關於該申請的	
sent notice to relevant owners' corporation(s)/owners' cor				
		(DD/MM/YYYY) <sup>&amp;</sup>	委員會/互助委員會或	
Ot	ners 其他			
	others (please specify) 其他(請指明)			



Part 6 第6部分

(ii) For Type (ii) applied	ation 供第(ii)類申請			
er M	Diversion of stream 🕅	可道改道		
(a) Operation involved 涉及工程	□ Filling of pond 填塘 Area of filling 填塘面 Depth of filling 填塘淡		sq.m 平方米 m 米	□About 約 □About 約
	□ Filling of land Area of filling 填土面 Depth of filling 填土厚	積	sq.m 平方米 m 米	□About 約 □About 約
	of filling of land/pond(s) and/or ex	土面積 5土深度 undary of concerned cavation of land)	sq.m 平方米 m 米 land/pond(s), and particulars of stream f、填塘、填土及/或挖土的細節及個	
(b) Intended use/development 有意進行的用途/發展				
(iii) <u>For Type (iii) applic</u>	ation 供第(iii)類申請			
	Public utility installation	on 公用事業設放	拖裝置	
	<ul> <li>Utility installation for private project 私人發展計劃的公用設施裝置</li> <li>Please specify the type and number of utility to be provided as well as the dimension each building/structure, where appropriate</li> <li>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</li> </ul>			
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each /building/structure (m) (LxWx 每個裝置/建築物/構築物 (米) (長 x 闊 x 高)	

(a)	Nature and scale
	性質及規模

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

Part 6 (Cont'd) 第6部分 (續)

(iv) _	For Type (iv) application 🦸	<u> </u>
(a)	proposed use/development a	ed minor relaxation of stated development restriction(s) and <u>also fill in the</u> nd development particulars in part (v) below – 限制 <u>並填妥於第(v)部分的擬議用途/發展及發展細節</u> –
	Plot ratio restriction 地積比率限制	From 由 to 至
	Gross floor area restriction 總樓面面積限制	From 由sq. m 平方米 to 至sq. m 平方米
	Site coverage restriction 上蓋面積限制	From 由% to 至%
	Building height restriction 建築物高度限制	From 由 m 米 to 至 m 米
		From 由 mPD 米 (主水平基準上) to 至
		mPD 米 (主水平基準上)
		From 由 storeys 層 to 至 storeys 層
	Non-building area restriction 非建築用地限制	From 由m to 至m
	Others (please specify) 其他(請註明)	

. .

(v) For Type (v) application 供第(v)類申請				
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Ho for a Period of 6 years	oliday Camp (Private Tent Campin	g Ground)	
	(Please illustrate the details of the propo	sal 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 (C	Proposed gross floor area (GFA) 擬議總樓面面積			
Proposed plot ratio 擬議地積比率			□About 約	
Proposed site coverage 擬議上蓋面積		%	□About 約	
Proposed no. of blocks 擬議	座數			
Proposed no. of storeys of ea	ach block 每座建築物的擬議層數	storeys 層		
		口 include 包括storeys of basem	ents 層地庫	
		□ exclude 不包括storeys of bas	ements 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 m 米	) □About 約 □About 約	

in in

Domestic pa	rt 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
estimate	ed number of residen	ts 估計住客數目		
Non-domesti	c part 非住用部分		GFA 總樓面面	積
eating p	lace 食肆		sq. m 平方米	□About 約
□ hotel 酒	i店		sq. m 平方米	□About 約
1400-000 (1400-000)			(please specify the number of rooms	
			請註明房間數目)	
□ office 勃	醉公室		sq. m 平方米	□About 約
	d services 商店及服	務行業	sq. m 平方米	□About 約
Govern	ment, institution or co	ommunity facilities	(please specify the use(s) and	concerned land
政府、	機構或社區設施		area(s)/GFA(s) 請註明用途及有關的	内地面面積/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	
			樓面面積)	
Open space {	木憩用地		(please specify land area(s) 請註明	也面面積)
26 2.22	open space 私人休憩	用地	sq. m 平方米 □ Not l	ess than 不少於
public o	pen space 公眾休憩,	用地	sq. m 平方米 口 Not l	ess than 不少於
		ble) 各樓層的用途 (如適)		
[Block number]	[Floor(s)]		[Proposed use(s)]	
[座數]	[層數]		[擬議用途]	
			ムー 正マッズ 口じる	
(d) Proposed use(s	) of uncovered area (	if any) 露天地方(倘有)	时城藏用逐	
Tents and a	anciliary portable to	liets		
	•••••			
•••••	• • • • • • • • • • • • • • • • • • • •	••••••	• • • • • • • • • • • • • • • • • • • •	
		••••••		

<ol> <li>Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</li> </ol>
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)
2022 - 2023

<ol> <li>Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排</li> </ol>		
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關 建築物?	Yes 是	<ul> <li>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))</li> <li>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)</li> </ul>
	No 否	
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	<ul> <li>□ (Please specify type(s) and number(s) and illustrate on plan)</li> <li>請註明種類及數目並於圖則上顯示)</li> <li>Private Car Parking Spaces 私家車車位</li> <li>Motorcycle Parking Spaces 電單車車位</li> <li>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</li> <li>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</li> <li>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</li> <li>Others (Please Specify) 其他 (請列明)</li> </ul>
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	<ul> <li>□ (Please specify type(s) and number(s) and illustrate on plan)</li> <li>請註明種類及數目並於圖則上顯示)</li> <li>Taxi Spaces 的士車位</li> <li>Coach Spaces 旅遊巴車位</li> <li>Light Goods Vehicle Spaces 輕型貨車車位</li> <li>Medium Goods Vehicle Spaces 車型貨車車位</li> <li>Heavy Goods Vehicle Spaces 重型貨車車位</li> <li>Others (Please Specify) 其他 (請列明)</li> </ul>
	No 否	

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9. Impacts of Development Proposal 擬議發展計劃的影響				
justifications/reasons for	or not prov	e sheets to indicate the proposed measures to minimise possible adverse impacts or giv /iding such measures. 量減少可能出現不良影響的措施,否則請提供理據/理由。		
2 (2 8	Yes 是	Please provide details 請提供詳情		
Does the development				
proposal involve alteration of existing				
building?	1			
擬議發展計劃是否				
包括現有建築物的				
改動?	No 否	$\checkmark$		
	Yes 是	(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)		
Does the development		(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		
proposal involve the		圍)		
operation on the		□ Diversion of stream 河道改道		
right? 擬議發展是否涉及				
右列的工程?		□ Filling of pond 填塘		
(Note: where Type (ii)		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		
application is the				
subject of application, please skip this		□ Filling of land 填土		
section.		Area of filling 填土面積 sq.m 平方米 □About 約		
註: 如申請涉及第		Depth of filling 填土厚度 m 米 □About 約		
(ii)類申請,請跳至下		Excavation of land 挖土		
一條問題。)		Area of excavation 挖土面積 sq.m 平方米 口About 約		
		Depth of excavation 挖土深度m 米 □About 約		
	No 否			
		ronment 對環境 Yes 會 🗌 No 不會 🗹		
		c 對交通 Yes 會 □ No 不會 ☑		
		r supply 對供水 Yes 會 □ No 不會 ☑ age 對排水 Yes 會 □ No 不會 ☑		
		$Yes 會 \square No 不會 \heartsuit$		
		by slopes 受斜坡影響 Yes 會□ No 不會 ☑		
		pe Impact 構成景觀影響 Yes 會 □ No 不會 ☑		
		ling 砍伐樹木 Yes 會□ No 不會 ☑		
		npact 構成視覺影響 Yes 會 □ No 不會 ☑ Please Specify) 其他 (請列明) Yes 會 □ No 不會 ☑		
Would the	oniers (r			
development				
proposal cause any adverse impacts?	i			
擬議發展計劃會否		tate measure(s) to minimise the impact(s). For tree felling, please state the number		
造成不良影響?		at breast height and species of the affected trees (if possible) 量量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹華		

Part 9 第 9 部分

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。			
Please refer to the planning statement.			
(二(高康の)形)			
<u> </u>			

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Part 10 第 10 部分

Form No. S16-I 表格第 S16-I 號

11.	Declaration	聲	明
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	The December of the second sec				
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。					
such materia	I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board 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			
	·····				
	LAM KWOK CHUN	Director			
	Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)			
Professional 專業資格	Qualification(s) ✓ Member 會員 / □ Fellow of ✓ HKIP 香港規劃師學會 / □ HKIS 香港測量師學會 / □ HKILA 香港園境師學會 / ✓ RPP 註冊專業規劃師 (267) Others 其他	<ul> <li>□ HKIA 香港建築師學會 /</li> <li>□ HKIE 香港工程師學會 /</li> <li>□ HKIUD 香港城市である /</li> </ul>			
on behalf of 代表		有限公司 15			
Date 日期	00/02/2022	D/MM/YYYY 日/月/年)			

### Remark 備註

The materials submitted in an application to the Board 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. 由語人前這字由語提供的個人答約, 前式命句其他人士恢靈, 因作上述第1 仍提及的用途。

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。

如發展涉及靈灰安置所用途,請另外填妥以下資料:	
Ash interment capacity 骨灰安放容量 <sup>@</sup>	
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)	
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) Number of niches (residual for sale) 龕位數目 (待售)	
Proposed operating hours 擬議營運時間	
<ul> <li>a Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指:</li> <li>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;</li> <li>the maximum number of sets of ashes that may be interred other than in niches in any area in the colu 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</li> <li>the total number of sets of ashes that may be interred in the columbarium.</li> </ul>	mbarium; and

Gist of Application 申請摘要					
consultees, uploaded deposited at the Plan (請盡量以英文及中	e details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant loaded to the Town Planning Board's Website for browsing and free downloading by the public and e Planning Enquiry Counters of the Planning Department for general information.) (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 規劃署規劃資料查詢處以供一般參閱。)				
Application No. 申請編號	(For O	fficial Use Only) (請尔	勿填寫此欄)		
Location/address 位置/地址		D.D. Cheung Chau Lot Nos. 256RP (Part), Cheung Chau			
Site area 地盤面積		1,410		sq.m 平方米 ☑ About 約	
心血山傾	(incluc	les Government land	lof包括政府土地	sq.m 平方米 □ About 約)	
Plan 圖則	Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9				
Zoning 地帶	"Green Belt" ("GB")				
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 6 years				
(i) Gross floor are			sq.m 平方米	Plot Ratio 地積比率	
and/or plot rati 總樓面面積及 地積比率		Domestic 住用	□ About 約 □ Not more thar 不多於	□About 約 □Not more than 不多於	
		Non-domestic 非住用	□ About 約 □ Not more thar 不多於	□About 約 □Not more than 不多於	
(ii) No. of block 幢數					
		Non-domestic 非住用			
		Composite 綜合用途			

(iii) Building height/No.	Domestic	
of storeys 建築物高度/層數	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	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)
	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		% □ 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	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)	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

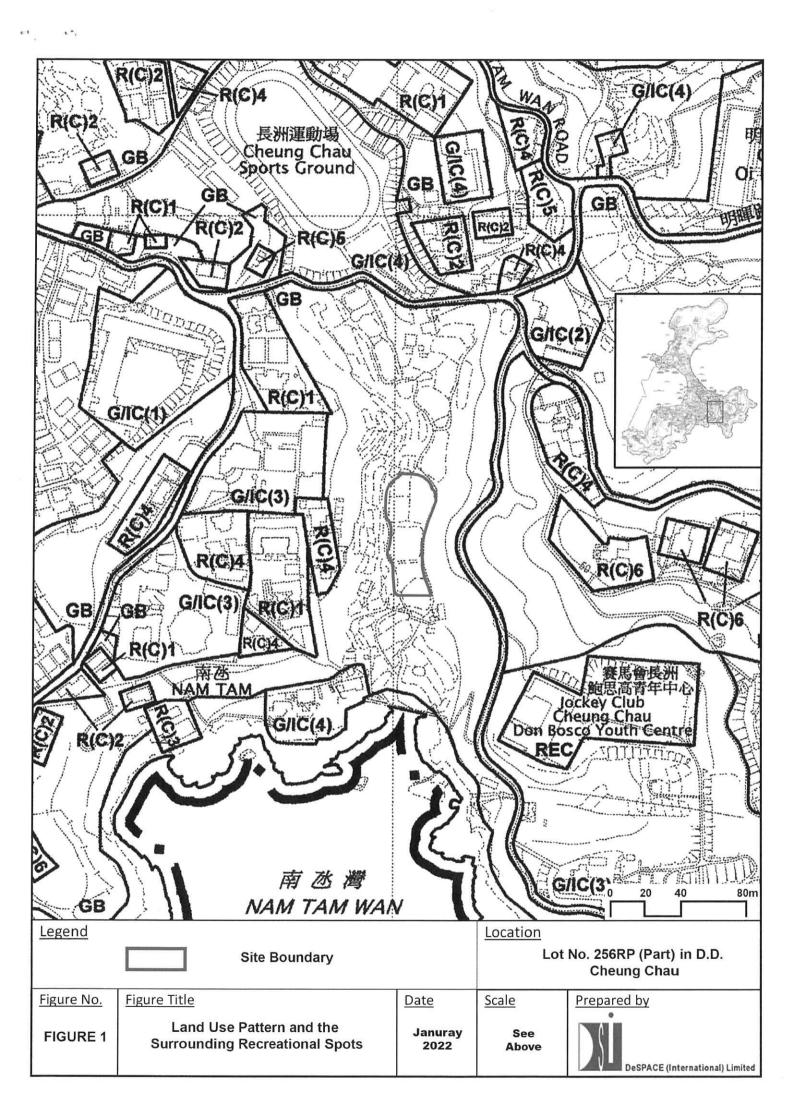
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese	English
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		$\checkmark$
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 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)		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		$\checkmark$
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「レ」. 註:可在多於一個方格內加上「レ」號		

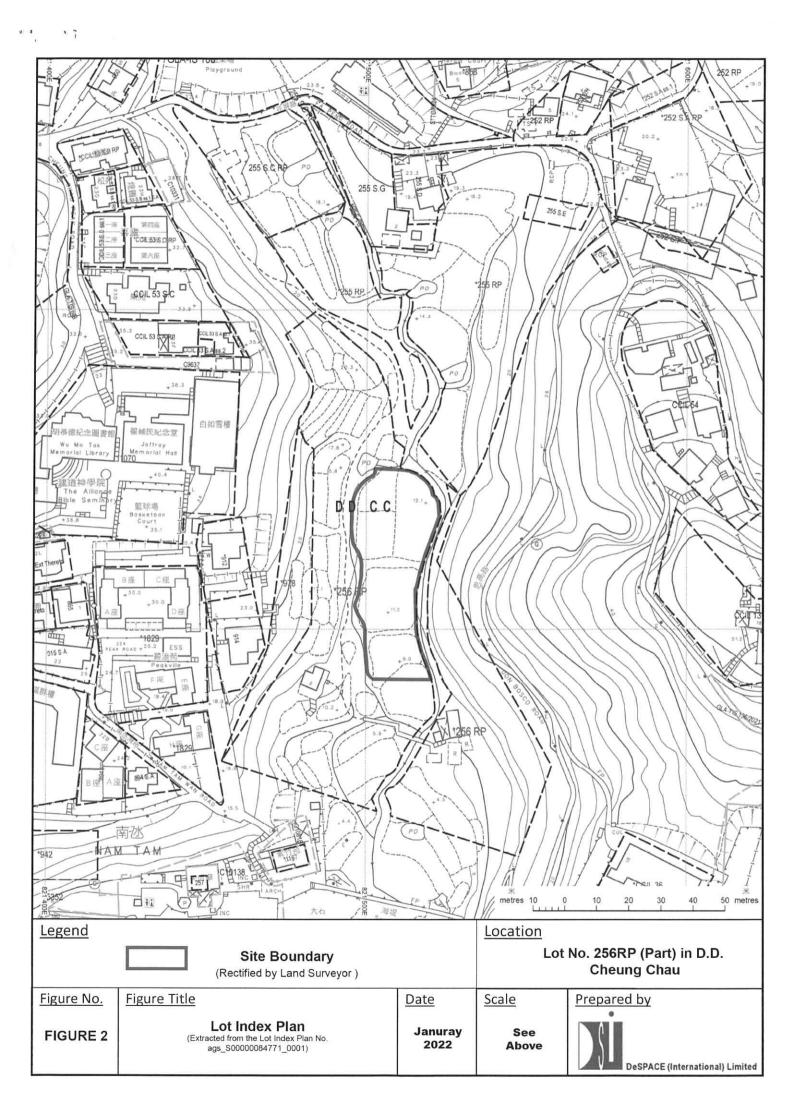
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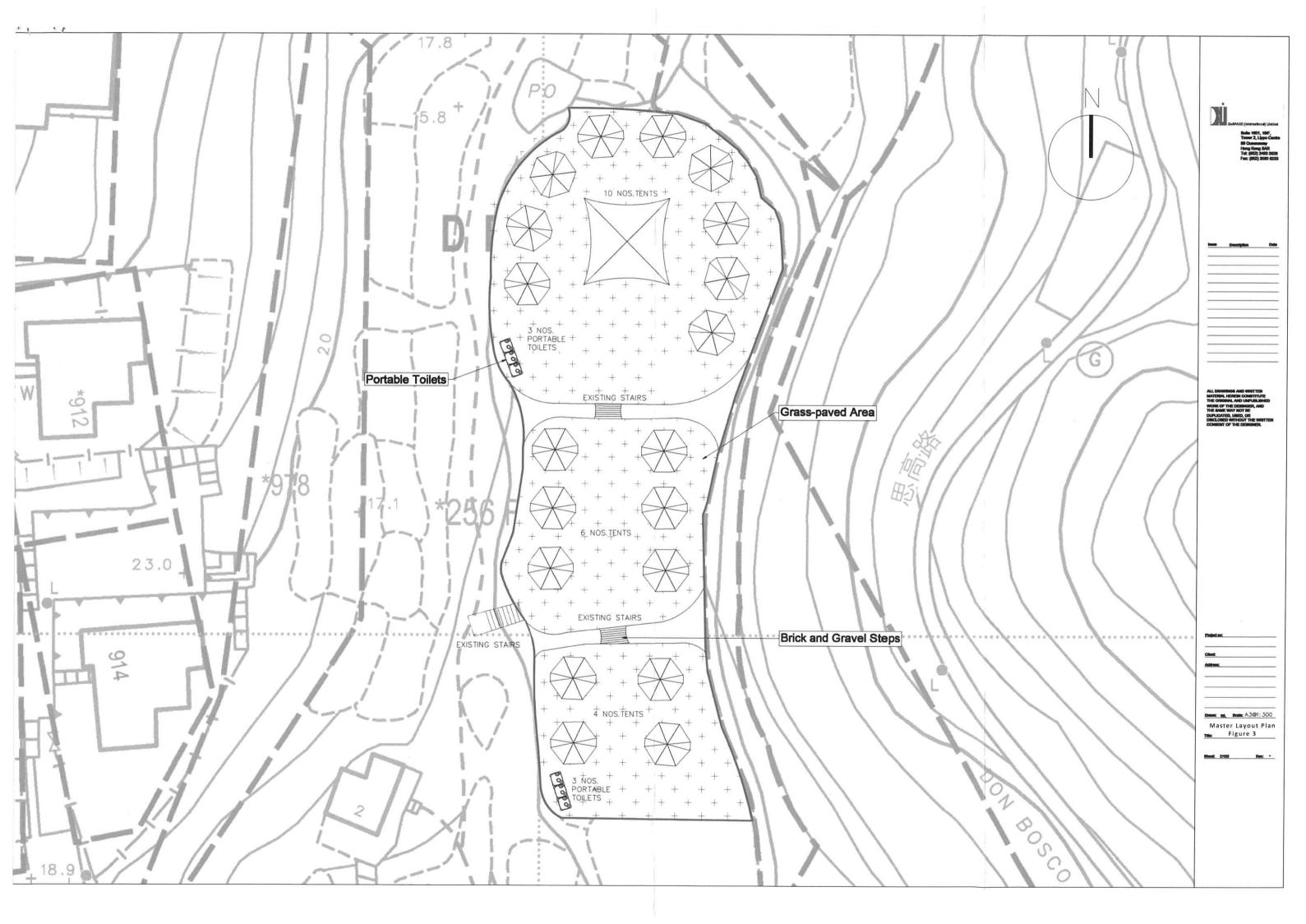
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

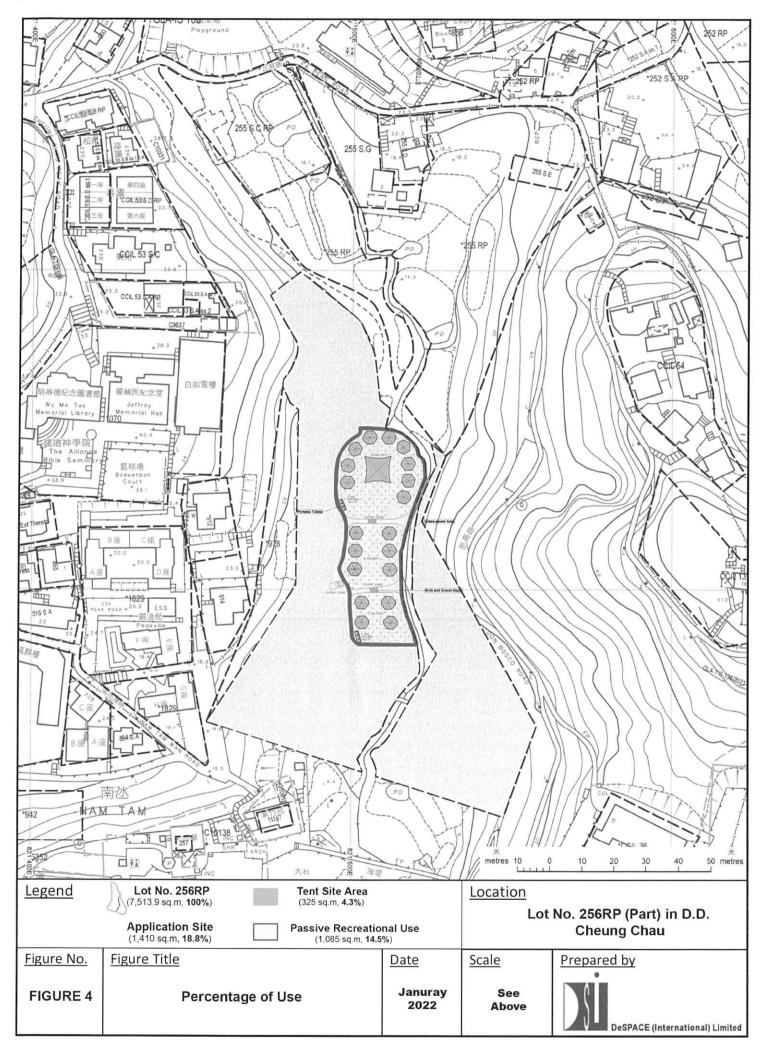
1.8. 1

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。

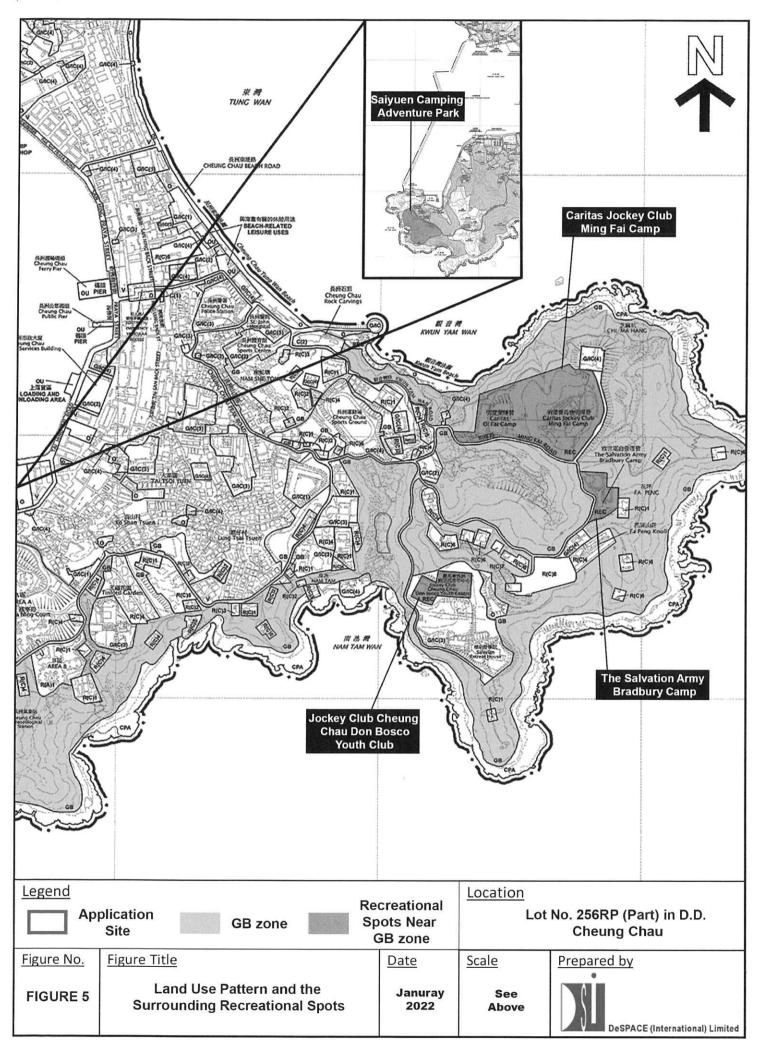








(e) of (e)





# **Section 16 Planning Application**

for the Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years in "Green Belt" Zone, at Lot No. 256 RP (Part) in D.D. Cheung Chau, Cheung Chau

Prepared for



Prepared by



Planning Consultant (Submitting Agent) T: (852) 2493 3626 F: (852) 3590 6233

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# **Executive Summary**

611 Bread of Life Christian Church Limited ("the Applicant"), as the sole registered "current landowner" of Lot no. 256RP (Part) in D.D. Cheung Chau, Cheung Chau, now seeks planning permission from the Town Planning Board for Temporary Holiday Camp (Private Tent Camping Ground) at Lot No. 256RP (Part) within Green Belt zone for a period of 6 years.

According to the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 ("the OZP"), the Application Site ("the Site") is zoned as "Green Belt (GB)". "Holiday Camp" is categorized as Column 2 use under "GB" zone which may be permitted with or without conditions upon application to the Board. Amidst this breezy island with holiday vibe at the southern Cheung Chau, this proposal intends to utilise the vacant farmland for a temporary holiday camp (private tent camping ground) comprised mainly of passive recreational uses.

The Site has a site area of approximately 1,410 m<sup>2</sup>, located within a large "GB" zone at the southern part of Cheung Chau. There is no vehicular access to the Site yet it is accessible via a local track to the west of the Site leading from Fa Peng Road. The Site has been a cultivated agricultural land for years, abandoned and vacant since 2012.

The proposed holiday camp is generally in line with Town Planning Board Guideline No.10 relating to the development in GB zone. The proposed uses will not cause land use problems, but will rehabilitate the land in order to restore and maintain the natural features and landscape of the Site. With the following justifications presented in this Planning Statement, the Town Planning Board is invited to give favourable consideration to this application.

The planning justifications are summarised as follows:

- Passive recreational and permitted uses are the dominant uses of the site.
- Proposed temporary use would better utilise the vacant farmland and would not frustrate the long-term planning intention of the GB zone.
- The proposed development is compatible with the surrounding uses in Cheung Chau.
- There are no adverse impacts would be anticipated.
- Similar approved case studies are particularly relevant to the subject case.

### 行政摘要

611 靈糧堂有限公司("申請人")為現有位於長洲丈量約份第256 號餘段的唯一「現 行土地擁有人」,現根據《城市規劃條例》第16 條尋求城市規劃委員會批准於長洲丈 量約份第256號餘段(部份)擬作為期6年的臨時度假營(私人帳幕營地)用途申請。

根據長洲分區計劃大綱核准圖編號 S/I-CC/9(下稱大綱核准圖),申請地點被劃作「綠化地帶」用途。「度假營」用途屬於第二欄,因此需要先向城市規劃委員會作出 規劃申請。擬議的臨時度假營(私人帳幕營地)位於長洲南部,是有著海島度假氣息 的休閒地點,擬議發展旨在將空置的農田重新利用成爲「度假營」,並以靜態康樂為 其主要用途。

是次申請占地約 1,410 平方米, 位於長洲南部的一個大型綠化地帶內。是次申請地點沒 有車輛進入, 但可由連接花坪路和申請地點以西的步行徑進入。是次申請地點多年來 一直是耕地, 直至 2012 年開始被廢棄和空置。

是項申請的擬議方案大致符合城市規劃委員會規劃指引編號 10 有關綠化地帶的規劃意向。建議的發展用途不會引致土地用途不協調等問題,反而可使被棄置的農耕地恢復 原有的自然特徵和地貌。申請人總結以下各點,希望是次的規劃申請能獲得城規會的 支持:—

- 靜態康樂和經常准許用途是申請地點的主要用途。
- 是次擬議發展可更好地利用空置農田,且不會影響綠化地帶的長期規劃意向。
- 是次擬議發展與長洲周邊用途相容。
- 是次擬議發展不會產生不利影響。
- 存在類似的批准案例。

# 1. INTRODUCTION

- 1.1.1 DeSPACE (International) Limited acts on behalf of 611 Bread of Life Christian Church Limited ("the Applicant"), the registered land owner of Lot no. 256 RP in D.D. Cheung Chau, Cheung Chau, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a proposed temporary holiday camp (private tent camping ground) for a period of 6 years on a site currently zoned as "Green Belt" within the Approved Cheung Chau Outline Zoning Plan No. S/I-CC/9 (the OZP). (Figure 1 – Location Plan and the Outline Zoning Plan)
- 1.1.2 According to the OZP, "holiday camp" is a Column 2 use which requires planning permission from the Town Planning Board. There is no development restriction on the proposed development.
- 1.1.3 In accordance with the Notes of the OZP for temporary uses expected to be over 5 years, the uses must conform to the zoned use. On the other hand, temporary uses expected to be 5 years or less of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the government lease concerned and any other government requirements. It is essential to highlight that the proposed temporary uses are to better serve to achieve the primary zoning intention for defining the limits of development areas by natural features, to protect the natural landscape, as well as to provide passive recreational outlets for local population and visitors.
- 1.1.4 The site is currently composed of several pieces of terraced flat land which have been left vacant and have mainly covered with wild grass and vegetation. The Applicant intends to propose a temporary holiday camp (private tent camping ground) to provide short-term accommodation for the enjoyment of the members of the 611 Bread of Life Christian Church and their family members. The proposed development with 20 tents is at a compatible development scale to its nearby residential development and G/IC facilities. The estimated maximum number of visitors at the Site is 100 per day. The layout of the proposed development will blend in harmoniously with its vicinity functionally and visually. Plus, the proposed development would not cause any adverse impacts to the surroundings.

# 2. SITE CONTEXT

### 2.1 <u>The Application Site</u>

- 2.1.1 The Site is located at Lot No. 256RP (Part) in D.D.C.C and within a large "GB" zone at the southern part of Cheung Chau. There is no vehicular access to the Site but is accessible via a local track to the west of the Site leading from Fa Peng Road. Please refer to the Location Plan at **Figure 1**.
- 2.1.2 The Site has a total site area of about 1,410 m<sup>2</sup>. Having been a cultivated agricultural land for years, the northern portion of the Site is currently vacated and mainly covered with wild grass and vegetation, while the southern portion is used as farmland. Thus, the Site consists of several pieces of terraced flat land fronting the seaside which perfectly fits for in-situ erection of temporary tents for leisure purposes.
- 2.1.3 Please be invited to note that the above-mentioned specific site features will be respected and retained. No tree will be influenced by the proposed temporary holiday camp.

### 2.2 Surrounding Area of the Site

- 2.2.1 The Site is located within the vicinity with a mixture of religious institutions, G/IC facilities, low-density residential dwellings and recreational facilities.
- 2.2.2 To the west of the Site is predominantly settlements zoned Government, Institution or Community (3) and Residential (Group C) 1&3 which are subject to a maximum building height of 2 to 3 storeys. Low density and low-rise residential development such as Hei Lo (喜廬), Hang Yuen and Chung Yuen are situated. Two G/IC sites, namely The Alliance Bible Seminary and Nam Tam Wan Tin Hau Temple, are also identified to the west and southwest of the Site respectively.
- 2.2.3 To the immediate east of the Site is a densely vegetated slope within the same "GB" zone. Two domestic structures are situated to the southeast and southwest of the Site. To the further north are the cluster of Herald Court (長興閣), a telephone exchange and the Cheung Chau Sports Ground. To the further south is a natural coast of Nam Tam Wan within "Coastal Preservation Area" zone. To the further southeast next to Nam Tam Wan are the J.C.C.C. Don Bosco Youth Centre which is zoned "Recreation" with a maximum building height of 2 storeys, and the Salesian Retreat House which is zoned "G/IC (3)".
- 2.2.4 The Application Site is part of the Lot No. 256RP and the whole 256RP Lot is solely owned by the Applicant. The rest of the Lot No. 256 RP outside the Site boundary will be reserved mainly for agricultural use by the Applicant, with a tiny portion of the Lot (the Site) designated as 'Holiday Camp' (private tent camping ground).

## 2.3 Lease Particulars

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2.3.1 Lot 256 RP comprises Old Schedule Agricultural and House Lot held under Block Government Lease of D.D. Cheung Chau that consists of 0.01 acre of house land and 2.45 acres of 3<sup>rd</sup> class agricultural land.

# 3. PLANNING CONTEXT

## 3.1 <u>Statutory Planning Requirements</u>

3.1.1 The Site falls within an area zoned "Green Belt" ("GB") on the Approved Cheung Chau Outline Zoning Plan (OZP) No. S/I-CC/9 gazetted on 14.9.2021 (Please refer to Appendix A). The Notes of the OZP state that the planning intention of the GB zone is "intended primarily for defining the limits of development areas by natural features, to protect the natural landscape, as well as to provide passive recreation outlets for local population and visitors. There is a general presumption against development within this zone". Notably, a similar use under Column 1 - "Tent Camping Ground" provides short-term accommodation for leisure purposes is akin to the "Holiday Camp". To draw a clear distinction between 'Holiday Camp' and 'Tent Camping Ground', 'Tent Camping Ground' refers to campsite excluded from privately owned and/or commercially operated, while 'Holiday Camp' refers to the opposite (campsite that is privately run). The "Holiday Camp" is under Column 2 of "GB" zone which is a use that may be permitted with or without conditions on application to the Town Planning Board. The definitions of these two uses have been shown in Table 3.1 below.

### Table 3.1 Definition of Tent Camping Ground and Holiday Camp

Tent Camping Ground (Column 1)	Holiday Camp (Column 2)
Means any place open to the public	Means any place where huts, cabins,
where tents are put for temporary lodging	shelters or other structures are put up as
for recreation or training purpose (It	short-term accommodation for leisure for
excludes tent camping ground which are	people on outings or on vacation
privately owned and/or commercially	(Examples of shelters include tents,
operated).	caravans etc. <u>It also excludes tent</u>
	camping ground other than those which
	are privately owned and/or commercially
	<u>operated</u> ).

## 3.2 Town Planning Board Guideline

3.2.1 Town Planning Board Guidelines for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-NO.10) is of relevance to this application. The introductory paragraph of TPB-PG No. 10 states that:

"The planning intention of the "Green Belt" ("GB") zone is primarily to promote the conservation of the natural environment and to safeguard it from encroachment by urban-type developments", and "the "GB" zone covers mainly slopes and hillsides, most of the which is naturally vegetated. Some "GB" areas are also designated as Country Parks. Most of the land within the "GB" zone is Government land, although there are also small pockets of private land, generally near built-up areas".

- 3.2.2 It is worth noting that the Site is a private land zoned as "Green Belt" in Cheung Chau, with built-up areas in close proximity. In addition, the TPB Guideline PG-No.10 states that favourable consideration may be given to certain applications if:
  - (a) The scale and intensity of the proposed development including the plot ratio, site coverage and building height is compatible with the character of surrounding area.
  - (b) Passive recreational uses which are compatible with the surrounding areas may be given sympathetic consideration.
  - (c) The design and layout of any proposed development is compatible with the surrounding area.
- 3.2.3 Given that the proposed development will only be temporary with extra-low intensity, no permanent structural erection, and the passive recreational activities area will take up most of the space within the Site. Proposing temporary Holiday Camp (private tent camping ground) at the current Site is therefore considered appropriate in terms of scale, intensity, design and use.

### 3.3 <u>Temporary Use as Stated in the Notes of the OZP</u>

3.3.1 As stipulated in the Notes of the OZP Section (5), "temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes." This application seeks for the approval of a temporary holiday camp (private tent camping ground) for a period of 6 years.

### 3.4 <u>Amendments to the Definition of Terms (DoT) Regarding "Holiday Camp and</u> <u>Tent Camping Ground"</u>

- 3.4.1 There was an amendment to the definition of terms (DoT) regarding "Holiday Camp and Tent Camping Ground" in the recent 1261<sup>st</sup> TPB's meeting dated 17.12.2021. The revised DoT of "Tent Camping Ground" has excluded those campsites which were privately owned and/or commercially operated. Furthermore, 'shelters' including tents, caravans and/or other non-permanent shelter which can be commonly found in the tent camping ground, would be covered under the definition of 'Holiday Camp'.
- 3.4.2 The purpose behind the amendment is because of the rising demand for local tourism and outdoor recreational facilities in recent years, and the amendments of DoT would help to cater for the emerging use in future. During the past five years, the Board had received considerable amount of planning applications involving privately operated tent camping ground use on a temporary basis in various land use. Many applications were submitted to the Board had been regarded as 'Holiday Camp', 'Tent Camping Ground' or 'Place of Recreation, Sports or Culture' depending on the nature of the

proposed development. Hence, there is a need to refine the DoT of 'Holiday Camp' and 'Tent Camping Ground', both covering places for temporary lodging/short term accommodation, to cater for the said newly emerging use, as stressed by the Board. Please refer to the **Table 3.2** for comparison of the DoT.

## 3.4.3 Table 3.2 Comparison of the DoT Before and After TPB 1261<sup>th</sup> Meeting

DoT Before TPB 1261th	Meeting on 17.12.2021
Tent Camping Ground	Hóliday Camp 1
Means any place open to the public	Means any place where huts, cabins, or
where tents are put for temporary lodging	other structures are put up as short-term
for recreational or training purpose ['Tent	accommodation for leisure for people on
Camping Site' subsumed under this term]	outings or on vacation (It excludes resort
	type developments which could be
	occupied or sold as residential dwellings
	for long-term accommodation purpose. It
	also excludes tent camping sites).
	Meeting on 17:12:2021
Tent Camping Ground	Holiday Camp
Means any place open to the public	Means any place where huts, cabins,
where tents are put for temporary lodging	other structures <b>or shelters</b> or are put up
for recreation or training purpose (It	as short-term accommodation for leisure
excludes tent camping ground which	for people on outings or on vacation
are privately owned and/or	(Examples of shelters include tents,
commercially operated) ['Tent	caravans etc. It excludes resort type
Camping Site' subsumed under this	developments which could be occupied
term].	or sold as residential dwellings for long-
	term accommodation purpose. <u>It also</u>
	excludes tent camping ground other
	than those which are privately owned
	and/or commercially operated).

## 4. THE DEVELOPMENT

### 4.1 <u>Development Parameters</u>

- 4.1.1 In order to preserve the rural character and landscape resource, and to ensure compatibility with the built form and the surrounding land uses (i.e. religious institutions, G/IC facilities, low-density residential dwellings and recreational facilities), the Applicant will sincerely demonstrate that there will be no permanent structures erected on the Site and no excessive scale and intensity of the proposed development.
- 4.1.2 The proposed development is a temporary holiday camp (private tent camping ground) with a total site area of approximately 1,410m<sup>2</sup> providing 20 tents as well as six ancillary portable toilets which are also provided for the convenience of holiday camp (private tent camping ground) users. A Master Layout plan is prepared in **Figure 3**, with a summary of the major development parameters shown in **Table 4.1** below.

Proposed Development	
Site Area (about)	1,410 m <sup>2</sup>
Estimated Maximum No. of Visitors (per day)	100
Tent	
– Number	20
<ul> <li>Floor Area (about)</li> </ul>	316 m <sup>2</sup>
– Height	1 Storey
<ul> <li>Site Coverage (about)</li> </ul>	22.4%
Portable Toilet	
- Number	6
<ul> <li>Floor Area (about)</li> </ul>	9 m²
- Height	1 Storey
<ul> <li>Site Coverage (about)</li> </ul>	0.6%
Total	
<ul> <li>Floor Area (about)</li> </ul>	325 m <sup>2</sup>
<ul> <li>Site Coverage (about)</li> </ul>	23%

### Table 4.1: Summary of Key Development Parameters

## 4.2 Operation

- 4.2.1 The proposed temporary holiday camp (private tent camping ground), which is privately-owned and operated by the Applicant, will exclusively serve the members of the 611 Bread of Life Christian Church and their family members for leisure purposes. Not being open to the public, the estimated maximum number of visitors of the proposed development will be 100 per day.
- 4.2.2 Of a particular note, the proposed temporary holiday camp (private tent camping ground) will operate 24 hours daily. No car parking space will be provided on-site. No public announcement system creating nuisance to the neighbourhood will be used within the Site.

# 5. JUSTIFICATIONS

### 5.1 Passive Recreational and Permitted Uses are the Dominant Uses of the Site

- 5.1.1 As stipulated in the OZP (S/I-CC/9), the GB zone is "primarily for defining the limits of development areas by natural features, to protect the natural landscape, as well as to provide passive creational outlets for local population and visitors...". It is worth emphasising that the passive recreational activities would be the dominant use of the Site, comprising more than two-thirds of the site area. The Site will be mainly occupied by unpaved grassland for passive recreational activities confined to sitting-out areas, landscape planting areas, and open space for bird watching and star glazing etc.
- 5.1.2 The proposed holiday camp (private tent camping ground), on the other hand, is the use not directly related to passive recreational activities. However, according to the Figure 4 Percentage of Use, the proposed holiday camp (private tent camping ground) that provides overnight accommodation to the visitors for leisure will only occupy about 23% of the application site area, while the rest of the Site (77%) will be reserved for passive recreational activities, which is in line with the planning intention of GB zone.
- 5.1.3 From a wider land use planning perspective, it is calculated that beyond the Application Boundary, about 81.2% of the whole Lot No. 256RP will retain as agricultural use, which is permitted use within the "GB" zone under Column 1 as stipulated in the OZP. Hence, there is roughly 95.7% (81.2% agricultural use, plus 14.5% area for passive recreational use) of the use that complies with the planning intention of GB zone. (Please refer to the summary Table 5.1 below.) In this connection, the proposed use is generally not in conflict with the planning intention of the GB zone.

Total Site Area of Lot No. 256RP			7,513.9 m² (100%)
Lot No. 256RP (Part) – Application Site			1,410 m² <b>(18.8%)</b>
Passive Recreational Use Are	ea (within Application Site)		1,085 m² <b>(14.5%)</b>
Tent Site Area (within Applica	tion Site) (Including ancillary us	es)	325 m² <b>(4.3%)</b>
Percentage of Use	(Within Site Boundary) /1	,410 r	m²x 100%
Agricultural	Passive Recreational	(Priv	Holiday Camp
0	1,410 – 325 = 1,085 m <sup>2</sup> ( <b>77%</b> )		325 =325 m <sup>2</sup> ( <b>23%</b> )
Uses In Line with the GB zone (77%)			e subject to approval (23%)
Percentage of Us	se ( <u>Whole Lot 256RP</u> ) /751	3.9m²	
Rest of the Lot 256RP Application Site			ite
Agricultural	Passive Recreational	(Priv	Holiday Camp
7,513.9 - 1,410	1,410 – 325		325
= 6,103.9 m² <b>(81.2%)</b>	= 1,085 m² <b>(14.5%)</b>		=325 m² <b>(4.3%)</b>
7,188.9 m <sup>2</sup>			325 m <sup>2</sup>
Uses In Line with the GB zone (95.7%)		Use	subject to approval (4.3%)

#### Table 5.1 – Summary of Percentage of Use

## 5.2 <u>Proposed Temporary Use Would Better Utilise the Vacant Farmland and Would</u> not Frustrate the Long-Term Planning Intention of the GB Zone

- 5.2.1 The application aims at obtaining a temporary 6-year approval to the Holiday Camp (private tent camping ground). It is stated in the OZP that "the GB zone is primarily for defining the limits of development areas by natural features...". Yet, a suitable temporary use could be considered in order to allow better and flexible use of the land resources before the potential long-term vision for the vicinity took place.
- 5.2.2 In addition, the Site was previously a piece of farmland that was abandoned and left vacant for almost a decade due to the decline of agricultural activities within the vicinity. The Site itself was covered with weeds and wild grass that was considered deteriorated. Proposing a temporary Holiday Camp (private tent camping ground) at the Site could be a feasible option for re-utilising and rehabilitating the land in order to restore and maintain the natural features and landscape of the Site. Campsite equipment and the remaining ancillary uses such as tents and toilets etc will be moveable and only to be installed at the Site on a temporary basis.
- 5.2.3 Due to the temporary nature of the proposed use, this application would not frustrate the long-term planning intention of the GB zone. Furthermore, the natural features and landscape will be restored and carefully maintained by the Applicant in the future.

5.2.3 Due to the temporary nature of the proposed use, this application would not frustrate the long-term planning intention of the GB zone. Furthermore, the natural features and landscape will be restored and carefully maintained by the Applicant in the future.

## 5.3 <u>Compatible with the Surrounding Uses in Cheung Chau</u>

- 5.3.1 The proposed temporary holiday camp (private tent camping ground) is considered compatible in terms of use, height and scale with the surroundings. Considering the building height profile and the development scale, the surrounding developments comprise of low-rise domestic dwellings clusters (restricted to a plot ratio ranging from 0.6 to 1 under the "R(C)" zone) and several "G/IC" buildings (such as seminary, youth activity centre, prayer and retreat house etc) of 2 to 3-storey high to the north, east and west of the Site, suggesting the proposed temporary development is compatible with the surroundings in terms of height and scale.
- 5.3.2 As for the use, the proposed temporary holiday camp (private tent camping ground) aims at providing recreational opportunities not limited to camping, seating, bird watching and star glazing and so on. Similar to the nearby prevailing recreational spots that have scattered over the GB zone yet have blended in nicely with the character of the southern Cheung Chau, providing adventure training, camping, astronomy and geography day camps, food and accommodations etc, with no compatibility issue caused to the vicinity. Recreational facilities include Jockey Club Cheung Chau Don Bosco Youth Centre, The Salvation Army Bradbury Camp and Caritas Jockey Club Ming Fai Camp to the east and the Sai Yuen Camping Adventure Park to the west. Please refer to Figure 6 Land Use Pattern and the Surrounding Recreational Spots. In this regard, proposing subject temporary development would not cause any compatibility issues to the vicinity.

# 5.4 <u>No Adverse Impacts would be Anticipated</u>

- 5.4.1.1 The Site is within "GB" zone with "CPA" zoning to its further south, located in an area of several pieces of terraced flat land sloping down towards Nam Tam Wan to the south. It is accessible via an existing footpath to the west. The Site is currently covered by wild grass. Existing trees of common species are mainly situated along but outside the western and eastern edges of the Site.
- 5.4.1.2 No tree felling within the Site will be carried out before approval for tree works, while a large piece of lawn will be formed with better maintenance by the Applicant, thereby improving the amenity of the Site compared with the existing condition. No hard paving, site clearance, site levelling and erection of any permanent structure will be carried out within the Site. As such, no significant adverse landscape impact will be arisen from the proposed temporary holiday camp (private tent camping ground).

# 5.5 <u>Similar Case Studies</u>

- 5.5.1 There is no similar application for the holiday camp within the "GB" zone in the OZP due to the amendments of definition relating to "Holiday Camp and Tent Camping Ground" in the recent 1261<sup>st</sup> TPB's meeting dated 17.12.2021. "Tent Camping Ground" is always permitted use within the "GB" zone and it could be referred to both privately owned and/or commercially operated campsites prior to the 1261<sup>st</sup> TPB's meeting. While under the new refinements, private-own/operated campsite has been categorised as "Holiday Camp" that requires planning permission from the Board. It is therefore a new case as a result of new definition.
- 5.5.2 The current application shares similar merits with applications located in other types of zoning, such as "AGR" and "CPA". Applications include A/YL-KTN/772, A/SLC/155 and A/YL-SK/317 etc. The sympathetic consideration was warranted because the proposed uses will only occupy a small portion of the total Site area that would not frustrate the planning intention of the zone. Adverse impacts were not anticipated, and the proposed use was generally compatible with the surroundings.
- 5.5.3 Regarding the similar case studies, please refer to **Table 5.2** for more details.

Years and Filling of Land				
A/YL-KTN/772	PlanD	PlanD considered that the temporary use could be		
(9.7.2021)		tolerated, as the applied use was generally not in conflict with the planning intention of the "AGR" zone. <u>50% of the</u>		
(Approved with		Site was proposed for farmland, and only about 3.4% of		
conditions)		the Site was for providing overnight accommodation (caravan camp), and the canteen was an ancillary facility to support the operation of the hobby farm. It was considered not incompatible with the surrounding environment. Other departments had no objection to the application.		
	TPB	RNTPC approved the case. The application was approved by the Committee mainly on considerations that the proposed farm involved a <u>certain percentage of land</u> for farming activities.		

Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen within AGR zone for a Period of 3

### Table 5.2: Approved Holiday Camp in relevant zone

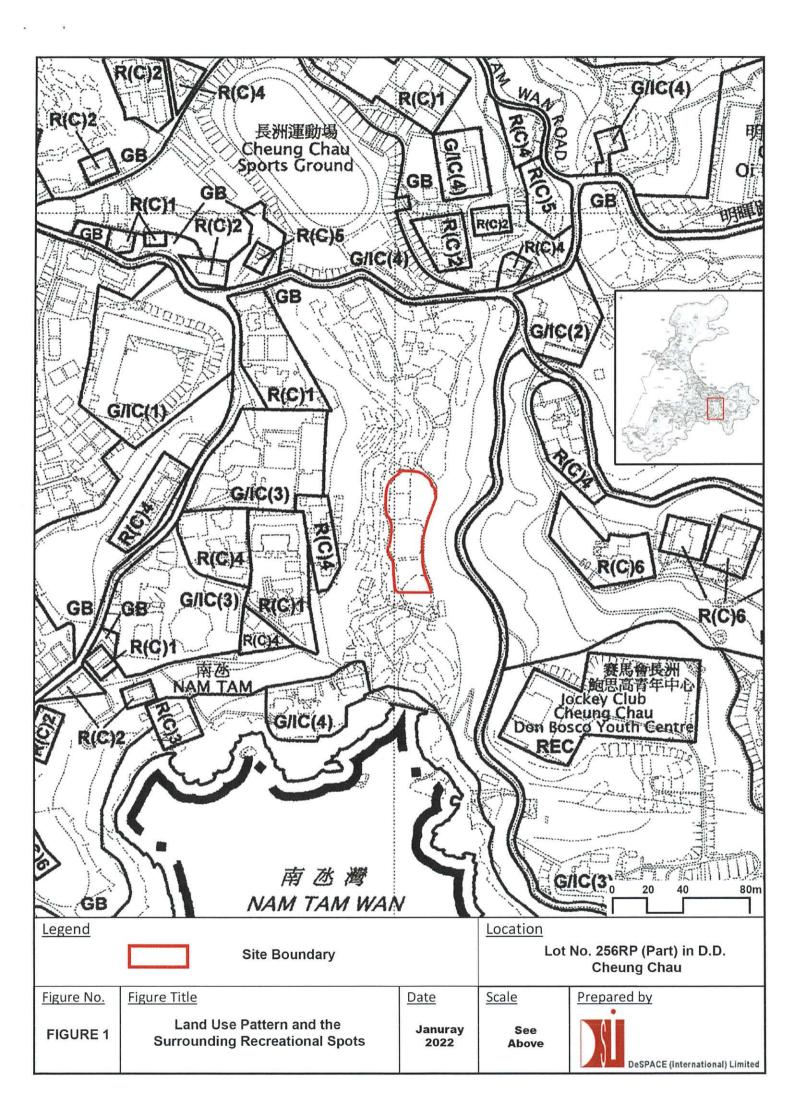
Proposed Temporary Holiday Camp (Caravan Holiday Camp) within CPA				
zone for a period of 5 years and Excavation of land (Sewage and Drainage				
Facilities)				
A/SLC/155	PlanD	PlanD did not support the application as the proposed		
(20.12.2019)		development was not in line with the planning intention of the "CPA" zone. The applicant had not provided sufficient		
(Approved with		information to demonstrate no adverse impact on the		
condition)		wetland habitat and landscape, setting an undesirable precedent for similar applications with the "CPA" zone.		
	TPB	TPB approved the case, as the proposed development <u>in</u> <u>line with the 'Sustainable Lantau Blueprint</u> ' as conservation with sustainable leisure and recreational uses. The Application Site was <u>previously a vehicle repair workshop</u> <u>use on-site that had been serious damaged</u> , the proposed development could be regarded as <u>an improvement to the</u> <u>environment</u> . Members further noted that only excavation of land under the application required planning permission. The chairperson and most members were generally sympathetic towards the applicant.		
Proposed Tem	porary	Tent Camping Ground within AGR zone for a Period of		
_		3 Years		
A/YL-SK/317	PlanD	PlanD considered that the temporary use could be		
(29.10.2021)		tolerated, as the proposed tent camping ground is temporary in nature to provide passive recreational use		
(Approved with		with movable tents. It was considered that temporary		
condition)		approval of the application would not frustrate the long- term planning intention of the 'AGR' zone. The development consisting of <u>34 tent sites and 6 temporary</u> <u>single-storey structure is considered not entirely</u> <u>incompatible with the surrounding environment</u> which is predominantly rural in character mixed with agricultural land, unused land and scattered residential structures.		
	ТРВ	RNTPC approved the case. A member raised the concern that the site was in a remote rural location with in tourist attraction or supporting facilities nearby, and expressed doubt on the target patrons of the proposed private tent camping ground. The chairman advised not to concern with its business details and viability. However, in the event that the proposed use causing nuisance to the surrounding		

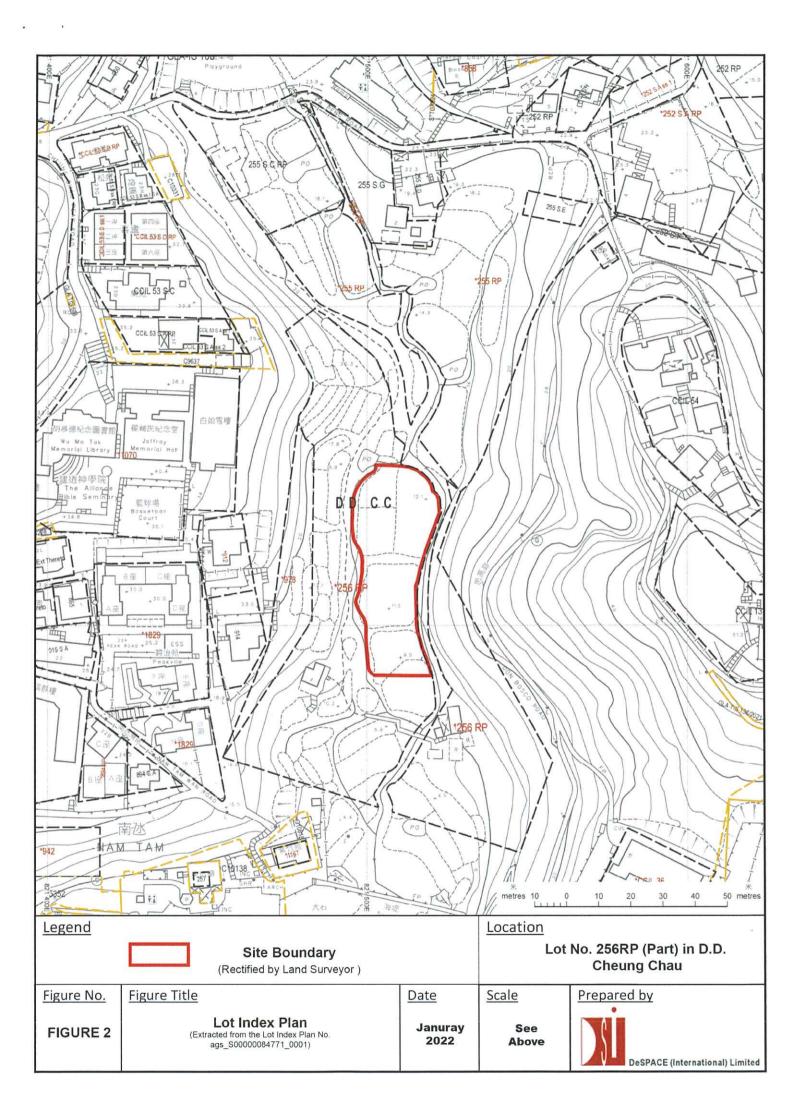
	area due to mismanagement or other reasons, the relevant
	departments would take suitable actions under their ambit.

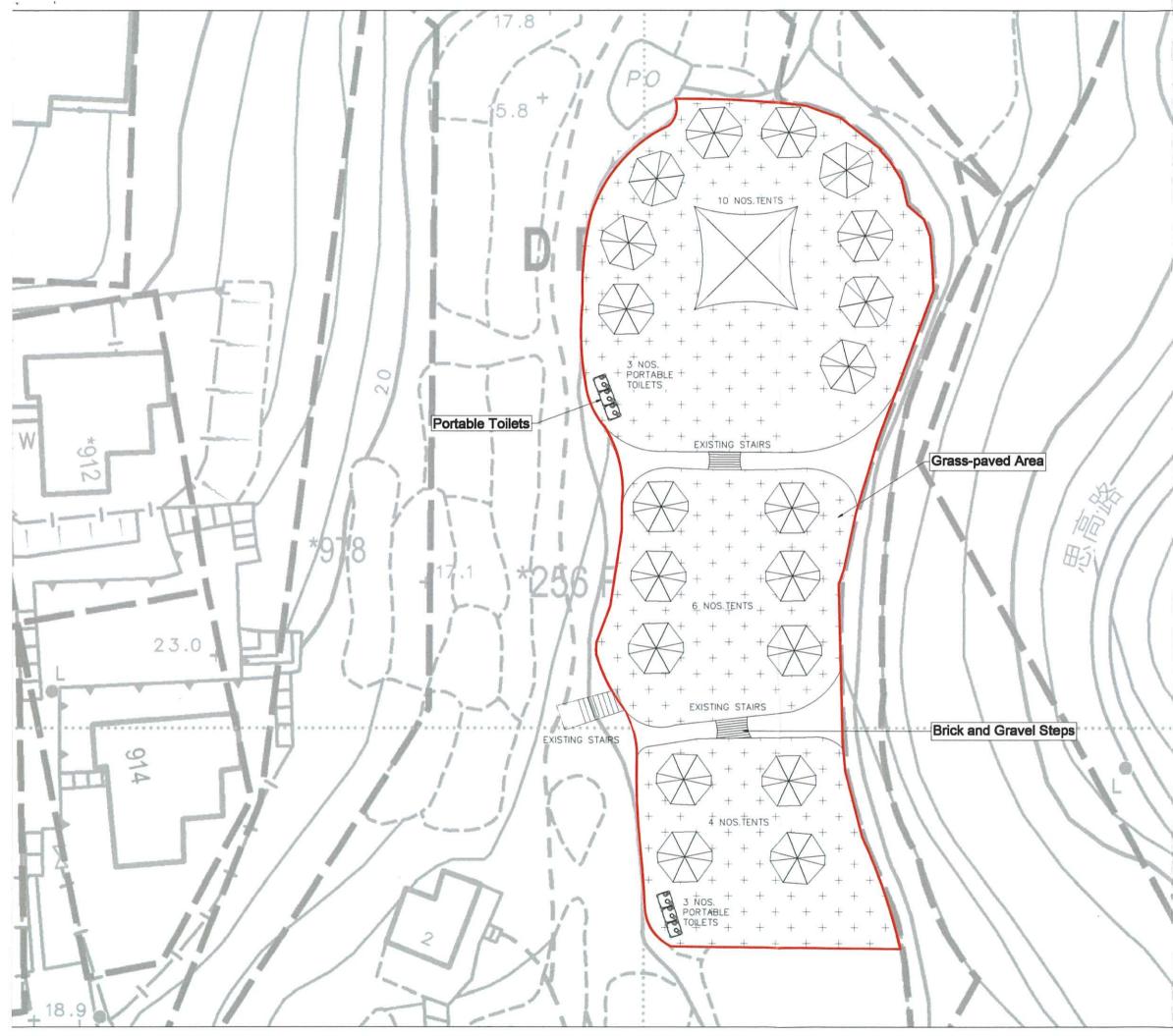
# 6. CONCLUSION

This Planning Statement has justified the proposed development in the following aspects:

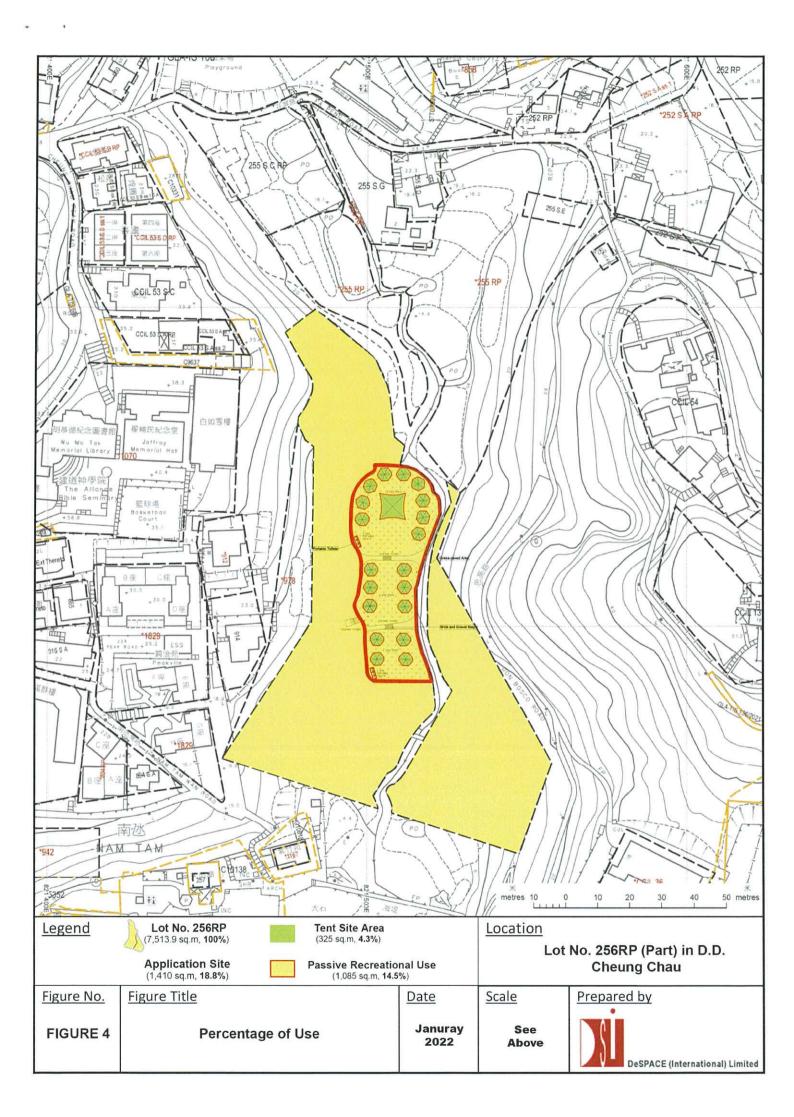
- The proposed development aims at obtaining a temporary 6 years approval for the Holiday Camp (private tent camping ground).
- The proposed development is situated at Lot No. 256RP (Part) in Cheung Chau with Site Area of 1,410 m<sup>2</sup>, which is accessible via a local track to the west of the Site leading from Fa Peng Road.
- The proposed development will rehabilitate and utilise the vacant farmland in order to restore and maintain the natural features and landscape.
- The proposed development is compatible with the planning context as it comprises mainly the passive recreational and permitted uses. It will not cause land use conflicts.
- The proposed development is compatible with the surrounding uses in Cheung Chau.
- The proposed development would not result in any adverse impacts.
- The proposed development is highly comparable to other similar approved cases on the ground of uses, scale and intensity.

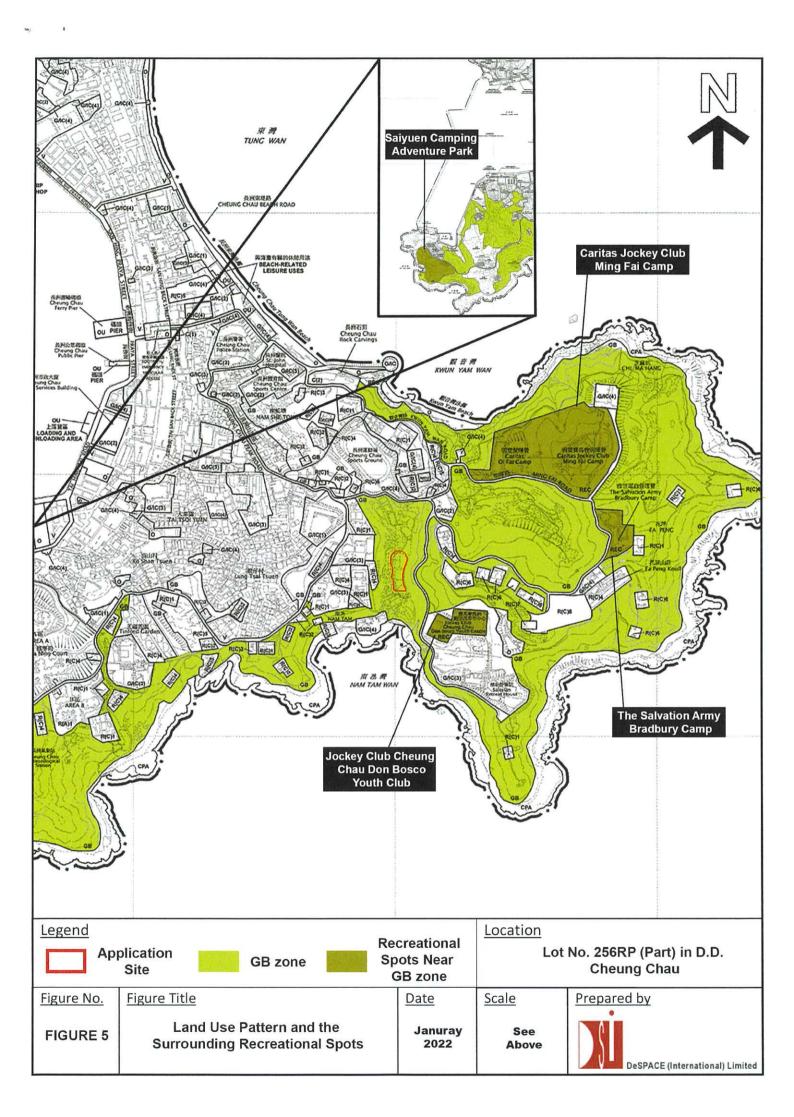






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Date: 18<sup>th</sup> February 2022

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BY EMAIL (tpbpd@pland.gov.hk)

Secretary, Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

# SECTION 16 APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

# APPLICATION FOR PROPOSED "TEMPORARY HOLIDAY CAMP (PRIVATE TENT CAMPING GROUND)" FOR A PERIOD OF 6 YEARS IN "GREEN BELT" ZONE, AT LOT NO. 256RP (PART) IN D.D. CHEUNG CHAU, CHEUNG CHAU Town Planning Application No. A/I-CC/28 – Supplementary Information

We are writing to provide the Supplementary Information (S.I.) to further clarify the proposed development.

# 1) GFA and Site Coverage

The proposed Holiday Camp is <u>temporary in nature</u> with a total of 20 tents and 6 portable toilets. No permanent structure would be erected, and as a result <u>no GFA is counted</u>. Please be clarified that there is a Total Floor Area or simply an occupied area of  $325m^2$  for tents and toilets. The calculation of site coverage, however, is primarily aimed at reflecting the uses within the application boundary in order to demonstrate that the proposed development is small in nature and scale, and generally in line with the planning intention of the GB zone.

# 2) Site Entrance

The Site is the part of Lot No. 256 RP that can be accessed by existing stairs connecting to a local track leading to Fa Peng Road. The entrance is located to the west of the Site. Please see the attached **Figure 1**.

# 3) Width of Local Track

The width of the existing local track is about 2m.

# 4) <u>Fencing</u>

Wooden fences have currently been installed around the Site Boundary to ensure that the future tent site boundary is clearly defined. Please see the attached **Figure 1**.



#### 5) Tents Erection

Each tent will be placed on the wooden decking. Potential wooden footings would be added to the decking if the site is not level. A tent decking helps keep the tents off of the damp ground, speeding up the drying process of the canvas and preventing the growth of mold in certain locations. Once the tent is set upon the tent decking, the applicant will be using grounds pegs to anchor each corner of the tent to ensure that the corner would not slip over and be able to hold up. It is worth noting that the tents and the tent decking would only be installed on a temporary basis and can be easily removed. Please see attached **Figure 2** for your information.

#### 6) Height of the Tent

The height of the tents ranges from 2.8m for typical tents, to not more than 5m for the largest crossover-arch tent to the middle of the northern portion of the Site.

#### 7) <u>Toilet Arrangement</u>

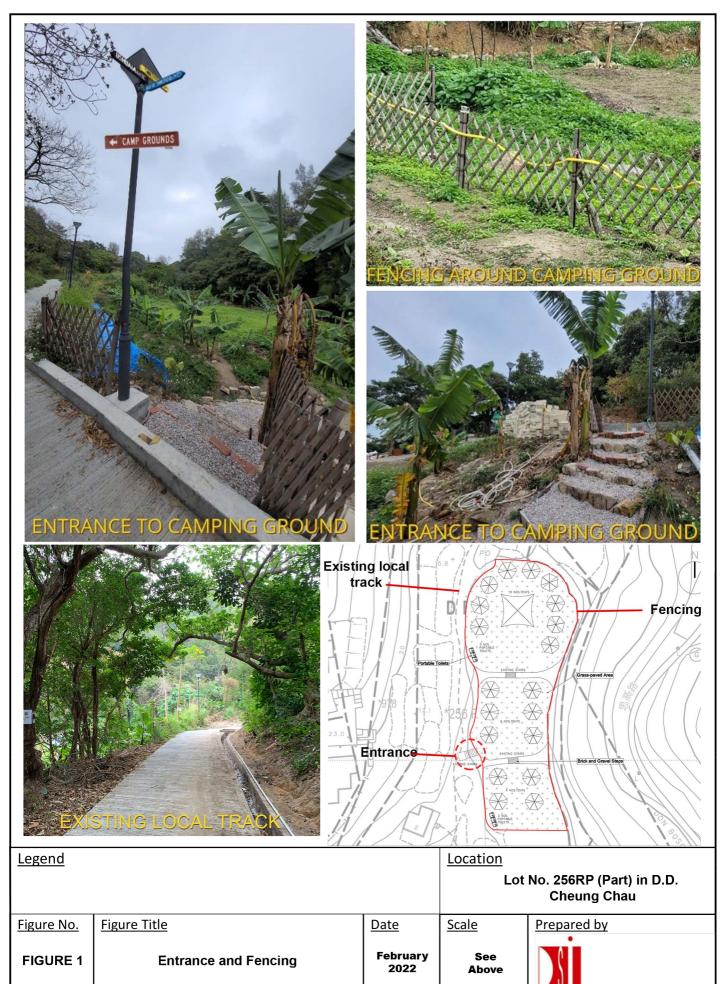
Deploying portable toilets would be the sole measure to tackle the issue about toileting. Vacuum tanker would be visiting the Site for emptying excrement on a regular basis. Notably there is no septic tank proposed within the Site.

Should there be any queries, please do not hesitate to contact our Mr. Wilson Law at 2493 3626 or the undersigned at 3590 6333.

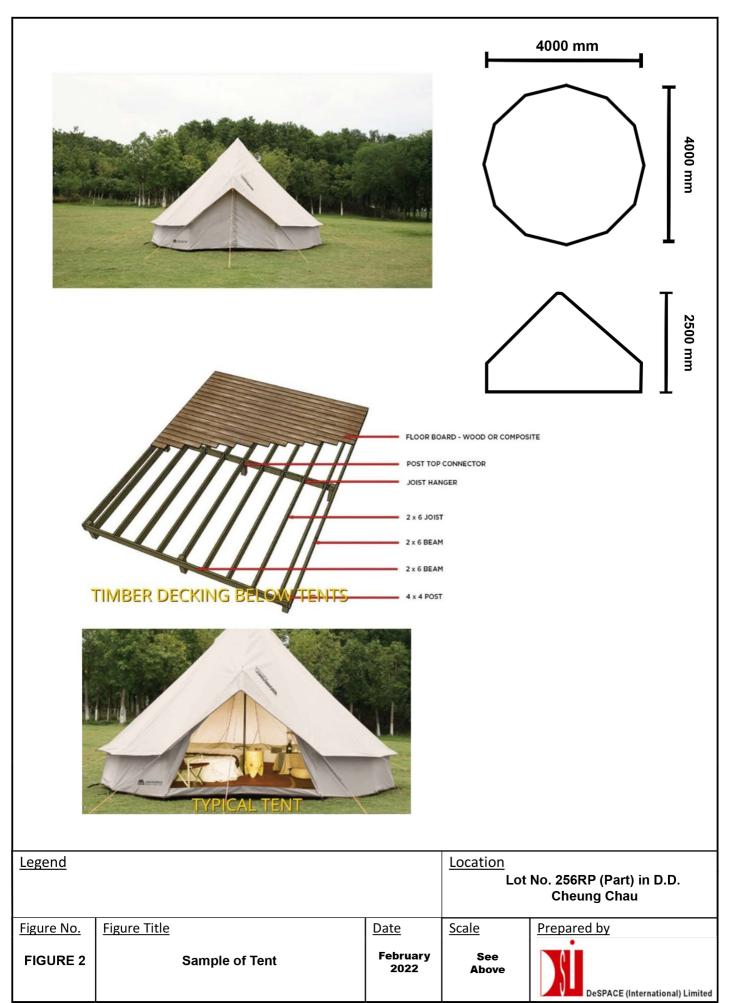
Yours faithfully, FOR AND ON BEHALF OF DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

cc. Mr. SIU Yee Lin, Richard (STP/Island 1), Email: <u>rylsiu@pland.gov.hk</u>
 Mr. LAU Wai Hung, Alex (TP/Island 5), Email: <u>awhlau@pland.gov.hk</u>
 Mr. LAI Chun Fung, Wesley (TPG/Island 1), Email: wcflai@pland.gov.hk



DeSPACE (International) Limited





Date: 7th April 2022

#### Pages: 1 + 19

BY HAND + EMAIL (tpbpd@pland.qov.hk)

Secretary, Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

#### PROPOSED TEMPORARY HOLIDAY CAMP (PRIVATE TENT CAMPING GROUND) FOR A PERIOD OF 6 YEARS IN "GREEN BELT" ZONE, AT LOT NO.256 RP (PART) IN D.D. CHEUNG CHAU, CHEUNG CHAU (Town Planning Application No. A/I-CC/28 – Submission of Further Information)

References are made to the emails dated 14<sup>th</sup> March 2022, 24<sup>st</sup> March 2022 and 1<sup>st</sup> April, 2022 from the Planning Department in relation to technical comments from various departments.

In order to address the comments, please find attached 70 hard copies of the response-to-comment (R to C) table with **Attachment 1** (Landscape Layout Plan with Viewpoints and Tree Survey).

Should you have any queries, please feel free to contact Mr. Wilson LAW at 2493 3626 or undersigned at 3590 6333.

Yours faithfully, FOR AND ON BEHALF OF DeSPACE (INTERNATIONAL) LIMITED (Intern

Greg Lam

cc. Mr. LAU Wai Hung, Alex (TP/Islands 5), Email: <u>awhlau@pland.gov.hk</u> Mr. LAI Chun Fung, Wesley (TPG/Islands 1), Email: wcflai@pland.gov.hk

RECEIVED Town Planning Board

Suite 1601, 16/F, Tower II, Lippo Centre, Admiralty, Hong Kong Tel: (852) 24933626 Fax: (852) 35906233 香港金鐘力寶中心第二座 16/F 1601 室 電話. (852) 24933626 傳真:(852) 35906233

# PROPOSED TEMPORARY HOLIDAY CAMP (PRIVATE TENT CAMPING GROUND) FOR A PERIOD OF 6 YEARS IN "GREEN BELT" ZONE, AT LOT NO.256 RP (PART) IN D.D. CHEUNG CHAU, CHEUNG CHAU

# (Application No. A/I-CC/28)

Departmental Comments	Response
Email dated 14 <sup>th</sup> March 2022 refers:	
UD&L:	
Fence Height:	
Regarding the captioned, please ask the applicant to clarify the proposed	The fence is about 1.2m in height, please see the following spec of
height of the fence.	the fence.
	拉开100cm
	收 推 高120cm 脚 高30cm 收 按 拔 长27cm 收 成 长27cm 和 高30cm 格子30cm*7cm 网格离地32cm
Landscape:	
The Applicant should submit the following information for our further	Please see Attachment 1 for the Landscape Layout Plan with tree
consideration:	assessment schedule, and current site photos showing the general
a) Updated site photos showing the general conditions of the site	conditions of the Site from various viewpoints.
and a site plan annotating photo viewpoints.	
b) A landscape layout plan demonstrating the proposed landscape	Please be invited to note that all trees identified on site (i.e. T1 to
treatments.	T24), which are carefully recorded according to the definition set
c) Information of existing trees within the site and along the site	out in ETWB TCW No. 3/2006 on Tree Preservation, are proposed

boundary, including a tree location plan, the latest tree photos,	to be retained. Locations of the proposed mobile toilets and tents
and a tree schedule with tree species, size and proposed tree	are fine-tuned on plan to avoid conflict with the existing trees.
treatment(s).	

Departmental Comments	Response
Email dated 14 <sup>th</sup> March 2022 refers:	
LandsD:	
The application site is within Cheung Chau Lot No. 256 RP ("the Lot")	Noted with thanks.
which is demised for house and agricultural purposes for a lease term of	
75 years and renewable for a further term of 24 years less 3 days from	
1.7.1898 under the Block Government Lease and the above lease term	
has been extended until 30.6.2047. Under the lease conditions, no	
structure shall be erected on the Lot within the Government's prior	
approval.	
If the subject planning application is approved and there will be erection	Noted with thanks.
of structure(s) on the Lot, the lot owner is required to apply for and	
obtain LandsD's prior approval.	

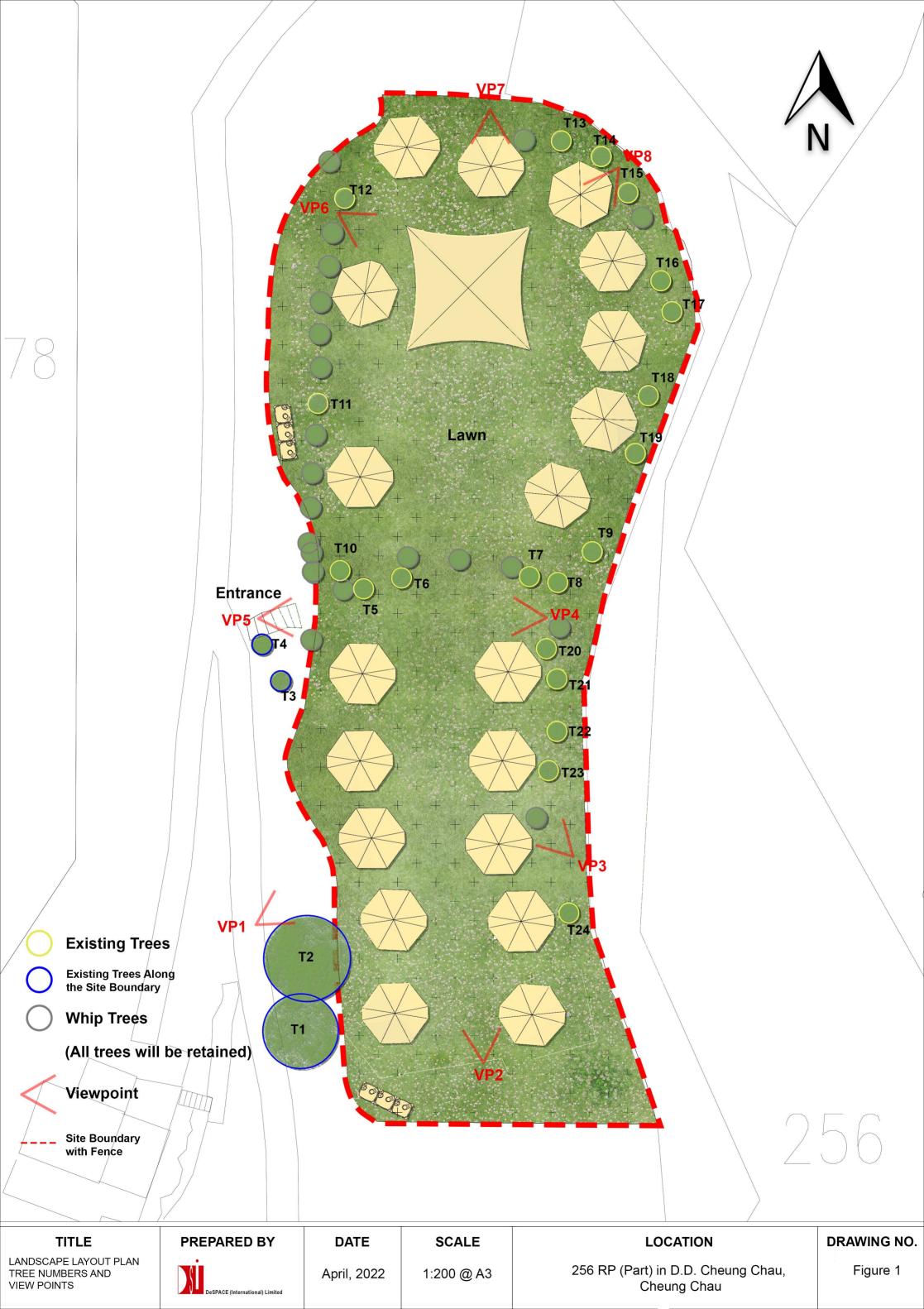
Departmental Comments	Response
Email dated 24 <sup>th</sup> March 2022 refers:	
LCSD:	
The proposed holiday camp will be operated 24 hours daily but no	Please be invited to note that the holiday camp would be hosting
shower facilities will be provided by the applicant. LCSD has great	each group of visitors for only 1 night. The shower facilities are
concern that the users of the proposed holiday camp will heavily rely on	considered not the necessity for the campsite, and therefore the
the shower facilities provided by LCSD nearby. It will seriously affect	holiday camp would not rely on the shower facilities provided by

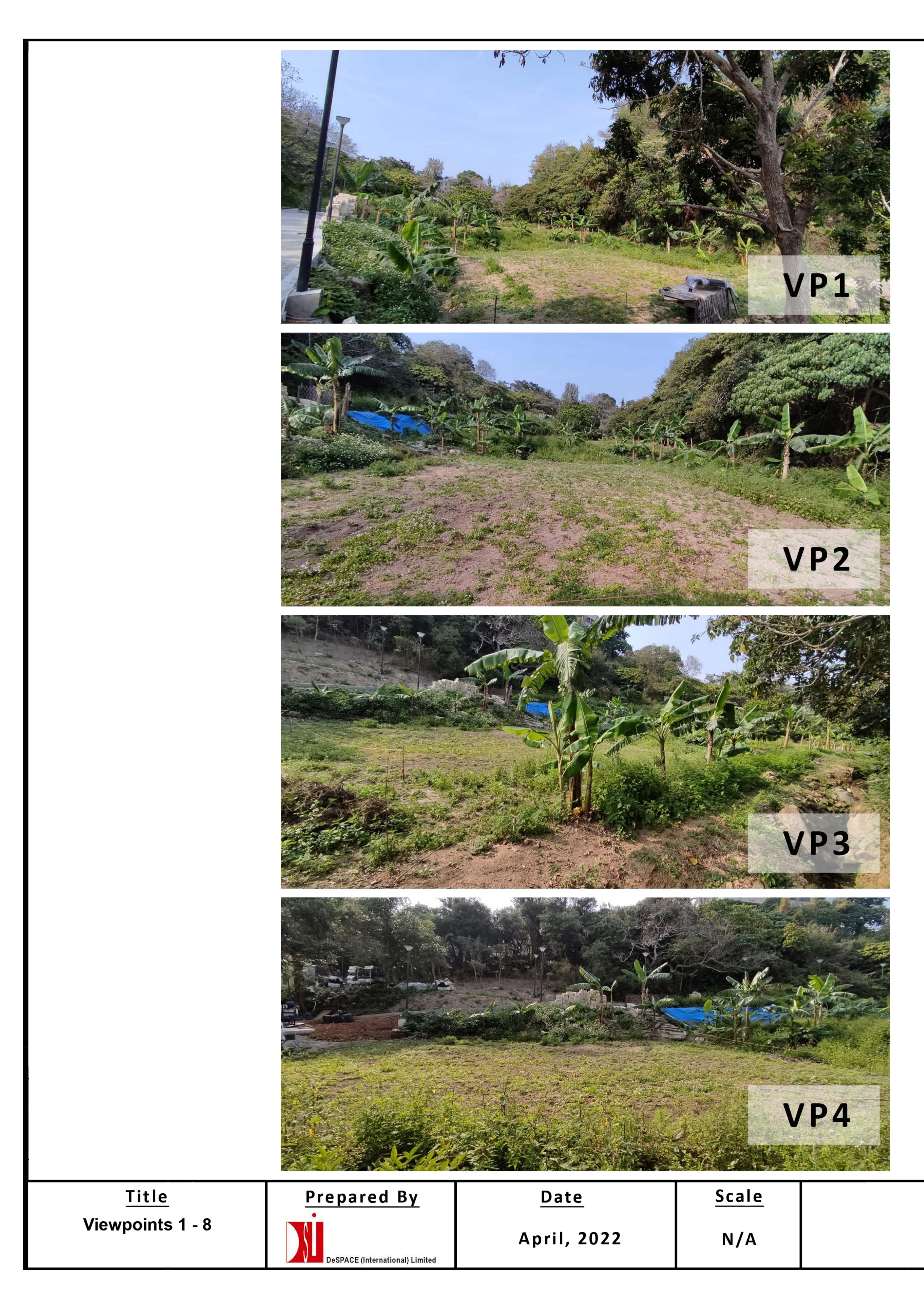
our daily operation and our provision of leisure services to our users. If	LCSD nearby.
no such shower facilities will be provided within the subject site, LCSD	
has reservation to this application as the public services provided by	
LCSD will be affected.	

Departmental Comments	Response
Email dated 1 <sup>st</sup> April 2022 refers:	
WSD:	
Whether the proposed holiday camp would be temporary or permanent.	The proposed holiday camp would be temporary.
Whether provision of fresh and flushing water supply from government	There would be no provision of fresh and flushing water, and thus
mains would be required. If yes, please provide estimated water demand	do not require water supply from government mains.
(eg. from visitors / staff / other uses, if any) with detailed breakdown.	

Attachment 1

Landscape Layout Plan with Viewpoints and Tree Assessment Schedule







Lot No. 256RP (Part) in D.D. Cheung Chau

Location

# Drawing No.

Figure 2

## Tree Assessment Schedule

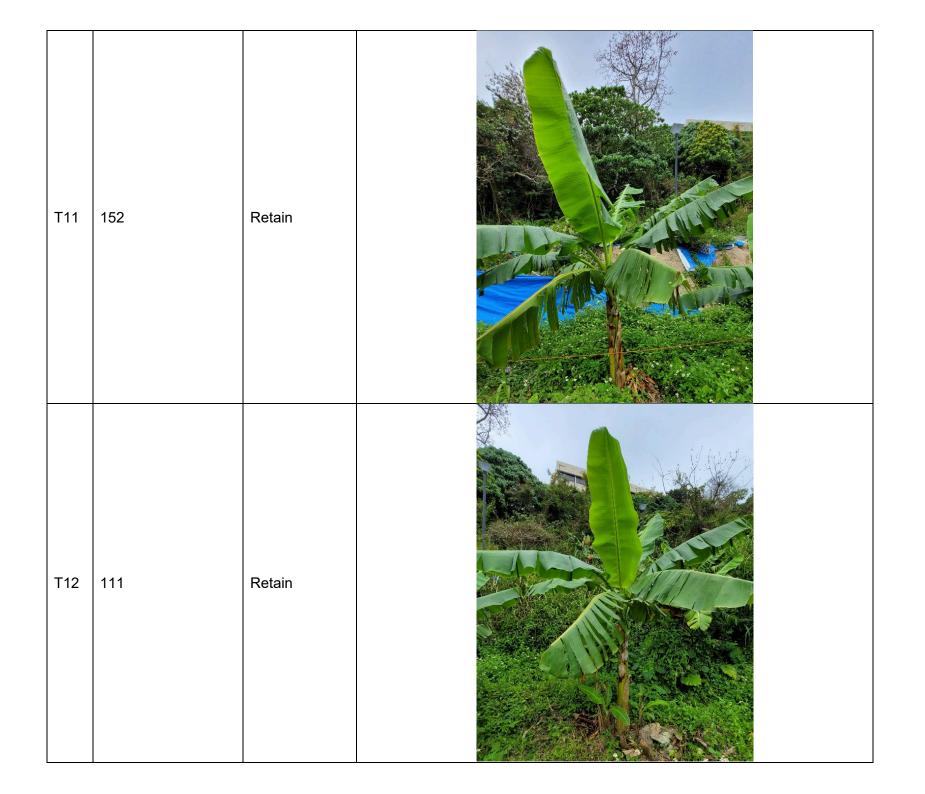
Tree No.	Trunk Diameter (mm) (about)	Proposed Tree Treatment	Latest Tree Photo(s) taken on 20.3.2022
T1	445	Retain	<image/>
Τ2	216	Retain	<image/>



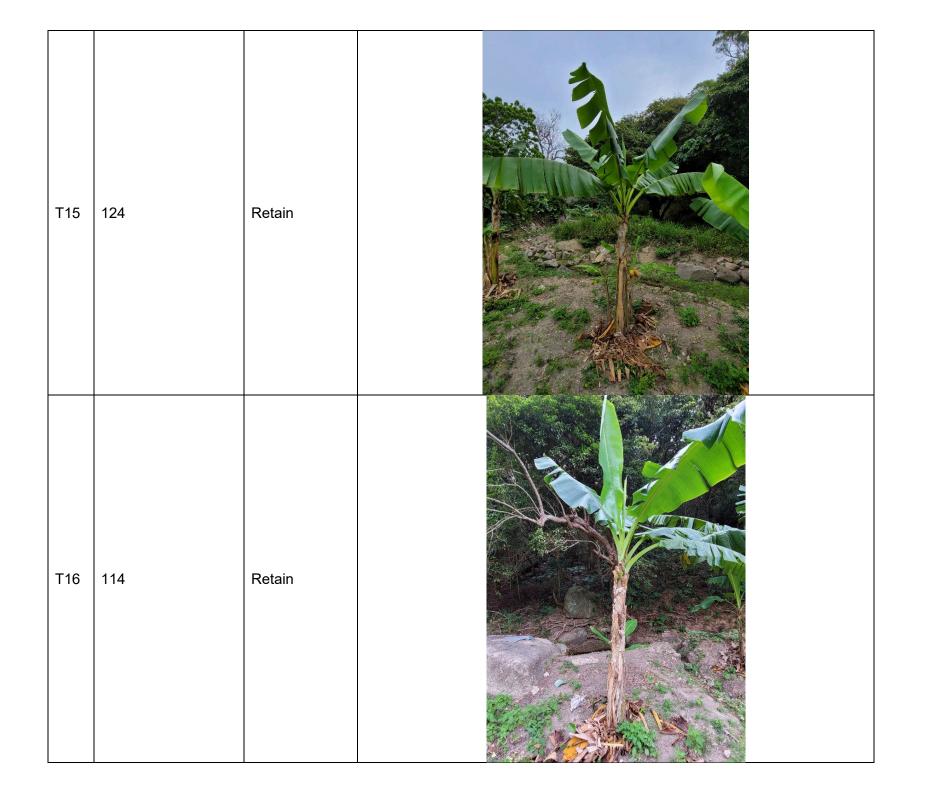


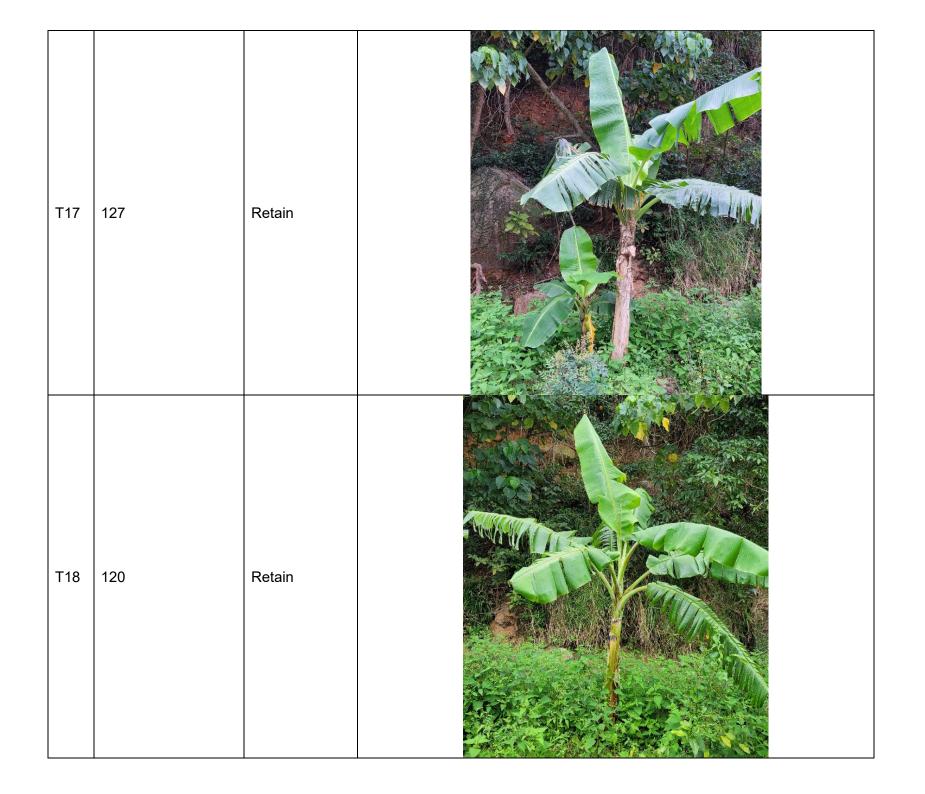


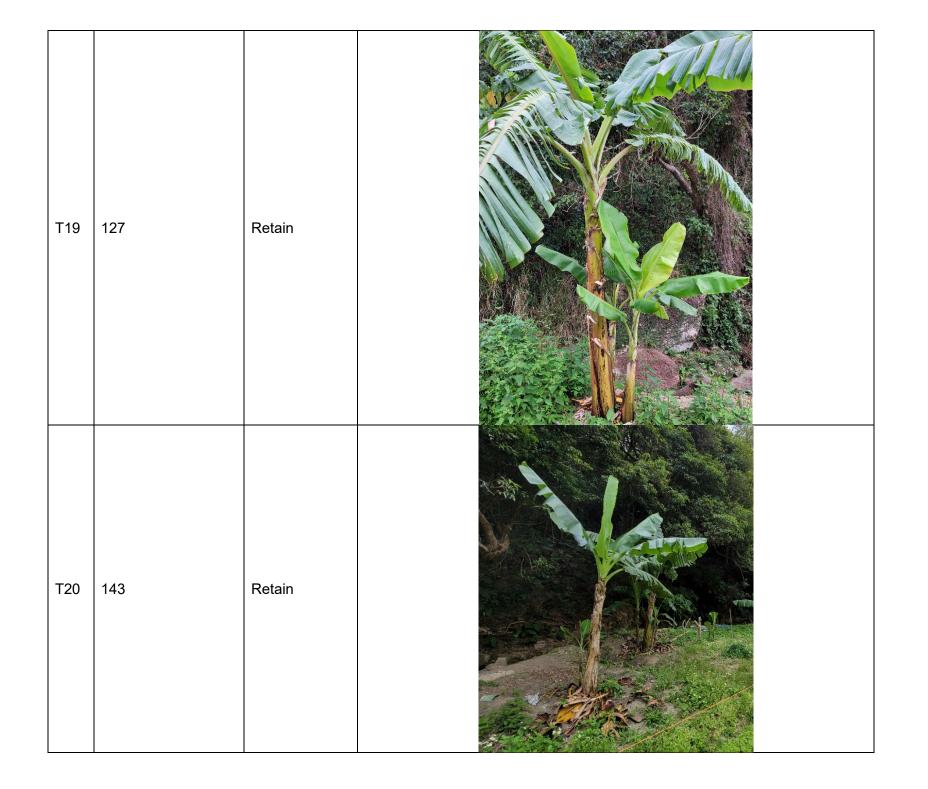


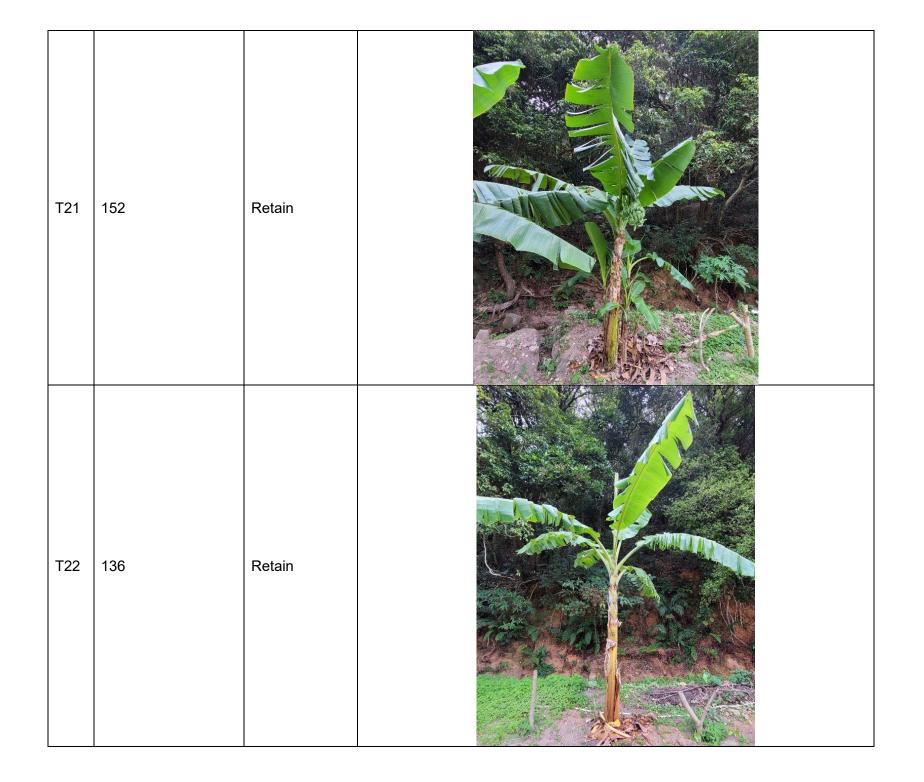


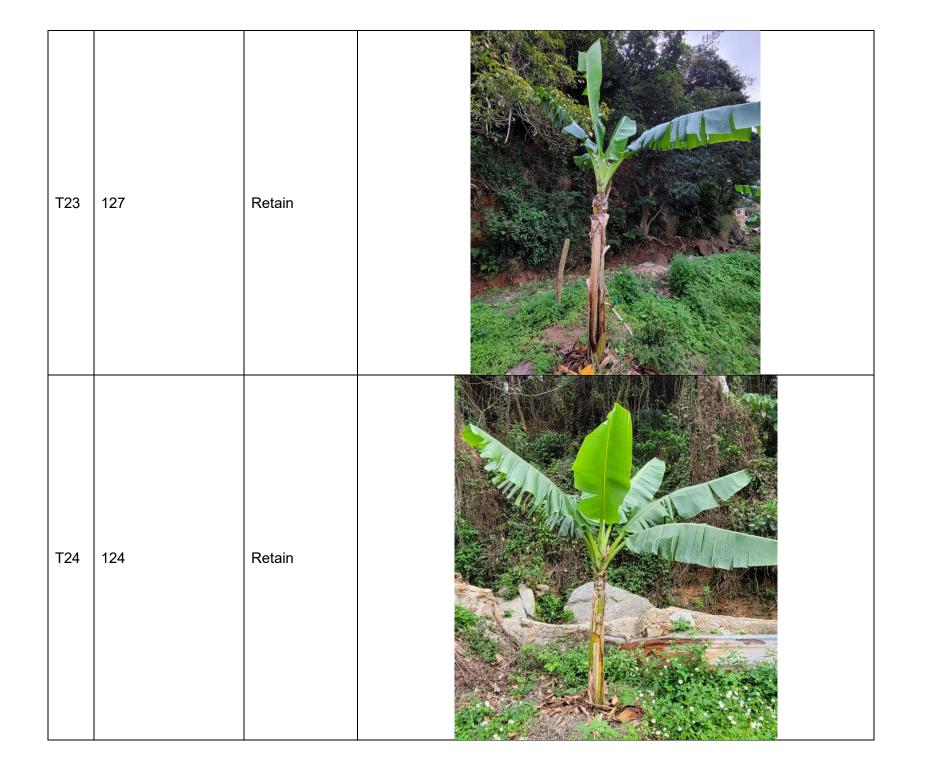












Appendix Ic of RNTPC Paper No. A/I-CC/28A

構建(國際)有限公司



Date: 29th April 2022

Pages: 1 + 6

BY EMAIL (tpbpd@pland.gov.hk)

Secretary, Town Planning Board 15/F, North Point Government Offices 333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

#### PROPOSED TEMPORARY HOLIDAY CAMP (PRIVATE TENT CAMPING GROUND) FOR A PERIOD OF 6 YEARS IN "GREEN BELT" ZONE, AT LOT NO.256 RP (PART) IN D.D. CHEUNG CHAU, CHEUNG CHAU (Town Planning Application No. A/I-CC/28 – Submission of Further Information 2)

References are made to the emails dated 19<sup>th</sup> April 2022 and 27<sup>th</sup> April 2022 from the Planning Department (PlanD) in relation to technical comments from the Environmental Protection Department (EPD) and clarification from PlanD.

In order to address the comments, please find attached a copy of the response-to-comment (R to C) table.

Please be invited to note that the attached table serves as technical clarifications/responses to comments of relevant Government departments without any material change of the scheme. The overall proposed development parameters remain unchanged This FI(2) does not affect the substance of the application and please be invited to consider exemption from the requirement of publication for public comments.

Should you have any queries, please feel free to contact Mr. Wilson LAW at 2493 3626 or undersigned at 3590 6333.

Yours faithfully, FOR AND ON BEHALF OF DeSPACE (INTERNATIONAL) LIMITED

Greg Lam

cc. Mr. LAU Wai Hung, Alex (TP/Islands 5), Email: <u>awhlau@pland.gov.hk</u> Mr. LAI Chun Fung, Wesley (TPG/Islands 1), Email: <u>wcflai@pland.gov.hk</u>

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RECEIVED 2'9 APR 2022 Town Planning Board

Suite 1601, 16/F, Tower II, Lippo Centre, Admiralty, Hong Kong Tel: (852) 24933626 Fax: (852) 35906233 香港金鐘力寶中心第二座 16/F 1601 室 電話: (852) 24933626 傳真:(852) 35906233

# PROPOSED TEMPORARY HOLIDAY CAMP (PRIVATE TENT CAMPING GROUND) FOR A PERIOD OF 6 YEARS IN "GREEN BELT" ZONE, AT LOT NO.256 RP (PART) IN D.D. CHEUNG CHAU, CHEUNG CHAU

## (Application No. A/I-CC/28)

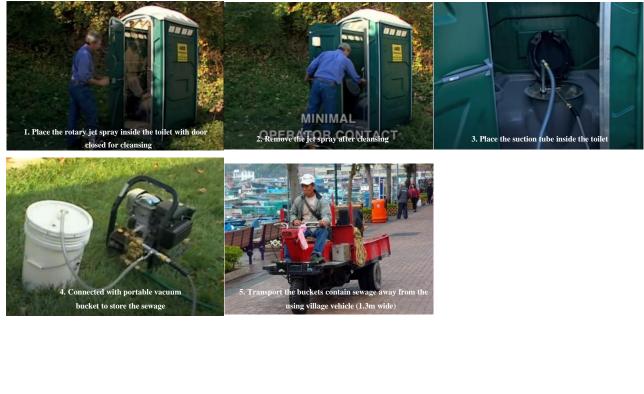
Departmental Comments	Response
Email dated 19 <sup>th</sup> April 2022 refers:	
EPD:	
Waste Management:	
The applicant shall advise the collection	An existing refuse collection point (RCP) is located to the northeast of the Site. It is within reasonable
and disposal methods of generated waste	walking distance. It is confirmed that waste generated from camping activities will be collected on
from construction works and camping	a daily basis by the campsite staff and disposed at the existing RCP marked in the map below. No
activities.	construction waste is anticipated.

#### Sewerage Management:

We noted that portable toilets will be provided on site. The applicant also advised that the width of existing local track is only about 2 m dated 18.02.2022.

The applicant shall advise in detail i) on how the vacuum tanker can access the local track/subject site to conduct its proposed service. The size of vacuum tanker, the length of suction tube, the distance between vacuum tanker and portable toilet, the design of portable toilet and the preventive measure for sewage leakage to natural environmental shall also be provided. Furthermore, the applicant shall justify the feasibility to use vacuum tanker and portable toilet in the subject site as the solution of sewerage management.

There are several contractors currently providing portable toilets as well as respective cleaning and maintenance services in the market. The applicant will appoint an experienced portable toilet provider to provide relevant products and services. As suggested by the experienced provider, the sewerage tank would be completely sealed inside the portable toilets. Portable vacuum pump and buckets would be transported by Cheung Chau village vehicle (length <3.2m, width 1.2m) to conduct the cleaning. The cleaning processes have shown below. Sewage leakage can be prevented. Good site practices will be monitored to ensure a clean, hygienic tent camping ground.





The applicant shall advise the reason of choosing the proposed locations of portable toilets, which locate adjacent the watercourse. to Alternative locations shall be considered to minimize the potential environmental impacts.

As observed from the site photos (taken on 29.11.2021 and 26.4.2022) below, the watercourse to the west of the Site has been dried up and disappeared for most of the year. The peak season of the camping activities (November to February) would not overlap the rainy season (May to September). Most importantly, with the usage of leak preventive tactics, the proposed locations of portable toilet would not result in potential environmental impacts during the peak camping season. Please note that all toilets are moveable and can be relocated farther away from watercourse during the rainy season (ex. May - September) if the watercourse to the west of the Site re-appears.



#### Pollution to Semi-natural Watercourse:

the applicant shall advise the control Wooden fences have currently been installed around the Site boundary with 5m setback away from the watercourse. Camp rules are to be set out to ensure that the camping activities would only be measures to prevent the pollution to the semi-natural watercourse from camping allowed within the boundary of the Site. Signage is to be provided as a reminder for guests to preserve the natural landscape as well as the watercourse.

#### Grass-paved Area:

activities.

ii)

The applicant shall advise the formation and maintenance methods of grass-paved area. Please also advise if usage of pesticides or fertilizer are required.

The Site is currently covered by unmown lawn. It would be ready to host after a proper lawn maintenance. Maintenance requires mowing and watering once a week, aerating, dethatching and weeding once a year. Please note that pesticides or fertilizer would not be used on the Application Site.

Light and Noise Nuisances to the Nearby	
Sensitive Receivers:	The nearest Sensitive Receivers (SRs) are mainly located to the west of the Site, including residents
The applicant shall advise the control	from Peakville and Alliance Bible Seminary, both SRs are static in nature. According to the
measure and management to minimize	government survey sheet, the Site is located at the valley-shape terrain, flanked by high grounds to
the light and noise nuisances to the	the east and west. All SRs are situated on the high ground with at least 30m horizontal and 10m
nearby sensitive receivers.	vertical distance away from the Site with existing trees acting as buffers to further screen off the
	noise nuisances. This suggests that the proposed development has sufficient buffer distance to
	prevent noise nuisance to the nearby SRs. In addition, it is confirmed that the operating hours would
	be from 7:00 am to 10:00 pm daily and there would be staff stationed at the Site. There would be
	overnight tent camping activities yet the camp rule would be set out to ensure that noise and strong
	lighting are kept down and dimmed after 10 pm in order to comply with the relevant legislation. The
	operating hour of the campsite is subject to review to avoid resulting in nuisances to the
	surroundings. Neither public announcement system / any form of audio amplification system nor
	over-illuminated lighting is allowed.
Generation of Wastewater	
The applicant shall advise the collection,	Given that there would be no provision of fresh and flushing water, the volume of wastewater
treatment and discharge of wastewater,	generated from camping activities would only be minimal. Two Portable Camping Sinks with 30L
which generated from the camping	to 50L of water capacity for hand washing and wastewater storage would be placed on the Site. The
activities such as cooking, washing	tanks will be replaced by contactor on a regular basis.
hands, etc.	

Departmental Comments	Response
Email dated 27 <sup>th</sup> April 2022 refers:	
<u>PlanD:</u>	
In the processing of the application, it is	It is a good intention for the Applicant to proceed with the private tent camping ground for a period
noted that the period of 6 years is	longer than 6 years so as to put up the planning proposal for a formal public consultation under the
proposed in the development proposal. I	Town Planning Ordinance. The public and the surrounding residents have been given an opportunity
shall be grateful if you would consider	to offer views and the Applicant has also been allowed an opportunity to revise the proposal to
providing additional information / further	address opposing views if any. The Applicant, as a church organization, is serious to have an open,
justification to the proposed period of 6	honest development proposal of which proposal details can be made known to all members of the
years in accordance to the development	general public during the planning stage.
proposal.	

#### Relevant Extract of Town Planning Board Guidelines for Application for Development within "Green Belt" Zone <u>under Section 16 of the Town Planning Ordinance</u> (TPB PG-No. 10)

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a "GB" zone. In general, the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage and aggravate flooding in the area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

# **Government Departments' General Comments**

# 1. Land Administration

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

- (a) he has no adverse comment on the subject application from land administration perspective;
- (b) the Site comprises Cheung Chau Lot 256RP which is Old Schedule Lots demised for house and agricultural purposes and held under Block Government Lease;
- (c) the respective lease term of the Lot is 75 years renewable for 24 years less 3 days commencing on 1.7.1898, which has been extended up to 30.6.2047;
- (d) no structure shall be erected on the Lot without his prior approval; and
- (e) if the subject planning Application is approved and there will be erection of structures(s) on the Lot, the lot owner is required to apply for and obtain LandsD's prior approval. LandsD will process the application in the capacity of the landlord of the Lot. There is no guarantee that such application will be approved by LandsD. If such approval is given, it will be subject to such terms and conditions as may be imposed by LandsD, including payment of fees.

# 2. <u>Traffic</u>

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

- (a) Fa Peng Road and the existing local track connecting to the Site are not under the traffic management of the Transport Department;
- (b) the pedestrian flow inducted from the proposed development would be minimal and no adverse traffic impact to the surrounding area is envisaged; and
- (c) submission of Level of Service Assessment is not required.

Comments of the Chief Highway Engineer/ New Territories East, Highways Department (CHE/NTE, HyD):

The Site and its adjacent roads are not within HyD's maintenance boundary and as such, he has no comment on the subject application from highways maintenance point of view.

### 3. Environment

Comments of the Director of Environmental Protection (DEP):

(a) in view of the small-scale nature of the proposed development with the mitigation measures and management methods provided by the applicant, she has no objection to the subject application from environmental and sewerage perspective; and

(b) regarding the "means of disposal", please note that the applicant or their contractor (i.e. waste collector) may arrange to deliver the municipal solid waste generated during the operation of the subject camp site to the Outlying Islands Transfer Facilities in Cheung Chau. (https://www.epd.gov.hk/epd/english/environmentinhk/ waste/prob\_solutions/msw\_oitf.html).

# 4. <u>Urban Design and Visual</u>

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

- (a) given the low-rise (maximum 5m high) and temporary nature of the proposed development, it is considered not incompatible with the surrounding environment, and significant adverse visual impact is not anticipated;
- (b) no comment from visual impact perspective on the proposed fencing of 1.2m high; and
- (c) the applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

### 5. Landscape

Comments of the CTP/UD&L, PlanD:

- (a) no comment on the landscape layout plan and tree assessment schedule submitted by the applicant from the landscape planning perspective, given that no significant adverse impact on existing landscape resources and landscape character is anticipated due to the proposed holiday camp works; and
- (b) the applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

### 6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department (CBS/NTE1&L, BD):

(a) no in-principle objection under the Buildings Ordinance to the proposed use at the Site; and any person who intends to carry out building works is required to appoint an authorized person (AP), and where necessary, a registered structural engineer for advice on the feasibility of the proposed works and to make formal application for approval and consent from Building Authority if applicable. The applicant's attention should also be drawn to the following:

- (i) if there are existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the BO (Building Ordinance) and should not be designated for any approved use under the captioned application;
- (ii) before any new building works (including site formation works, drainage works) are to be carried out on the application sites, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorised building works (UBW);
- (iii) 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
- (iv) 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 purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
- (vi) if the site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the Building Authority under B(P)R19(3) upon formal submission of building plans to this Department; and
- (vii) detailed comments under the BO on the private development / building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, etc. will be formulated at the formal building plan submission stage.

# 7. Fire Safety

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

- (a) no objection in-principle to the subject proposal subject to fire service installations being provided to the satisfaction of the Director of Fire Services; and
- (b) detailed fire safety requirement will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the Licensing Authority.

#### 8. Drainage

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

- (a) there is no existing drainage/ sewerage system in the vicinity of the site;
- (b) according to the Planning Statement, it is noted that no hard paving or construction of new drainage pipe will be carried for the captioned development. Therefore, it is anticipated that the proposed development would not overstrain the capacity of the existing and planning drainage facilities; and
- (c) no comment on the proposed development from drainage perspective.

#### 9. <u>Nature Conservation</u>

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

- (a) the application site appears to be abandoned and mainly covered by common weeds, while some common native trees were found in the vicinity of the Site. She also noticed a semi-natural watercourse located in the east of the Site where limited freshwater fauna was observed; and
- (b) she has no comment on the subject application noting the proposed camping area would be fenced off and no significant ecological impact would be anticipated.

#### 10. Environmental Hygiene

Comments from Director of Food and Environmental Hygiene Department (DFEH):

- (a) no sanitary nuisance shall be generated in the venue and its operation should not cause any adverse impact on the surrounding; all reasonable measures shall be taken to prevent occurrence of nuisance and pest infestation; and deterioration of the general environment by the suppression of noise, dust, smells and the discharge of any effluent, rubbish, debris, etc. and whatsoever from the Site. The application site and the operation of the proposed camping should not cause any adverse impact on the surrounding;
- (b) the refuse generated from its operation should be properly disposed of. EPD's advice should preferably be sought on the means of disposal;
- (c) in accordance with Food Business Regulation (Cap. 132X), any person who intends to prepare and/or manufacture of food for sale for human consumption in the territory must obtain a relevant food licence issued by the Food and Environmental Hygiene Department (FEHD) before commencement of such business;
- (d) any person who would conduct any food handling or any class of food business at the venue shall obtain a proper food licence/permit issued by this Department and compliance with statutory plan restrictions is a pre-requisite; and
- (e) a place of public entertainment licence must be obtained from this Department if a public entertainment event would take place at the venue.

#### 11. Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(LA), HAD):

In the absence of detailed information, she has the following comments from the hotel and guesthouse licensing point of view:

- (i) 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);
- (ii) if the mode of operation falls within the definition of "hotel" or "guesthouse") under the HAGAO, a licence under the HAGAO must be obtained before operation. Whether the mode of operation of a camping site falls within the ambit of the HAGAO depends on the actual circumstances of each case and cannot be generalised;
- (iii) no licence application for operation of a guesthouse at the subject site was received by the Office of the Licensing Authority;
- (iv) 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 LandsD when making an application under the HAGAO; and
- (v) detailed licensing requirements will be formulated upon receipt of application under the HAGAO.

### 12. Others

Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) the proposed holiday camp will be operated 24 hours daily but no shower facilities will be provided by the applicant. According to the information provided by applicant, the visitors will stay in the holiday camp for one night; and
- (b) regarding the daily operation and the provision of shower facilities by his department nearby, he has no adverse comment. The applicant should be advised to comply with the relevant licenses.

#### 13. Other Departments

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

- (a) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); District Officer/Islands, Home Affairs Department (DO/Is, HAD); and (b)
- (c)
- Commissioner of Police. (d)

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號	220224-113417-11855
Reference Number:	22022-113-17-11035
提交限期 Deadline for submission:	15/03/2022 5-1
提交日期及時間 Date and time of submission:	24/02/2022 11:34:17
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Law Mandy
意見詳情	
Details of the Comment :	

I think it is good to build more camping ground in Hong Kong especially during the period of fi ghting Covid 19, Hong Kong residents need more places to relax and enjoy the family gathering.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review	
參考編號 Reference Number:	220224-125658-50578
提交限期 Deadline for submission:	15/03/2022 5-2
提交日期及時間 Date and time of submission:	24/02/2022 12:56:58
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 潘永權
意見詳情 Details of the Comment: 本人非常支持這申請。香港地少人多,市民的活動空間其實 很有限,特别在不能離港的日子,看見香港人都在努力尋找郊野地方外出,實在很需要 善用資源讓市民有更多選項。而申請人為非牟利組織也是很值得信任的營運團體,總結 就是善用土地,市民得福。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號	220224 144225 54205	
Reference Number:	220224-144335-54295	
相大西田	F-7	
提交限期 Deadline for submission:	15/03/2022 5-3	
Deadline for submission:		
   提交日期及時間		
Date and time of submission:	24/02/2022 14:43:35	
有關的規劃申請編號		
The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱	先生 Mr. LOO MAN WAI MIC	
Name of person making this comment:	HAEL	
意見詳情		
Details of the Comment :		
支持A/I-CC/28申請:		
申請地點優越,臨近南氹灣沙灘,地勢平坦,環境清幽,非常適合作為帳幕營地。該地		
點現已設有步行徑連接到花坪路,方便前往。該處多年前為農耕地,直至近年被棄耕並		
掉空,這次規劃申請做私人營地正好讓這片福地重生。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220301-115401-64254	
Reference Rumper.		
提交限期	15/03/2022 5-4	
Deadline for submission:	15/05/2022	
提交日期及時間		
Date and time of submission:	01/03/2022 11:54:01	
有關的規劃申請編號	•	
The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱		
Name of person making this comment:	小姐 Miss Chang Hsiu Hua	
意見詳情		
Details of the Comment :		
本人支持申請編號A/I-CC/28。申請人為宗教團體,其申請做私人度假營剛好與周邊的宗		
教/康樂設施(例如建道神學院、鮑思高青年中心、明愛愛暉營)相容。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-130005-75698	
提交限期 Deadline for submission:	15/03/2022 5-5	
提交日期及時間 Date and time of submission:	26/02/2022 13:00:05	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
	· · · ·	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss 黃迪淇	
意見詳情 Details of the Comment :		
本人十分支持這個項目發展。我閒時都很喜歡到郊外遊	走,假期的日子更適合遠離繁囂	
和家人、朋友到離島歡聚。若有這個營地,我們又多了 親大自然。	一個很好的選擇,放下工作,親	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-130831-06942	
提交限期 Deadline for submission:	15/03/2022 5-6	
提交日期及時間 Date and time of submission:	26/02/2022 13:08:31	
有 <b>開</b> 的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28 .	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 彭偉川	
意見詳情 Details of the Comment: 本人非常支持以上的申請,這申請地點靠近海又有一片綠化地,但長年未有規劃跟建 設,非常的可惜,這申請能有效的利用空間,讓香港居民有更多的選擇可以親近大自 然,所以我十分支持申請。		

·就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考编號	Application / Review	
Reference Number:	220226-130056-51525	
A GAOA ONCO I (MIMBOR)		
提交限期	トコ	
Deadline for submission:	15/03/2022 5-	
提交日期及時間	26/02/2022 13:00:56	
Date and time of submission:	20/02/2022 13:00:30	
有關的規劃申請編號 The application as to which the application has	А/І-СС/28	
The application no. to which the comment relates:	·	
「提意見人」姓名/名稱		
Name of person making this comment:	先生 Mr. Lau Yiu Kei	
意見詳情		
Details of the Comment :	· · · ·	
支持。申請地點優越,臨近南氹灣沙灘,地勢平坦,環境清幽,非常適合作為帳幕營		
地。該地點現已設有步行徑連接到花坪路,方便前往。該處多年前為農耕地,直至近年		
被棄耕並掉空,這次規劃申請做私人營地正好讓這片福地	運生。	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號		
Reference Number:	220226-125829-97220	
提交限期		
Deadline for submission:	15/03/2022 - 008	
Deaume for submission:		
	· .	
提交日期及時間	26/02/2022 12:58:29	
Date and time of submission:	20/02/2022 12.38.29	
有關的規劃申請編號	A/1-CC/28	
The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱		
Name of person making this comment:	女士 Ms. 胡穎斯	
意見詳情		
Details of the Comment :		
我支持該規劃申請。該申請地點位於長洲近海的大片綠化地,近年都不見有特別用途,		
空置的地方有點浪費。此申請更好利用閒置空間,臨時用途又不會影響長遠的規劃,所		
以我支持此申請。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號		
Reference Number:	220226-135923-29463	
提交限期 Deadline for submission:		
提交日期及時間 Date and time of submission:	26/02/2022 13:59:23	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 黃子英	
意見詳情 Details of the Comment :		
現在香港人煙稠密,生活壓迫,實在很需要建設這類的營地,讓人可以減壓。而土地開 發為營地,對環境美化也是好的。所以「十分贊成此申請」。		

file://pld-egis3-app/Online\_Comment/220226-135927-29463 Comment A I-CC 28.... 01/03/2022

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-133819-26045	
提交限期 Deadline for submission:	15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 13:38:19	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. wong yiu keung	
意見詳情 Details of the Comment :		
A good place for people to have lesire and rest		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-131928-21412	
提交限期 Deadline for submission:	15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 13:19:28	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 楊婉嫻	
意見詳情 Details of the Comment: 疫情中已經有頗長時間沒有外遊,好想找合適的效野,帶家人一起郊遊。長洲是好好的 地方,期待有這營地給家庭有親子活動,不一定要選酒店,可選另一類的staycaution地 點		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-140549-25430	
提交限期 Deadline for submission:	15/03/2022 ** 12	
提交日期及時間 Date and time of submission:	26/02/2022 14:05:49	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Leung Crystal	
意見詳情 Details of the Comment:	:	
本人覺得長洲應增加有益身心的營地		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-151016-86096	<b>-</b> -
提交限期 Deadline for submission:	15/03/2022	OB
提交日期及時間 Date and time of submission:	26/02/2022 15:10:16	
有關的規劃申請編號 The application no. to which the comment relate	s: A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Chang Pei Ling	
意見詳情		·
Details of the Comment :		
樂見此項開發,因為不僅使土地有更好的利用 益市民身心健康!	使市民可以享有多樣化的	木閒活動,有

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-144055-15334	
提交限期 Deadline for submission:	• • <b>01</b> 4 15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 14:40:55	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Leung Wai man	
意見詳情 Details of the Comment: 本人支持以上申請。長洲有不少像西園這一類的帳幕營地,整個地方充滿著休閒度假的 氣氛,而申請人作為土地擁有人建議發展臨時私人營地,讓更多人享受到該區自然環 境,實屬好事。因此,此規劃申請應得到批准。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-152456-45566	
提交限期 Deadline for submission:	15/03/2022 <b>01</b> 5	
提交日期及時間 Date and time of submission:	26/02/2022 15:24:56	
有關的規劃申請編號 The application no. to which the comment relates	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 李玉雯	
意見詳情 Details of the Comment : 非常支持		

就規劃申請/覆核提出意見 Making Comment on Planning	Application / Review
参考編號	
Reference Number:	220226-151404-63786
提交限期	15/03/2022 <b>* - 01</b> 6
Deadline for submission:	13/03/2022
揭太口掷马味眼	
↓ 提交日期及時間 ■ Data and time of an having i	26/02/2022 15:14:04
Date and time of submission:	20,02,2022 13.11.01
有關的規劃申請編號	· · · · · · · · · · · · · · · · · · ·
The application no. to which the comment relates:	A/I-CC/28
The second and the second the comment relates.	
「提意見人」姓名/名稱	•
Name of person making this comment:	先生 Mr. Shu Jen Tuan
意見詳情	
Details of the Comment :	
非常支持這個計劃。兼顧環境保護與土地資源的有效利用	•之前經過該場地,發現因無]
人維護,有亂倒垃圾之情況,且附近居民有違法佔用,不会	今規使用之情況。右正派非免
利機備願意投入資源,維護這塊土地,並為社會提供非年末	利服務,創造價值,實在難能
可貴!支持該提案!	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
參考編號 Reference Number:	220226-154142-57	332
提交限期 Deadline for submission:	15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 15:41:4	2
有關的規劃申讀編號 The application no. to which the comment relates	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. MUI WI	NG HING
意見詳情 Details of the Comment : 香港寶在太缺乏營地的設施,社會有很大需要,因此我十分支持這項目。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號		
220226-153625-61146		
15/03/2022 * - 01.8		
26/02/2022 15:36:25		
A/I-CC/28		
女士 Ms. 劉娟娟		
意見詳情 Details of the Comment: 本人支持A/I-CC/28私人帳幕營地申請。申請人擬議在長洲近南氹灣的地帶作臨時營地, 為期6年,正好善用珍貴的土地資源。而擬議用途的規模合理,又未見對環境產生負面影 響,因此值得支持。		

就規劃申請/覆核提出意見 Making Comment on Plann	ning Application / Review
参考編號 Reference Number:	220226-153258-46527
操交限期 Deadline for submission:	15/03/2022
Deadmie for submission:	
提交日期及時間	26/02/2022 15:32:58
Date and time of submission:	
有關的規劃申請編號	A/I-CC/28
The application no. to which the comment relates:	A/1-CC/28
「提意見人」姓名/名稱	
Name of person making this comment:	·先生 Mr. Chow Yik Chun
意見詳情	
Details of the Comment :	
本人支持申請。長洲有不少露營營地,整個地方充满著	<b>喀休閒度假的氣氛,適合遊客及高</b>
一一些力的城市人參與此類活動,而申請人作為土地擁有人 人享受到該區自然環境,實屬好事。因此,此規劃申請	\建藏��展臨時私人營地,讓更多    膏應得到批准。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-152848-03939	
提交限期 Deadline for submission:	15/03/2022 - 20 -	
提交日期及時間 Date and time of submission:	26/02/2022 15:28:48	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 董月蘭	
意見詳情 Details of the Comment : 長洲有一個度假營地是非常需要的,因為能發展長洲的旅遊業,也促進本地的經濟、文		
化、天然景觀的發展,適合許多家庭一家大小的活動,我本人完全的支持!		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
參考編號 Reference Number:	220226-153444-25275	•
提交限期 Deadline for submission:	15/03/2022	021
提交日期及時間 Date and time of submission:	26/02/2022 15:34:44	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	· .
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Choi wai yee	
意見詳情 Details of the Comment : 絕對支持,有專人處理,濟潔衛生最重要		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-152644-99807	
提交限期 Deadline for submission:	022 15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 15:26:44	
有關的規劃申讀編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Chi Jung Chen	
意見詳情 Details of the Comment: 本人非常支持這個申請。香港市民活動的空間很有限,真的可以在郊外一個地方可以善用資源就非常好,而且申請人為非牟利組織,也是值得信任的營運團體。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-152343-51657	
提交限期 Deadline for submission:	15/03/2022 623	
提交日期及時間 Date and time of submission:	26/02/2022 15:23:43	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. Tam shuk yi	
意見詳情 Details of the Comment: 本人支持A/I-CC/28私人帳幕營地申請。申請人擬議在長洲近南氹灣的地帶作臨時營地, 為期6年,正好善用珍貴的土地資源。而擬議用途的規模合理,又未見對環境產生負面影 響,因此值得支持。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考编號		
Reference Number:	220226-160836-45098	
提交限期 Deadline for submission:	15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 16:08:36	
有關的規劃申讀編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Annie Kwok	
意見詳情 Details of the Comment :		
I am in full support of using the land as a place of retreat & relationship building activities for th e benefits of the church members & potential believers.		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-154601-22138	
提交限期 Deadline for submission:	15/03/2022	
提交日期及時間 Date and time of submission:	26/02/2022 15:46:01	
有關的規劃申請編號 The application no. to which the comment rela	tes: A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 張妙禪 Anna	
意見詳情 Details of the Comment : 我覺得非常好,讓長洲有一個更自然的環境,我們也方便帶孩子去享受大自然。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-154455-58247	
提交限期 Deadline for submission:	15/03/2022	026
提交日期及時間 Date and time of submission:	26/02/2022 15:44:55	
有關的規劃申讀編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Chan Kam Man	
意見詳情 Details of the Comment :		
I agree and endorse the proposal as it'll make a better ion purposes.	use of the land in Cheung Cha	au for recreat

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-164648-35358	
提交限期 Deadline for submission:	15/03/2022 627	
提交日期及時間 Date and time of submission:	26/02/2022 16:46:48	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 伍兆瑜	
意見詳情 Details of the Comment: 本人支持申請編號A/I-CC/28。申請地點周圍有著優美的自然地貌,我認為擬議的臨時度 假營(私人帳幕營地)用途可與該環境相容		
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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-163616-95678	
提交限期 Deadline for submission:	15/03/2022 OZF	
提交日期及時間 Date and time of submission:	26/02/2022 16:36:16	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss J. Ng	
意見詳情 Details of the Comment :	· · ·	
支持。申請地點優越,臨近南氹灣沙灘,地勢平坦,環境清幽,非常適合作為帳幕營 地。該地點現已設有步行徑連接到花坪路,方便前往。該處多年前為農耕地,直至近年 被棄耕並掉空,這次規劃申請做私人營地正好謬這片福地重生。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號		
Reference Number:	220226-163205-63164	
提交限期 Deadline for submission:	15/03/2022 029	
提交日期及時間 Date and time of submission:	26/02/2022 16:32:05	
有關的規劃申請編號 The application no. to which the comment relates:	А/І-СС/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Chow yuen ting	
意見詳情 Details of the Comment :		
本人支持申請編號A/I-CC/28。申請地盤位置遠離長洲市中心,環境寧靜、與世無爭,且 遠眺海景,最適合發展擬識的臨時度假營,讓將來用家享受周邊靜態康樂之餘又可以設 私人帳幕作休閒之用。而此申請未有對環境或民居造成太大影響,亦不會引致土地用途 不協調的問題,隱予以支持。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-184928-4	1410
提交限期 Deadline for submission:	15/03/2022	030
提交日期及時間 Date and time of submission:	26/02/2022 18:49:	28
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Alison	Tsang
意見詳情 Details of the Comment: 本人非常支持此申請。香港能提供休閒空間真有限,特别是效遊的地方,我們可藉此提 供及善用土地,供市民假日享用。且此發展單位為非牟利機構,可除去賺錢的概念,回 饋社會及香港市民		
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file://pld-egis3-app/Online\_Comment/220226-184928-41410 Comment A I-CC 28.... 01/03/2022

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-205901-06349	
提交限期 Deadline for submission:	15/03/2022	03]
提交日期及時間 Date and time of submission:	26/02/2022 20:59:01	· .
有關的規劃申請編號 The application no. to which the comment relates	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. wai mo	
意見詳情 Details of the Comment : 支持呀~		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-211323-57036	
提交限期 Deadline for submission:	15/03/2022	032
提交日期及時間 Date and time of submission:	26/02/2022 21:13:23	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 梁貫康	
意見詳情 Details of the Comment : 本人非常支持		

file://pld-egis3-app/Online\_Comment/220226-211323-57036 Comment A I-CC 28.... 01/03/2022

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-212111-74411	
提交限期 Deadline for submission:	15/03/2022	033
提交日期及時間 Date and time of submission:	26/02/2022 21:21:11	
有關的規劃申請編號 The application no. to which the comment relates	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. poon kwok shing	
意見詳情 Details of the Comment :		
I support the project because it will improve the environment and beneficial for our community.		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-221031-91284	
提交限期 Deadline for submission:	15/03/2022	034
提交日期及時間 Date and time of submission:	26/02/2022 22:10:31	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. 王建勝	
意見詳情 Details of the Comment :		
非常支持 長洲非常需要發展各類能夠吸引人潮的項目,作為營地的發展,確實能夠達到這個目 的。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220226-221746-69105	
提交限期 Deadline for submission:	15/03/2022	035
提交日期及時間 Date and time of submission:	26/02/2022 22:17:46	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 萬偉玲	
意見詳情 Details of the Comment: 香港很多土地如能用得其所,增加市民活動空間也不影響該地區的居民,非常值得支 持,難得有團體想發展長洲,故贊成此項申請。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review			
参考編號 Reference Number:	ber: 220226-220441-04406		
提交限期 Deadline for submission:	15/03/2022 . 036		
提交日期及時間 Date and time of submission:	26/02/2022 22:04:41		
有關的規劃申讀編號 The application no. to which the comment relates:	A/I-CC/28		
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Hung Kam Wah		
意見詳情 Details of the Comment: 6)支持。申請地點優越,臨近南氹灣沙灘,地勢平坦,環境清幽,非常適合作為帳幕營 地。該地點現已設有步行徑連接到花坪路,方便前往。該處多年前為農耕地,直至近年 被棄耕並掉空,這次規劃申請做私人營地正好讓這片福地重生。			

· · · · · · · · · · · · · · · · · · ·	·	· .
就規劃申請/覆核提出意見 Making Comment on 参考編號 Reference Number:	Planning Application / R 220226-224055-17405	eview
Keich chee Trumber.		
提交限期 Deadline for submission:	15/03/2022	037
提交日期及時間 Date and time of submission:	26/02/2022 22:40:55	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. 謝美華	
意見詳情 Details of the Comment : 本人非常支持申請		

参考編號 Reference Number: 220226-230913-96947 提交限期 Deadline for submission: 15/03/2022 りよ	就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
	e.		
提交日期及時間 Date and time of submission: 26/02/2022 23:09:13			
有關的規劃申請編號 The application no. to which the comment relates: A/I-CC/28			
「提意見人」姓名/名稱 Name of person making this comment: 女士 Ms. Yip yuk shan	ļ		
意見詳情 Details of the Comment :			
1)我贊成是次申請。發展規模不大,只是大片緣化地帶的其中小部分,而當中所引致的 環境影響預計十分低;有關申請有望美化現場的環境,並且定期有人管理及維修,改善 現時半荒廢的狀態;其臨時用途不會對長遠規劃造成威脅。			
2)本人支持A/I-CC/28私人帳幕營地申請。申請人擬議在長洲近南氹灣的地帶作臨時營地,為期6年,正好善用珍貴的土地資源。而擬議用途的規模合理,又未見對環境產生負面影響,因此值得支持。			

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220227-065042-44589	
提交限期 Deadline for submission:	15/03/2022 039	
提交日期及時間 Date and time of submission:	27/02/2022 06:50:42	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Kwok Chai Sung	
意見詳情 Details of the Comment :		
本人支持以上申請。能在適當發展土地,又能在長洲提供營地和休閑空間,今人可享受 到該區自然環境,實屬好事。加上申請未有對環境或民居造成太大影響,亦不會引致土 地用途不協調的問題,本人十分認同和支持編號A/I-CC/28的申請。		

就規劃申請/覆核提出意見 Making Comment on	Planning Application / Ro	eview
参考編號 Reference Number:	220227-112832-98342	
提交限期 Deadline for submission:	15/03/2022	040
提交日期及時間 Date and time of submission:	27/02/2022 11:28:32	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	先生 Mr. Ho Kit	
意見詳情 Details of the Comment: Fully support a new camp site for family retreat and getting close to nature		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
│ 参考編號 □ Defense N I	220227-131541-	83246
Reference Number:		05210
提交限期	15/03/2022	641
Deadline for submission:	15/03/2022	
   提交日期及時間		
Date and time of submission:	27/02/2022 13:1.	5:41
有關的規劃申請編號	<i>.</i>	
The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Tse ha	ing ting
意見詳情		
Details of the Comment :		
本人非常支持這申請。		
發展臨時度假營可為這地方增添休閒度假氣息,一改以往荒廢棄置的狀態,相信將來有		
人定期管理亦會令衛生環境得以大大改善。		
加上香港地少人多,市民活動空間真的十分有限,特別在不能外遊(離港)的日子,香港		
人都努力找地方外出,郊野地方更是首選;實在很需要善用資源讓市民有更多選項。		
而申請人為非牟利組織也是很值得信任的營運團體,約	影結就是善用土地	,便大眾得福。

就規劃申請/覆核提出意見 Making Comment on	Planning Application / Rev	view
參考編號 Reference Number:	220227-163436-12268	
提交限期 Deadline for submission:	15/03/2022	042
提交日期及時間 Date and time of submission:	27/02/2022 16:34:36	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	, 先生 Mr. Adino Wong	
意見詳情 Details of the Comment : 香港缺少這種場地,故此贊成該項規劃		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
參考編號 Reference Number:	220227-165516-51915	
提交限期 Deadline for submission:	15/03/2022	0B
提交日期及時間 Date and time of submission:	27/02/2022 16:55:16	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Loretta Ng	
意見詳情 Details of the Comment : 本人贊成所提出的方案	· · · · · · · · · · · · · · · · · · ·	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220227-180805-41	078
提交限期 Deadline for submission:	15/03/2022	044
提交日期及時間 Date and time of submission:	27/02/2022 18:08:0	5
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. Mee Lin	Chan
意見詳情 Details of the Comment :		
I would like this idea very much, to provide more area for young ones and youths to enjoy the n ature in Cheung Chau. Endorse this project.		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號		
Reference Number:	220227-180313-98674	
提交限期 Deadline for submission:	15/03/2022 O45	
提交日期及時間 Date and time of submission:	27/02/2022 18:03:13	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. 林秀如	
意見詳情 Details of the Comment: 本人非常支持著申請。因為香港地少人多,市民的活動空間非常少。很少有戶外活動的 地方。希望能夠善用資源讓市民有更多的選項。而且申請認為非牟利組織,而且是值得 信任的營運團體。總結善用土地,市民可以得福。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220227-212204-58002	
提交限期 Deadline for submission:	15/03/2022 DYG	
提交日期及時間 Date and time of submission:	27/02/2022 21:22:04	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	夫人 Mrs. Lau Lai Han, Caroline	
意見詳情 Details of the Comment: 我支持這項申請。香港地少人多,美麗景色的地方很珍 的臨時營地,使很多人可以享受大自然的美好,同時不 好!	實,要多加使用!作為靜態用途 影響整體生態,環境面貌,非常	

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考编號		
Reference Number:	220227-222840-14140	
	· · · · ·	
提交限期	15/03/2022 D47	
Deadline for submission:	10/03/2022 041	
   提交日期及時間		
Date and time of submission:	27/02/2022 22:28:40	
Date and time of submission:		
有關的規劃申請編號		
The application no. to which the comment relates:	A/I-CC/28	
reaction of the comment relates.	-	
「提意見人」姓名/名稱		
Name of person making this comment:	夫人 Mrs. Marie Chung	
意見詳情		
Details of the Comment :	·	
我支持把這個私人土地發展成臨時假日營。發展臨時度假營可為這地方增添休閒度假氣		
息,一改以往荒棄的狀態,相信將來有人定期管理亦會令衛生環境得以改善。我認爲私		
人產權應當被尊重,而且這個申請在環境,交通,與周圍	调理增配合也十分恰置,并没有	
任何不妥。對此我支持這個規劃申請,謝謝。		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
參考編號		
Reference Number:	220227-223201-19378	
	· · · · · · · · · · · · · · · · · · ·	
提交限期		
Deadline for submission:	15/03/2022 ALCA	
	04g	
提交日期及時間	27/02/2022 22 22 23	
Date and time of submission:	27/02/2022 22:32:01	
有關的規劃申請編號	A/I-CC/28	
The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱	先生 Mr. Peter Chung	
Name of person making this comment:		
意見詳情		
Details of the Comment :		
•		
我支持該規劃申請。該申請地點位於長洲近海的大片級	k:L地,近年都不見有特別用途,	
空直的地力有點很費。此甲請更好利用閒置空間,正好善用珍貴的十批資源 臨時用論又		
不會影響長遠的規劃,所以我支持此申請。		
	· · · · · · · · · · · · · · · · · · ·	

Reference Number:	220227-174450-62675
提交限期 Deadline for submission:	15/03/2022 OYP
提交日期及時間 Date and time of submission:	27/02/2022 17:44:50
有關的規劃申請編號 The application no. to which the comment relates: '	A/I-CC/28
「提意見人」姓名/名稱 Name of person making this comment:	女士 Ms. Fanny Au
意見詳情 Details of the Comment :	
提交意見程序指引:	
點擊連結 https://www.info.gov.hk/tpb/tc/plan_application/A_I-CC_28	.html
1) 點選"提出意見"	
2) <b>捲到最底輸入驗</b> 證碼 3) 剔「我同意」	
4)輸入提意見人: 實名制所以需填真實姓名 5)不用填寫	· •
5)只需填地址/傳真號碼/電郵其中一項 7)填寫意見詳情(範例意見#可供参考) 8)提交	
2)確定	· · ·
· <b>範例意見供大家</b> 參考(可按自己的文字表達,不用全抄):	
	]其中小部分,而當中所引致的

file://pld-egis3-app/Online\_Comment/220227-174450-62675 Comment A I-CC 28.... 01/03/2022

地,為期6年,正好善用珍貴的土地資源。而擬議用途的規模合理,又未見對環境產生負面影響,因此值得支持。

3)本人支持以上申請。長洲有不少像西園這一類的帳幕營地,整個地方充滿著休閒度假的氣氛,而申請人作為土地擁有人建議發展臨時私人營地,讓更多人享受到該區自然環境,實屬好事。因此,此規劃申請應得到批准。

4)我支持該規劃申請。該申請地點位於長洲近海的大片綠化地,近年都不見有特別用途,空置的地方有點浪費。此申請更好利用閒置空間,臨時用途又不會影響長遠的規劃,所以我支持此申請。

5)本人支持申請編號A/I-CC/28。申請地盤位置遠離長洲市中心,環境寧靜、與世無爭, 且遠眺海景,最適合發展擬議的臨時度假營,讓將來用家享受周邊靜態康樂之餘又可以 設私人帳幕作休閒之用。而此申請未有對環境或民居造成太大影響,亦不會引致土地用 途不協調的問題,應予以支持。

6)支持。申請地點優越,臨近南氹灣沙灘,地勢平坦,環境清幽,非常適合作為帳幕營 地。該地點現已設有步行徑連接到花坪路,方便前往。該處多年前為農耕地,直至近年 被棄耕並掉空,這次規劃申請做私人營地正好讓這片福地重生。

7)支持以上申請。發展臨時度假營可為這地方增添休閒度假氣息,一改以往荒棄的狀態,相信將來有人定期管理亦會令衛生環境得以改善。至於其周邊的靜態康樂仍是主要用途,因此我認為此規劃申請不會對綠化地帶造成長遠影響。

8)本人支持申請編號A/I-CC/28。申請人為宗教團體,其申請做私人度假營剛好與周邊的 宗教/康樂設施(例如建道神學院、鮑思高青年中心、明愛愛暉營)相容。

9)本人支持申請編號A/I-CC/28。申請地點周圍有著優美的自然地貌,我認為擬議的臨時 度假營(私人帳幕營地)用途可與該環境相容,加上其規模合理,臨時用途可以接受。

10)本人為得悉位於長洲的南部近花屏路假日營項目表示絕對支持。該發展地盤本為農地,但卻被荒廢已久。每次本人經過,發現蚊蟲雜草日益滋生,對附近環境造成了滋擾。位於花屏路的假日營發展或會改善當地環境,能對該地的景觀積水有適當的處理以及維護。對此本人表示極力支持。

11)本人支持A/I-CC/28的規劃申請:

本人十分關注長洲當地的規劃,不論公私人擁有與否,本人認為長洲南部地區十分適合用作度假或者青年營等與自然互相聯係的休憩設施,如賽馬會長洲鮑思高青年中心,明愛賽馬會明暉營和救世軍白普理營等等。對此,本人支持上述的規劃申請。

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12) 本人支持臨時假日營規劃發展申請(申請編號: A/I-CC/28), 理由如下:

與周遭環境互相兼容,無論用途還是發展密度。 新的規劃申請能改善當地環境。 新的假日營能充分再利用被荒廢了的耕地,善用土地資源。 新的假日營切合疫情期間對戶外營地的需求。

對此,本人支持這次的假日營地的發展,希望城規會能夠給予積極考慮。

13)與其將該地盤空置廢棄,不如發展為假日營或能更好的善用土地資源,我對此非常贊同該申請。

14)本人支持A/I-CC/28的規劃申請:

本人為長洲居民,認為將該地盤發展為臨時度假營並無不妥,而且附近亦有現存的營地設施,與周遭環境兼容。假日營的發展許會帶動長洲的人流,特別是在疫情期間,對區, 內經濟或會有莫大好處,對此本人對該規劃申讀表示支持。

15)本人在細閱有關規劃文件後表示支持。因為該規劃申請的地盤一直長期廢置並未能得 到妥善維護和保養,導致蚊蟲雜草寸生,如將來仍未給予適當維護,或會導致日後的人 為污染。而現在的假日營發展能夠為該地盤提供保養,除了地盤本身外也使周圍環境一 同變好,對此本人表示支持。

16)我支持把這個私人土地發展成臨時假日營。我認為私人產權應當被尊重,而且這個申請在環境,交通,與周圍環境配合也十分恰當,并沒有任何不妥。對此我支持這個規劃申請,謝謝。

17)這個假日營地的申請位置交通便利,與長洲碼頭距離只有不到5至10分鐘路程,發展 也與周遭環境十分兼容恰當。我相信是次發展定必能促進長洲的經濟。對此,本人非常 支持這次的申請。

18)I express my support after reading the relevant planning documents carefully. Because the sit e applied for has been abandoned for a period of time and has not been properly maintained, res ulting in the growth of mosquitoes and extensive weeds. If proper maintenance is not given in th e future, it may lead to artificial pollution very soon. The current holiday camp development can provide maintenance for the site and improve the surrounding environment in addition to the site itself. I therefore support this application

19)I support the application for planning and development of temporary holiday camps (applicat ion number: A/I-CC/28) for the following reasons:

Compatible with the surrounding environment, regardless of use or development density. This planning application can improve the local environment.

The new holiday camp can fully reuse the vacant farmland and make good use of land resources. The new holiday camp meets the demand for outdoor campsite due to the surge of needs.

In this regard, I support the development of this holiday camp and hope that the Town Planning Board will support this development.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號		
Reference Number:	220226-163621-73912	
提交限期	15/03/2022 050	
Deadline for submission:	13/03/2022 050	
提交日期及時間 Data and time of the initial	26/02/2022 16:36:21	
Date and time of submission:	2010212022 10.30.21	
有關的規劃申請編號	A/I-CC/28	
The application no. to which the comment relates:		
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss 王珀琪	
· · ·		
意見詳情 Details of the Comment :		
1)我贊成是次申請。發展規模不大,只是大片緣佔地 環境影響預計十分低;有關申請有望美化現場的環境	帶的其中小部分,而當中所引致的	
見時半荒廢的狀態;其臨時用途不會對長遠規劃造成	記,並且定期有人管理及維修,改善 或威脅。	
現時半荒廢的狀態;其臨時用途不會對長遠規劃造成 2)本人支持A/I-CC/28私人帳幕營地申請。申請人經議 也,為期6年,正好善用珍貴的土地資源。而擬讓用 面影響,因此值得支持。	<b>艾威脅。</b> 義在長洲近南冰灣的地帶在臨時登	
光時千元廢的狀態;其臨時用途不會對長遠規劃造成 約本人支持A/I-CC/28私人帳幕營地申請。申請人經議 也,為期6年,正好善用珍貴的土地資源。而擬議用	成威脅。 養在長洲近南氹灣的地帶作臨時營 途的規模合理,又未見對環境產生會 幕營地,整個地方充滿著休閒度假	
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8)本人支持申請編號A/I-CC/28。申請人為宗教團體,其申請做私人度假營剛好與周邊的 宗教/康樂設施(例如建道神學院、鮑思高青年中心、明愛愛暉營)相容。

9)本人支持申請編號A/I-CC/28。申請地點周圍有著優美的自然地貌,我認為擬議的臨時度假營(私人帳幕營地)用途可與該環境相容,加上其規模合理,臨時用途可以接受。

10)本人為得悉位於長洲的南部近花屏路假日營項目表示絕對支持。該發展地盤本為農地,但卻被荒廢已久。每次本人經過,發現蚊蟲雜草日益滋生,對附近環境造成了滋擾。位於花屏路的假日營發展或會改善當地環境,能對該地的景觀積水有適當的處理以及維護。對此本人表示極力支持。

11)本人支持A/I-CC/28的規劃申請:

本人十分關注長洲當地的規劃,不論公私人擁有與否,本人認為長洲南部地區十分適合用作度假或者青年營等與自然互相聯係的休憩設施,如賽馬會長洲鮑思高青年中心,明愛賽馬會明暉營和救世軍白普理營等等。對此,本人支持上述的規劃申請。

12) 本人支持臨時假日營規劃發展申請(申請編號: A/I-CC/28),理由如下:

與周遭環境互相兼容,無論用途還是發展密度。 新的規劃申請能改善當地環境。 新的假日營能充分再利用被荒廢了的結地,善用土地資源。 新的假日營切合疫情期間對戶外營地的需求。

對此,本人支持這次的假日營地的發展,希望城規會能夠給予積極考慮。

13)與其將該地盤空置廢棄,不如發展為假日營或能更好的善用土地資源,我對此非常贊同該申請。

14)本人支持A/I-CC/28的規劃申請:

本人為長洲居民,認為將該地盤發展為臨時度假營並無不妥,而且附近亦有現存的營地設施,與局遭環境兼容。假日營的發展許會帶動長洲的人流,特別是在疫情期間,對區內經濟或會有莫大好處,對此本人對認規劃申請表示支持。

15)本人在細閱有關規劃文件後表示支持。因為該規劃申請的地盤一直長期廢置並未能得 到妥善維護和保養,導致蚊蟲雜草寸生,如將來仍未給予適當維護,或會導致日後的人 為污染。而現在的假日營發展能夠為該地盤提供保養,除了地盤本身外也使周圍環境一 同變好,對此本人表示支持。

16)我支持把這個私人土地發展成臨時假日營。我認為私人產權應當被尊重,而且這個申 請在環境,交通,與周圍環境配合也一分恰當,并沒有任何不妥。對此我支持這個規劃 申請,謝謝。

17)這個假日營地的申請位置交通便利·與長洲碼頭距離只有不到5至10分鐘路程,發展 也與周遭環境十分兼容恰當。我相信是次發展定必能促進長洲的經濟。對此,本人非常 支持這次的申請。

file://pld-egis3-app/Online Comment/220226-163621-73912 Comment A I-CC 28.... 01/03/2022

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review				
參考編號 Reference Number:	220304-210531-74660			
提交限期 Deadline for submission:	15/03/2022	051		
提交日期及時間 Date and time of submission:	04/03/2022 21:05:31	· _		
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	•		
「提意見人」姓名/名稱 Name of person making this comment:	全国反对邪教大联盟			
意見詳情 Details of the Comment: 強烈反对邪教611靈糧堂征服長州乱用聖名涂毒 規劃署同保安局應立即取缔邪教!!!	市民			

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
参考編號 Reference Number:	220304-145858-43402	
提交限期 Deadline for submission:	15/03/2022 5	2
提交日期及時間 Date and time of submission:	04/03/2022 14:58:58	
有關的規劃申請編號 The application no. to which the comment relates	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Mak Yuen Wan	
意見詳情 Details of the Comment : 我贊成該地段申請作渡假村,以便適切不同人的		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review		
參考編號 Reference Number:	220310-171503-54672	
提交限期 Deadline for submission:	15/03/2022 53	
提交日期及時間 Date and time of submission:	10/03/2022 17:15:03	
有關的規劃申請編號 The application no. to which the comment relates:	A/I-CC/28	
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Kwan Huen Tsung	
意見詳情 Details of the Comment:		
增加長洲人流及帶來的噪音影響作息		

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review			
參考編號 Reference Number:	220310-172442-29324		
提交限期 Deadline for submission:	15/03/2022	54	
提交日期及時間 Date and time of submission:	10/03/2022 17:24:42		
有關的規劃申請編號 The application no. to which the comment relates:	А/І-СС/28		
「提意見人」姓名/名稱 Name of person making this comment:	小姐 Miss Leung		
意見詳情 Details of the Comment :			
Air pollution and noise pollution			



The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk 電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538 電子郵件 E-mail:cahk@cahk.org.hk

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11<sup>th</sup> March 2022

Town Planning Board 15/F North Point Government Offices 333 Java Road North Point Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/I-CC/28

The Conservancy Association (CA) would express grave concern to the captioned application.

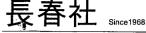
#### Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- **Disturbance on natural streams**: According to Geoinfo map (https://www.map.gov.hk/gm/), the application site is located between two natural streams (Figure 1). However, there is no buffers between the natural streams and the application site. We worry that human activities from the proposed campsite would cause direct disturbance on the natural streams. There is also a risk of stream pollution caused by 3 portable toilets which are very close to the western stream (Figure 2).
  - Sewerage impacts caused by portable toilets: According to the application, we cannot see any details of the three portable toilets, such as design, collection, treatment, disposal of sewage, and so on. We especially worry that leaking of human sewage can cause serious environmental and hygiene problems.
  - **Disturbance caused by grass-paved area:** No details are available to demonstrate how the grass-paved area would be formed. While we worry that large scale of land formation work and vegetation clearance is required, using pesticides or fertilizers in the maintenance of grass-paved area may also increase risk of polluting runoff.
  - Light and noise pollution: Quite often private holiday camp/tent camping grounds are operated 24 hours from Mondays and Sundays, even though the application does not mention operation time of the proposed tent camping ground. We worry light and noise pollution generated from various activities would be highly inevitable. However, no

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#### The Conservancy Association

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電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538 電子郵件 E-mail:cahk@cahk.org.hk

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attempts have been proposed to tackle such disturbance.

Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as expected number of visitors/operators, crowd control, waste management, additional provision of ancillary utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully, Chow Oi Chuen Campaign Officer The Conservancy Association





The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk 電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538 電子郵件 E-mail:cahk@cahk.org.hk

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Figure 1-2 According to Geoinfo map (https://www.map.gov.hk/gm/), the application site (marked in grey) is located between two natural streams (marked in bule) and 3 portable toilets which are very close to the western stream (marked in red)



#### O. GEOINFO MAP O. 地理資訊地圖



### tpbpd@pland.gov.hk

寄件者: 寄件日期: 收件者: 主旨:

2022年03月14日星期— 3:39 tpbpd A/I-CC/28 Cheung Chau GB TENT CITY

A/I-CC/28

Lot No. 256RP (Part) in D.D. Cheung Chau

Site area : 1,410sq.m

Zoning : "Green Belt"

Applied development : 20 Tents / Camping Ground) for a Period of 6 Years

Dear TPB Members,

So its out with solar panel farms, animal boarding, hobby farm and in with the 'new kid on the block' initiative to trash our precious farm land, TENTS. Now the churches, never ones to miss out on an opportunity to monetize their assets, are jumping on the bandwagon.

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"The site had been cultivated farmland until 2012"

Indeed and as President Xi Jinping has stressed, arable land should be used for growing food. In light of these uncertain times he warned that China should become self-reliant with regard to the production of food. One Country indicates that Hong Kong must play its part in the drive for self-determination.

https://www.chinadailyhk.com/article/262409 Report from CPPCC meeting March 2022

# The president highlighted food security as a major issue, calling it one that the nation cannot afford to be complacent about.

The Bread of Life Christian Church was founded in Shanghai, so is presumably a patriotic organization.

In addition we have had the recent experience of zero supply of fresh produce for a number of days indicating that it is no longer advisable to allow arable land to be diverted to other uses.

Cheung Chau should have a certain level of agricultural activity to ensure that there is natural produce available for the most vulnerable members of society, young children, the elderly, pregnant women, in times of crisis.

No road access but portaloos for so much excrement would need to be serviced regularly via the large specially equipped vehicles. So how would a Vacuum tanker operate when the access is via stairs and a track?

Officially, village vehicles are defined as: a motor vehicle, controlled either by a driver or a pedestrian, having an overall length not exceeding 3.2 metres and an overall width not exceeding

1.2 metres, constructed or adapted primarily for the carriage of goods on roads in rural areas or areas inaccessible or closed to other motor vehicles

So ?? odd people would produce a lot of lap sap – no indication how it would be disposed of? No mention of shower and cooking arrangements and the impact the discharge of gray water would have on the surrounding GB.

Then there is the impact the noise and light generated by the campers would have on the ecosystem and flora and fauna.

The site is at the centre of the green heart of Cheung Chau and every effort should be made to retain its integrity.

Mary Mulvihill

### 就規劃申請/覆核提出意見 Making Comment on Planning Application / Review 参考編號 220315-101550-75129 **Reference Number:** 提交限期 <u>s</u> 1 15/03/2022 **Deadline for submission:** 提交日期及時間 15/03/2022 10:15:50 Date and time of submission: 有關的規劃申請編號 A/I-CC/28 The application no. to which the comment relates: 「提意見人」姓名/名稱 小姐 Miss NG KEI TING Name of person making this comment:

# 意見詳情

### **Details of the Comment :**

As a Cheung Chau resident, I must be opposed to this planning application by the following reas ons.

First, a holiday camp is going to attract many tourist which hardly affect the daily life of Cheung Chau resident. By the news we can know that the ferry of Cheung Chau back and forth to Centra l always full house, which is the only way that connect with Hong Kong island. The increase of t ourist is now affecting the basic needs of local residents. Apart from the problem of transport, th e tourist also create many hygiene issue to Cheung Chau, such as: littering, affect public toilet h ygiene. As a Cheung Chau resident, after each holiday my bicycle basket must contains many ga rbage which is very annoying. So, this holiday camp must attract more tourist to Cheung Chau which is very bother us.

Secondly, the choice of location of this holiday camp is going to destroy the nearby environment and violate with the use of green belt. The green belt is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to pr ovide passive recreational outlets. However, this holiday camp is going to cause the urban spraw l. Since it will cause light pollution and noice pollution to the nearby residents. And we cannot o verlook that is a bible seminary nearby which students there needs a silent atmosphere for study. A holiday camp near it is not appropriate. Furthermore, the application did not mention about ho w to treat the sewage, it is reasonably suspect they are incapable of handling the sewage instead we are worry that the sewage would affect the environment nearby.

Last but not least, the applicant[611 Bread of life Christian Church Limited] have many negative news over the internet which is easily to find out. This bad reputation cause a fear to the local re sident of Cheung Chau. And it has the opportunity to threats the belief environment of Cheung Chau.

Conclusion to the environment and religion issue, I strongly oppose this holiday camp build in C heung Chau



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

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

15th March, 2022.

By email only

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Dear Sir/ Madam,

## <u>Proposed Temporary Holiday Camp (Private Tent Camping Ground)</u> <u>for a Period of 6 Years</u> <u>(A/I-CC/28)</u>

1. We refer to the captioned.

2. According to the map of the gist, the application site is surrounding by two watercourses which drain into Nam Tam Wan. As shown in a map/ layout plan attached to the gist, portable toilets are located at the western edge of the site, close to the watercourse on the western side. We urge the Board to consider whether the location of these portable toilets as shown is the best arrangement from an environmental protection perspective.

3. A letter attached to the gist mentions that deploying portable toilets would be the sole measure to tackle the issue about toileting; vacuum tanker would be visiting the Site for emptying excrement on a regular basis<sup>1</sup>. However, the executive summary attached to the gist also mentions that there is no vehicular access to the Site yet it is accessible via a local track to the west of the Site leading from Fa Peng Road<sup>1</sup>. We urge the Board to liaise with relevant parties/ authorities as to how the portable toilets can be appropriately maintained.

4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

RECEIVED 15 MAR 2022

<sup>&</sup>lt;sup>1</sup> https://www.info.gov.hk/tpb/tc/plan\_application/Attachment/20220222/s16\_A\_I-CC\_28\_0\_gist.pdf

### Advisory Clauses

- (a) to note the comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD) that if the subject planning Application is approved and there will be erection of structures(s) on the Lot, the lot owner is required to apply for and obtain LandsD's prior approval. LandsD will process the application in the capacity of the landlord of the Lot. There is no guarantee that such application will be approved by LandsD. If such approval is given, it will be subject to such terms and conditions as may be imposed by LandsD, including payment of fees;
- (b) to note the comments of the Director of Environmental Protection that the applicant or their contractor (i.e. waste collector) may arrange to deliver the municipal solid waste generated during the operation of the subject camp site to the Outlying Islands Transfer Facilities in Cheung Chau (https://www.epd.gov.hk/epd/english/environmentinhk/waste/ prob\_solutions/msw\_oitf.html);
- (c) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate;
- (d) to note the comments of the Chief Building Surveyor/New Territories East 1 & Licensing, Buildings Department that: any person who intends to carry out building works is required to appoint an authorized person (AP), and where necessary, a registered structural engineer for advice on the feasibility of the proposed works and to make formal application for approval and consent from Building Authority if applicable. The applicant's attention should also be drawn to the following:
  - (i) if there are existing structures are erected on leased land without approval of the Buildings Department (BD) (not being a New Territories Exempted House), they are unauthorized under the BO (Building Ordinance) and should not be designated for any approved use under the captioned application;
  - before any new building works (including site formation works, drainage works) are to be carried out on the application sites, prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorised building works (UBW);
  - (iii) 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 constructed as an acceptance of any existing building works or UBW on the application site under the BO;
  - (iv) 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 purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;

- (v) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations (B(P)R) 5 and 41D respectively;
- (vi) if the Site does not abut on a specified street of width not less than 4.5m, the development intensities and building height shall be determined by the Building Authority under B(P)R19(3) upon formal submission of building plans to this Department; and
- (vii) detailed comments under the BO on the private development / building such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, etc. will be formulated at the formal building plan submission stage;
- (e) to note the comments of the Director of Fire Services that fire safety requirement will be formulated upon receipt of formal submission of general building plans. Licensing requirements, if any, shall be formulated upon receipt of formal application via the Licensing Authority;
- (f) to note the comments of the Director of Food and Environmental Hygiene that:
  - (i) no sanitary nuisance shall be generated in the venue and its operation should not cause any adverse impact on the surrounding; all reasonable measures shall be taken to prevent occurrence of nuisance and pest infestation; and deterioration of the general environment by the suppression of noise, dust, smells and the discharge of any effluent, rubbish, debris, etc. and whatsoever from the Site. The application site and the operation of the proposed camping should not cause any adverse impact on the surrounding;
  - (ii) the refuse generated from its operation should be properly disposed of. EPD's Advice from Environmental Protectin Department should preferably be sought on the means of disposal;
  - (viii) in accordance with Food Business Regulation (Cap. 132X), any person who intends to prepare and/or manufacture of food for sale for human consumption in the territory must obtain a relevant food licence issued by the Food and Environmental Hygiene Department before commencement of such business;
  - (iii) any person who would conduct any food handling or any class of food business at the venue shall obtain a proper food licence/permit issued by this Department and compliance with statutory plan restrictions is a pre-requisite; and
  - (iv) a place of public entertainment licence must be obtained from this Department if a public entertainment event would take place at the venue; and
- (g) to note the comments of Chief Officer (Licensing Authority), Office of the Licensing Authority, HAD (CO(LA), HAD) that:

- (i) 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);
- (ii) if the mode of operation falls within the definition of "hotel" or "guesthouse" under the HAGAO, a licence under the HAGAO must be obtained before operation. Whether the mode of operation of a camping site falls within the ambit of the HAGAO depends on the actual circumstances of each case and cannot be generalized;
- (iii) 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 LandsD when making an application under the HAGAO; and
- (iv) detailed licensing requirements will be formulated upon receipt of application under the HAGAO.