

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-SW/1

<u>Applicant</u>	: Asia International Develop Limited represented by Top Bright Consultants Limited
<u>Site</u>	: Lot 327 (Part) in D.D. 308L, San Shek Wan, Lantau Island
<u>Site Area</u>	: About 4,759m ²
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Sham Wat and San Shek Wan Outline Zoning Plan (OZP) No. S/I-SW/2
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Temporary Holiday Camp for a Period of Three Years and Associated Excavation of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed temporary holiday camp for a period of three years and associated excavation of land at the application site (the Site). The Site falls within an area zoned “GB” on the approved Sham Wat and San Shek Wan OZP No. S/I-SW/2 (**Plan A-1**). According to the Notes of the OZP, ‘Holiday Camp’, being a Column 2 use in the “GB” zone, and excavation of land require planning permission from the Town Planning Board (the Board).
- 1.2 The proposed development with a total gross floor area (GFA) of about 642m² involves 29 structures, including 19 static camping tents to be installed atop raised wooden platforms, an office/visitor centre, an activity room, a guard room, a storage room, three canopies and three toilets. The height of these structures ranges from 2m to 7m and are all one-storey high (**Drawings A-1 to A-4**). The 19 tents will be accommodated in the ‘Camping Area’, which will be divided into three zones, namely ‘Ordinary Camp’ along the coast (7 tents), ‘Advanced Camp’ at eastern and western boundary of the Site (6 tents) and ‘Luxury Camp’ located at the upper level of the Site (6 tents) (**Drawing A-3**). Most of these structures are pre-fabricated for easy assembly and disassembly purposes. Also, no caravan or car camping are allowed on-site. Also, no

public announcement system or any form of audio amplification would be allowed at any time.

- 1.3 Within the Site, an area of about 109.8m² will be excavated by a width of 0.3m and a depth of not more than 0.15m for provision of drainage gutter to help discharge rainwater to the seaside, and an area of about 4.18m² at the south-eastern side of the Site will be excavated by not more than 0.52m to 2.4m in depth for provision of septic tank and soakage pit (**Drawings A-4 to A-6**).

- 1.4 The proposed development parameters of the application are as follow:

Site Area	About 4,759m ²
Total GFA	About 642m ²
Plot Ratio	About 0.135
Site Coverage	About 13.5%
Building Height	Not more than 1 storey (2-7m)
No. of Structures	29 - 19 Tents - 1 Office/Visitor Centre - 1 Activity Room - 1 Storage Room - 1 Guard Room - 3 Canopies - 3 Toilet Facilities

- 1.5 Except the proposed excavation area as stated in paragraph 1.3 above, there will be no change to the original terrain within the Site while all the existing trees will be retained. According to the Ecological Survey in the submission, the Site is situated at a terraced fruit orchard where tree diversity is not high. While the two seasonal water channels to the east and west of the Site did not have water during the survey period, clearance with a width of 50m has been provided from the channels (**Drawing A-1**). Besides, a 2m tall peripheral chain link fence/1.5m tall wooden fence will be set up along the site boundary fronting the coastline zoned "Coastal Protection Area" ("CPA"). As such, human activities are confined within the Site to minimise disturbance to the surrounding environment. As rare or floral and faunal species with conservation interests are recorded at the Site, mitigation measures such as translocation of Romer's Tree Frog, landscape plantation and conversion of abandoned irrigation ponds to eco-ponds have been proposed.
- 1.6 The Site is situated within San Shek Wan Site of Archaeological Interest (SAI). According to the literature review of the Preliminary Review on Archaeological Impact in the submission, while a few sherds of glazed stoneware were found from deeply terraced foot slopes, there is no evidence of an archaeological deposit or derived artefacts within the Site. Notwithstanding, the layout of the proposed development have been carefully formulated based on the findings of the above reviews to minimise the potential impacts to the surrounding areas during the construction and operational phases.

- 1.7 According to the applicant, the proposed development will operate 24 hours daily including public holiday, overseen by three staff. The Site will operate through a mandatory ‘visit-by-appointment’ system on a ‘first-come-first-served’ basis, accommodating a maximum of 50 visitors. Apart from serving as holiday camp site, it could also serve day camp purpose for team building and group activities during weekdays. The visitors can access the Site from Tung Chung either on foot via Tung O Ancient Trail or by ferry to Sha Lo Wan Pier which is about 2.2km to the further northeast.
- 1.8 In support of the application, the applicant has submitted the following documents:
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|-----|--------------------------------------------------|----------------------|
| (a) | Application form received on 7.8.2023 | (Appendix I) |
| (b) | Supplementary planning statement | (Appendix Ia) |
| (c) | Further Information (FI) received on 22.11.2023* | (Appendix Ib) |
| (d) | FI received on 7.12.2023 [#] | (Appendix Ic) |
| (e) | FI received on 10.1.2024* | (Appendix Id) |
| (f) | FI received on 25.3.2024 [#] | (Appendix Ie) |
| (g) | FI received on 3.5.2024* | (Appendix If) |
| (h) | FI received on 17.5.2024* | (Appendix Ig) |
- * *accepted and exempted from publication and recounting requirements*
[#] *accepted but not exempted from publication and recounting requirements*
- 1.9 On 22.9.2023 and 26.1.2024, the Rural and New Town Planning Committee (the Committee) agreed to the applicant’s requests to defer making a decision on the application for two months each.

2. **Justifications from the Applicant**

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

- (a) the Government is actively studying the development of about 1,000 ha of “GB” sites in the southern part of Lantau for eco-tourism or recreational uses. The proposed development, together with other diverse recreation facilities, natural and cultural assets, will help promote local tourism and create synergy in providing visitors with a wide range of needs for leisure, recreation and entertainment. It also upgrades the surrounding area and allows better utilisation of land resources;
- (b) the proposed development is in line with the Government’s overarching principle of “Development in the North; Conservation for the South” under the Sustainable Lantau Blueprint (the Blueprint);
- (c) the proposed development is compatible with surrounding land uses and development intensities. As the development is temporary in nature, the Site will be reinstated to the satisfaction of relevant government departments or the Board after the validity of the planning permission;

- (d) the proposed development would not contravene the planning intention of “GB” in terms of providing passive recreational outlets while preserving the existing natural landscape. Careful considerations were given in terms of layout and construction of the development, as well as the operation of the proposed use to minimise impact to existing environment;
- (e) the proposed development, purposely planned to be a self-contained, well-managed and green holiday camp site to provide an alternative type of outdoor ‘breathing’ or ‘healing’ venue to meet the needs of the community, can meet the soaring demand for outdoor relieving areas arising from the severity of change in COVID-19 epidemiology globally;
- (f) ecological surveys have been conducted and with identified suitable mitigation measures, potential impact to the rare or floral and faunal species is considered low;
- (g) preliminary review on archaeological impact has been conducted. The proposal solely for passive recreational purposes is for temporary use of three years without site formation. No digging activity is allowed during operation. Through the strategic disposition of the proposed facilities, disruption to the existing natural landscape and topography has been minimised. Adverse archaeological impact imposed by the proposal is negligible; and
- (h) the proposed development complies with the relevant main planning criteria set out in Town Planning Board Guidelines No. 10 in that its scale, intensity and uses are compatible with its surrounding environment; the existing features are respected; and no adverse impacts on existing infrastructure and environmental quality are anticipated.

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

The applicant is the sole ‘current land owner’. Detailed information would be deposited at the meeting for Member’s inspection.

4. Background

The Site is currently not subject to any active enforcement action.

5. Town Planning Board Guidelines

The Town Planning Board Guidelines for “Application for Development within Green Belt zone under section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.

6. **Previous Application**

There is no previous application at the Site.

7. **Similar Application**

There is no similar application for holiday camp and associated excavation of land in the “GB” zone on the OZP.

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

8.1 The Site is:

- (a) located at San Shek Wan on the northern coast of Lantau Island, accessible via Tung O Ancient Trail between Tung Chung and Tai O;
- (b) not served with vehicular access; and
- (c) a gently terraced area with fruit trees and vegetation. It is mostly vacant with an existing one-storey structure (i.e. an abandoned pump house) in the northern end. Portion of a pond is located within the Site at the northern boundary.

8.2 The surrounding area is mainly rural in nature with scattered village houses. To the north is a rocky beach which is zoned “CPA” on the OZP. To the further northeast are village houses of San Shek Wan, Sam Shan Kwok Wong Temple and San Shek Wan Pier while Sham Shek Tsuen Public Toilet is located to the southwest. To the further south is the vegetated slopes in Lantau North (Extension) Country Park.

9. **Planning Intention**

- 9.1 The planning intention of “GB” zone is primarily for defining the limits of development area by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2 According to the Explanatory Statement (ES) of the OZP, as excavation of land may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities.

10. **Comments from Relevant Government Bureau/Departments**

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

Land Administration

10.1.1 Comments of the District Lands Officer/Islands, Lands Department:

- (a) the lot is an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (b) the existing one-storey structure (the Structure) straddles on the Site and the adjoining Government land. It is a surveyed squatter structure covered by a Squatter Control Survey number. According to the record of the 1982 Squatter Control Survey, the use of the Structure is 'Pump House';
- (c) no authorised site clearance, site formation or tree felling on government land was detected during a site inspection by his office in mid-August 2023;
- (d) as at 21.8.2023, no enforcement action in relation to the Site has been undertaken by his office and no complaint or referral concerning unauthorised structure at the Site has been received by his office; and
- (e) other detailed comments are at **Appendix III**.

Lantau Development

10.1.2 Comments of the Head of the Sustainable Lantau Office, Civil Engineering and Development (H(SLO), CEDD):

- (a) the Blueprint, which was promulgated in 2017, embraces the overarching principle of "Development in the North; Conservation for the South". The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposal should be environmentally sustainable and be compatible with the local context. In 2022, the Lantau Conservation and Recreation Masterplan (the Masterplan) was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiative in Lantau. According to the Masterplan, the San Shek Wan area falls within the themed cluster of "Northwest Lantau Eco-Cultural Corridor" (the Corridor) which targets to preserve the cultural/heritage value of the Corridor and for village revitalisation. The proposed temporary holiday camp at the Site is considered in line with the initiatives set out in the Blueprint and could provide supporting facilities for the Corridor as proposed in the Masterplan;

- (b) in October 2022, the Chief Executive announced in his 2022 Policy Address that the Government is actively studying the development of about 1,000 ha of the “GB” sites in the southern part of the Lantau for eco-tourism or recreation uses. While the proposed temporary holiday camp at the application Site is not located in the southern part of Lantau, the proposal can help complement recreation activities such as hiking along the Tung O Ancient Trail in this part of Lantau. The application is considered in line with the initiatives set out in the 2022 Policy Address; and
- (c) taking into account the above, provided that the proposed development would not cause adverse environmental and ecological impacts to the surroundings and no adverse comments from concerned departments on the technical aspects including the environmental and ecological, he has no objection to the application.

Nature Conservation

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

the Site and its vicinity is dominated by fruit trees and some native trees with common native shrub species on its understory. The applicant has conducted ecological survey and site evaluation on the proposal. The layout of the camp site including the alignments of drainage gutters would be adjusted on site to minimise the impact of the existing trees, and mitigation measures including translocation of Romer’s Tree Frog are proposed. As such, adverse ecological impact is not anticipated. He has no adverse comment on the application. Approval conditions on the implementation of ecological mitigation measures before the commencement of works are required.

Urban Design, Visual and Landscape

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

Urban Design and Visual

- (a) the Site is surrounded by a well-vegetated area zoned “GB” and along Tung O Ancient Trail. The proposed temporary holiday camp will provide a total of 29 temporary structures of 2m to 7m high. Despite the applicant proposes to retain all trees within the Site, the camp entrance gate and the structures of 7m high might still be visible from Tung O Ancient Trail. It is considered that the proposed temporary holiday camp would shift the visual character of the immediate vicinity from a rural setting to a more rural recreational oriented in the area. Nevertheless, with the retained trees, the proposed holiday camp might not be visible to views further away;

Landscape

- (b) it is noted from the submission that the existing 236 existing trees at the Site will be retained, and there is no direct conflict between the proposed structures and the existing trees. As such, she has no comment on the application from landscape planning perspective; and
- (c) other comments are included in the advisory clauses at **Appendix V**.

Heritage

10.1.5 Comments of the Chief Heritage Executive, Antiquities and Monuments Office (CHE, AMO), Development Bureau

- (a) the Site falls within San Shek Wan SAI. As the proposed development involves excavation works for drainage gutter, septic tank and soakage pit, approval conditions on the submission of an archaeological impact assessment and implementation of mitigation measures of the archaeological impact assessment before the commencement of works are required; and
- (b) other comments are included in the advisory clauses at **Appendix V**.

Drainage

10.1.6 Comments of the Chief Engineer/Hong Kong and Islands, Drainage Services Department (CHE/HK&Is, DSD):

- (a) he has no adverse comment on the application;
- (b) should this application be approved by the Board, conditions on submission and implementation of a drainage proposal to the satisfaction of the Director of Drainage Services or of the Board and maintenance of the implemented drainage facilities at all times during the planning approval period are recommended; and
- (c) other comments are included in the advisory clauses at **Appendix V**.

Traffic

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

Tung O Ancient Trail is not a public road under the traffic management of Transport Department. She considers that the proposed development is tolerable from traffic engineering perspective with reference to the existing condition.

Geotechnical

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

as the applicant has committed to comply with relevant approval condition, an approval condition on the submission of a revised layout plan to demonstrate that the man-made slope feature will not affect or be affected by the proposed development is required.

Fire Safety

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

- (a) he has no objection in principle to the application provided that submission and provision of fire service installations and water supplies for firefighting being provided to the satisfaction of D of FS; and
- (b) other comments are included in the advisory clauses at **Appendix V**.

Licensing

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

- (a) no licence or Certificate of Compliance application for operation of guesthouse at the Site was received by OLA;
- (b) as San Shek Wan is a virgin site, the location of the tents and building structures within the campsite can be planned to avoid disturbance to existing trees as far as possible. However, if separation requirement cannot be met, the application should provide compensatory measures to maintain the safety of the campsite for escape and rescue in case of emergency. His office will take a pragmatic approach to consider alternative measures and detailed licensing requirement will be formulated upon formal licence application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349); and
- (c) other comments are included in the advisory clauses at **Appendix V**.

Building Matters

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

- (a) he has no in-principle objection under the Buildings Ordinance to the proposed use on the Site; and
- (b) other detailed comments are at **Appendix III** and other advisory comments are at **Appendix V**.

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Highway Engineer/New Territories East, Highways Department;
- (c) Commissioner of Police;
- (d) Director of Electrical and Mechanical Services;
- (e) Director of Environmental Protection (DEP);
- (f) Director of Food and Environmental Hygiene;
- (g) Director of Leisure and Cultural Services (DLCS); and
- (h) District Officer (Islands), Home Affairs Department.

11. Public Comments Received During Statutory Publication Periods

- 11.1 On 11.8.2023, 15.12.2023 and 5.4.2024, the application was published for public inspection. During the statutory public inspection periods, a total of 13 public comments were received, including one supporting comment, ten objecting comments and two comments providing views (**Appendix IV**).
- 11.2 The supporting comment from an individual indicated supporting views for a temporary holiday camp at the Site, and considered that an environmental protection plan should be submitted, including assessments on the impact to the surrounding environment and measures to ensure its operation be environmentally-friendly.
- 11.3 Two comments from Kadoorie Farm & Botanic Garden Corporation raised enquiries on the details of the proposed holiday camp's operation, expressed concerns on the impact of development at "GB" zone and enquired if the submitted ecological surveys are satisfactory to relevant government departments.
- 11.4 Ten objecting comments were received from the Hong Kong Bird Watching Society, Save Lantau Alliance, the Conservancy Association and two individuals mainly on the grounds that the proposed use is not in line with the planning intention of "GB" zone; there are already many camping sites in Lantau and the usage rate is low; there is a lack of information regarding water supply in the application; concerns on tree felling and vegetation clearance; potential water, noise and light pollution; adverse ecological and

environmental impact anticipated; potential impact on the SAI; and setting undesirable precedent for similar applications in future.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed temporary holiday camp for a period of three years and associated excavation of land at the Site zoned “GB” on the OZP. The planning intention of “GB” zone is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. While there is a general presumption against development within this zone, it is stipulated in the ES of the OZP that development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 12.2 The Blueprint embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. According to the Masterplan, the San Shek Wan area where the Site is located falls within the themed cluster of the Corridor to preserve the cultural/heritage setting of the Corridor and for village revitalisation. Furthermore, as set out in the Policy Address 2022, the Government is actively studying the development of about 1,000 ha of the “GB” sites in the southern part of Lantau for eco-tourism or recreation uses. While the proposed development is not located in the southern part of Lantau, the proposal can help complement recreation activities such as hiking along Tung O Ancient Trail in this part of Lantau. In this regard, H(SLO), CEDD advises that the proposed development is considered in line with the initiatives set out in the Blueprint and 2022 Policy Address, and could provide supporting facilities for the Corridor as proposed in the Masterplan. Provided that the proposed development would not cause adverse environmental and ecological impact to the surroundings and no adverse comments from concerned departments on technical aspects including the environmental and ecological aspects (see paragraph 12.4 below), he has no objection to the application.
- 12.3 The proposed development involves excavation of land of about 113.98m², of which about 109.8m² will be excavated by not more than 0.15m in depth for provision of drainage gutter, and about 4.18m² will be excavated by about 0.52m to 2.4m in depth for provision of septic tank and soakage pit. However, given the site area of about 4,759m², the extent of excavation is considered not extensive. CHE/HK&Is, DSD and DEP have no objection to or no adverse comments on the proposed excavation of land. The applicant commits to reinstate the Site after the validity of the planning permission. An approval condition requiring reinstatement of the Site to an amenity area is also recommended should the Committee decide to approve the application.

- 12.4 The proposed development comprises 29 single-storey structures including 19 tents, an office/visitor centre, an activity room, a guard room, a storage room, three canopies and three toilets with a total GFA of about 642m². The camping tents will be installed atop raised wooden platforms and pre-fabricated structures will be adopted for most of the temporary structures for easy assembly and disassembly purposes, lightweight and natural materials will also be selected for these facilities. Most of the Site will be maintained as greenery area and no trees will be removed. Given the temporary nature of the proposed holiday camp with a daily maximum capacity of 53 people (i.e. including a maximum of 50 visitors and three staff), the proposal is considered not entirely incompatible with the surrounding natural environment. DAFC has no adverse comment on the application as the applicant has demonstrated in the submission that the proposed layout has been strategically designed based on the findings of the ecological surveys with mitigation measures to minimise the potential impacts of the proposed development to the surrounding areas during the construction and operational phases and to avoid disturbances to existing trees. The applicant has also committed to retain all existing trees on site and minimise the disturbance to the trees. Since there is no direct conflict between the proposed structures and the existing trees, CTP/UD&L, PlanD has no adverse comment from urban design, visual and landscape points of view.
- 12.5 On other technical aspects, while man-made slope feature is observed at the Site and that the Site falls within San Shek Wan SAI, the concerns of H(GEO), CEDD and CHE, AMO in terms of slope safety and heritage preservation could be addressed through incorporation of relevant approval conditions. Other relevant government departments including CE/HK&Is, DSD, CE/C, WSD, C for T, DEP, DLCS and D of FS have no adverse comment on the application.
- 12.6 According to TPB PG-No. 10, 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. Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. While the proposed temporary holiday camp and associated excavation of land for septic tank may not be totally in line with the planning intention of the “GB” zone, it is in line with the initiatives set out in the Blueprint and the 2022 Policy Address to provide supporting facilities for the Corridor as proposed in the Masterplan. Given the proposed development is not incompatible with the surrounding areas, would not cause adverse environmental and ecological impact to the surroundings and no adverse comments are received from concerned departments on technical aspects including the environmental and ecological aspects as discussed above, sympathetic consideration may be given to the application which is for a temporary permission for a period of three years.
- 12.7 Regarding the public comments objecting to/raising concerns on the application as detailed in paragraph 11 above, the government departments’ comments and planning assessments above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until **24.5.2027**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of an archaeological impact assessment within **6 months** from the date of planning approval to the satisfaction of the Chief Heritage Executive of Antiquities and Monuments Office or of the Town Planning Board by **24.11.2024**;
- (b) in relation to (a) above, the implementation of the mitigation measures identified in the archaeological impact assessment within **9 months** from the date of planning approval to the satisfaction of the Chief Heritage Executive of Antiquities and Monuments Office or of the Town Planning Board by **24.2.2025**;
- (c) the implementation of the mitigation measures identified in the ecological impact assessment within **9 months** from the date of planning approval to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board by **24.2.2025**;
- (d) the submission of a revised layout plan to demonstrate that the man-made slope feature will not affect or be affected by the proposed development within **6 months** from the date of planning approval to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board by **24.11.2024**;
- (e) the submission of a fire service installations and water supplies proposal for firefighting within **6 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.11.2024**;
- (f) in relation to (e) above, the implementation of the fire service installations and water supplies proposal for firefighting within **9 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by **24.2.2025**;
- (g) the submission of a drainage proposal within **6 months** from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.11.2024**;

- (h) in relation to (g) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by **24.2.2025**;
- (i) in relation to (h) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (j) if the above planning condition (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning condition (a), (b) (c), (d), (e), (f), (g) and (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) upon expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

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

the proposed holiday camp with associated excavation of land is not in line with the planning intention of "Green Belt" zone which is primarily for defining the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval conditions and advisory clauses to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. **Attachments**

Appendix I	Application form received on 7.8.2023
Appendix Ia	Supplementary Planning Statement
Appendix Ib	FI received on 22.11.2023
Appendix Ic	FI received on 7.12.2023
Appendix Id	FI received on 10.1.2024
Appendix Ie	FI received on 25.3.2024
Appendix If	FI received on 3.5.2024
Appendix Ig	FI received on 17.5.2024
Appendix II	Relevant Extract of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Government Departments' General Comments
Appendix IV	Public Comments
Appendix V	Recommended Advisory Clauses
Drawings A-1 and A-2	Layout Plans
Drawings A-3 to A-5	Section Plans
Drawing A-6	Excavation Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
MAY 2024**