

Form No. S16-I  
表格第 S16-I 號

APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

2022年11月16日

此文件在 收到・城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

16 NOV 2022

Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:

- (i) Construction of "New Territories Exempted House"  
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; and  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas  
位於鄉郊地區的臨時用途或發展的許可續期

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / SLC / 173
	Date Received 收到日期	16 NOV 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

JK GROUP LIMITED

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構 )

N/A

### 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)	Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積      Approx. 3,672      sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積      584.41      sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A      sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved S/SLC/21 - South Lantau Coast Outline Zoning Plan 大嶼山南岸分區計劃大綱核准圖
(e) Land use zone(s) involved 涉及的土地用途地帶	Coastal Protection Area 海岸保護區
(f) Current use(s) 現時用途	Garden Centre and Agricultural Farm 園藝中心及農地  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on  
26 Sep 2022 (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 26 Sep 2022 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

<b>(i) For Type (i) application 供第(i)類申請</b>			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計 .....		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

**(ii) For Type (ii) application 供第(ii)類申請**

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 50 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... 2 ..... m 米 <input checked="" type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)          (請用圖則顯示有關土地、池塘界線、以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Excavation of Land ( Sewage Facilities ) for Proposed Temporary Holiday Camp (Caravan Holiday Camp),

**(iii) For Type (iii) application 供第(iii)類申請**

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			



**(iv) For Type (iv) application 供第(iv)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 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 Holiday Camp (Caravan Holiday Camp)  
for a period of 3 years

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... 584.41 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... 16.45 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 ..... 22 units .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... 1.8-4 ..... m 米 ☒ About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☐ eating place 食肆 ..... sq. m 平方米 ☐ About 約☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約(please specify the number of rooms  
請註明房間數目) .....☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities  
政府、機構或社區設施 (please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積).....  
.....  
.....☒ other(s) 其他(please specify the use(s) and concerned land  
area(s)/GFA(s) 請註明用途及有關的地面面積／總  
樓面面積)

Holiday camp

About 584.41 sq.m

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	見附件2
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....  
.....  
.....  
.....  
.....



**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

.....

.....

.....

.....

.....

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是          No 否	<input checked="" type="checkbox"/> 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))  <u>South Lantau Road</u> <input type="checkbox"/> 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)  <input type="checkbox"/>
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	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ 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) _____ <u>電動私家車車位 (including loading / unloading spaces)</u> <u>4</u>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是          No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

**9. Impacts of Development Proposal 擬議發展計劃的影響**

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																															
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	No 否	<input checked="" type="checkbox"/> <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																															
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	No 否	<input type="checkbox"/> <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
		<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																															



**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。

附件3d

另附上A/SLC/155 申請時的圖 附件3a

營運時間：24 hours 星期一至星期日，包括公眾假期

**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
**LOO TAN JUNG**  
.....  
Name in Block Letters  
姓名（請以正楷填寫）

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

General Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

*For and on behalf of*  
**JK GROUP LIMITED**  
金駿投資集團有限公司

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

Date 日期

15.11.2022

*Authorized Signature(s)*

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<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

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong		
Site area 地盤面積	3,672	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	Nil	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved S/SLC/21 - South Lantau Coast Outline Zoning Plan 大嶼山南岸分區計劃大綱核准圖		
Zoning 地帶	Coastal Protection Area 海岸保護區		
Applied use/ development 申請用途／發展	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a period of 3 years, and Excavation of Land ( Sewage Facilities )		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	584.41 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	22 units	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	1.8-4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		<sup>1</sup> Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	16.45 % <input checked="" type="checkbox"/> 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 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	4
	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)	
	只允許泊電動私家車位 (including loading/unloading spaces)	4
	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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	

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

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號



- 。 Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
- 。 註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

[illegible]

### 附件 3 - Justifications

#### 申請理由

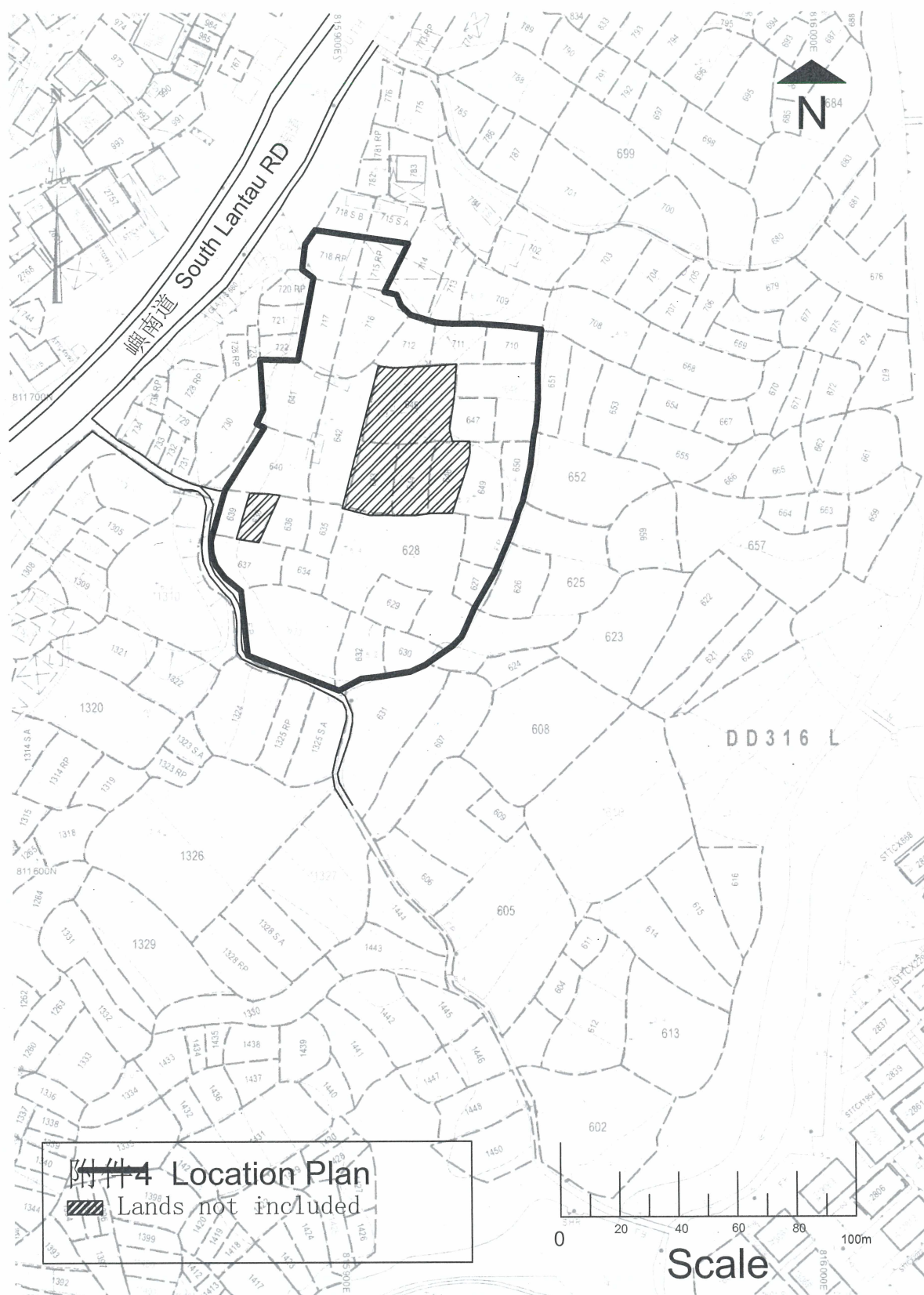
我們於 2019 時申請過，檔案編號為 A/SLC/155,並於 2019 年 12 月 20 號獲批，除了地政處的 Short Term Waiver, 所有規劃署要求的附加條件的圖則及建議都已獲批，最複雜的渠務亦於 2021 年 5 月 13 號獲批，無奈地政處遲遲未能批出開工紙，不能動工，被逼不能在限期前完成工程。

以下是我們申請及獲批的時間線：

部門名稱	入建議及圖則日期 (最後一次的日期)	批准日期
Landscaping	LS02 2020-5-25	2020-6-2
Drainage	SF01a 2021-3-8	2021-5-13
Fire	FS01verB 2020-6-15	2020-6-19
Transportation	T01 2020-4-30	2020-511
Lands – short term waiver	2020-4-28	完全冇進度。於 2022 年 9 月 23 號來信表示由於申請於 2022 年 5 月 20 號已經 <b>revoked</b> 左，所以拒絕申請。見附件 5

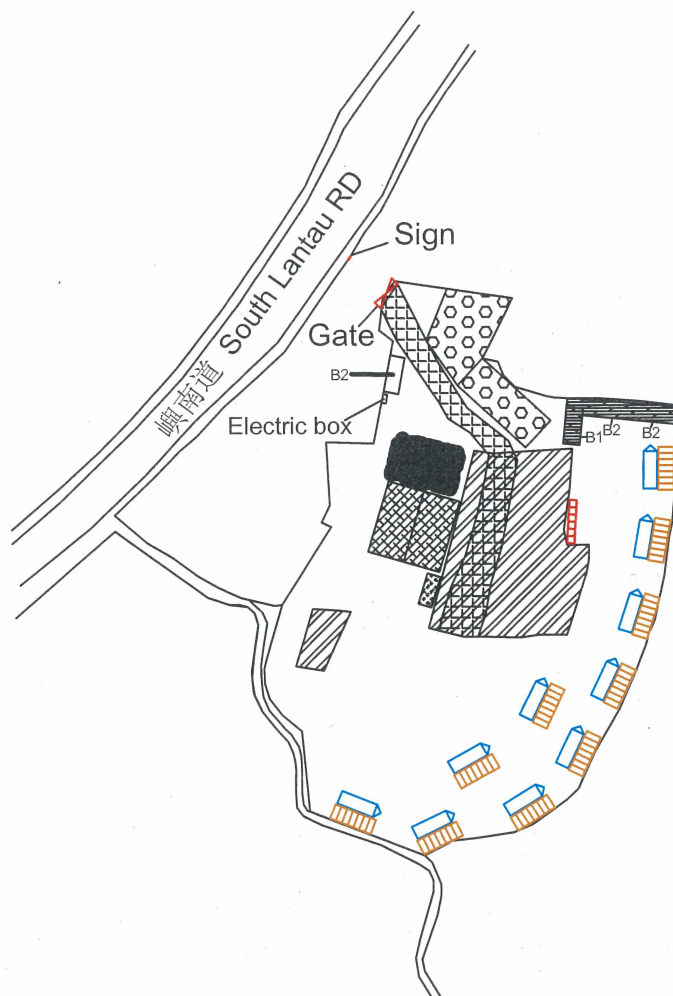
2020 年至今，香港一直受新冠疫情影響，公務員多次需要在家工作，但是，我們對規劃署的特別條件的要求，沒有一分鐘怠慢，積極向各部門申請，非常非常非常之無錯奈，我們的努力還是白費。是次申請，原則上與各部門批出的方案一模一樣，與上次申請的也一模一樣，希望貴署儘快批准申請。







Proposed Area  
Total Area: 3672 s.q.m  
Covered Area: 607.39 s.q.m



**Garden Center, Kiosk (Green Hse)**

Perimeter: 75.6m  
Height: About 4m  
Area: 215 s.q.m

**Moveable Pergola**

Size: 6m x 12m x 2units  
Height: About 4m  
Area: 144 s.q.m

**Moveable Storage**

Size: 2.7m x 6.8m x 1units  
Height: About 3m  
Area: 18.36 s.q.m

**Moveable Container Storage**

Size: 2.44m x 6.1m x 3units  
Height: About 3m  
Area: 44.65 s.q.m

**Sand Pool**

Size: 2.17m x 5.17m  
Deep: About 1.5m

**Look-out platform**

Perimeter: 51.2m  
Height: About 3m  
Area: 65 s.q.m

**Caravan**

Size: 2.2m x 7m x 10units  
Height: about 2.5m  
Area: 154 s.q.m

**Decking**

Size: 2.5m x 7m x 10units

**Portable Toilet**

Size: 1.2m x 7.0m  
Height: about 2.6m  
Area: 8.4 s.q.m

**Sign**

Size: 0.3m x 1m  
Height: about 1.8m

**Gate**

**Electric box**

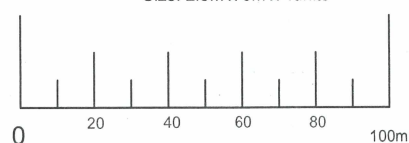
Size: 1.05m x 2.5m x 1units  
Height: about 2.5m  
Area: 2.625 s.q.m

**lands not included**

**Existing Track**

**Parking**

Size: 2.5m x 6m x 4units

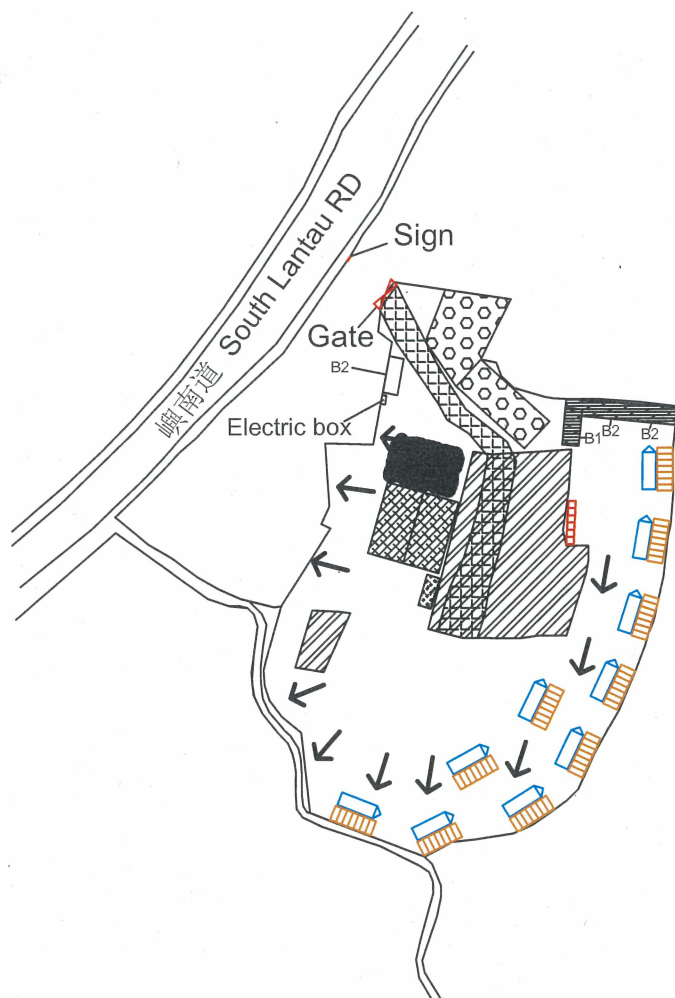


Scale

**附件5 Floor Plan**

Lands not included

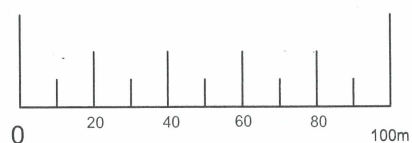
Part of Lot 626, Part of Lot 627, Lots 628 to 630,  
Lot 632, Part of Lot 633, Lots 634 to 637, 639 to  
642, 647 to 650, 710 to 712, 715RP, 716, 717,  
718RP in D.D. 316 L, Pui O, Lantau Island, Hong  
Kong



# ~~附件6~~ Drainage Proposal

 Lands not included

Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong

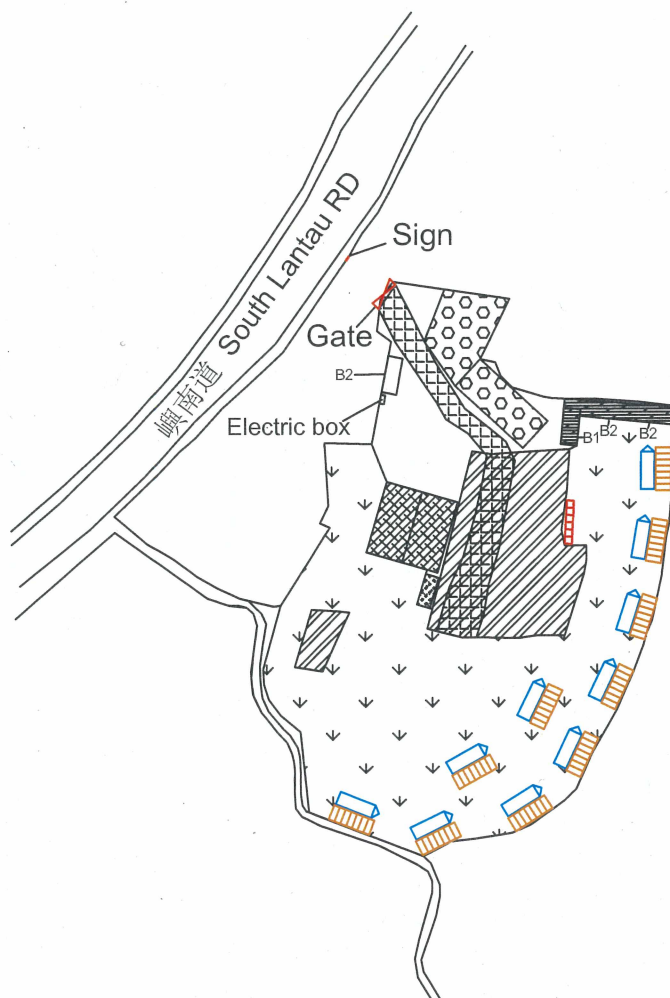


Scale





Proposed Area  
Total Area: 3672 s.q.m  
Covered Area: 607.39 s.q.m



- Grass
- Paved Ground

## 附件7 Landscaping Proposal

Lands not included

Part of Lot 626, Part of Lot 627, Lots 628 to 630,  
Lot 632, Part of Lot 633, Lots 634 to 637, 639 to  
642, 647 to 650, 710 to 712, 715RP, 716, 717,  
718RP in D.D. 316 L, Pui O, Lantau Island, Hong  
Kong

### Garden Center, Kiosk (Green Hse)

Perimeter: 75.6m  
Height: About 4m  
Area: 215 s.q.m

### Moveable Pergola

Size: 6m x 12m x 2units  
Height: About 4m  
Area: 144 s.q.m

### Moveable Storage

Size: 2.7m x 6.8m x 1units  
Height: About 3m  
Area: 18.36 s.q.m

### Moveable Container Storage

Size: 2.44m x 6.1m x 3units  
Height: About 3m  
Area: 44.65 s.q.m

### Sand Pool

Size: 2.17m x 5.17m  
Deep: About 1.5m

### Look-out platform

Perimeter: 51.2m  
Height: About 3m  
Area: 65 s.q.m

### Caravan

Size: 2.2m x 7m x 10units  
Height: about 2.5m  
Area: 154 s.q.m

### Decking

Size: 2.5m x 7m x 10units

### Portable Toilet

Size: 1.2m x 7.0m  
Height: about 2.6m  
Area: 8.4 s.q.m

### Sign

Size: 0.3m x 1m  
Height: about 1.8m

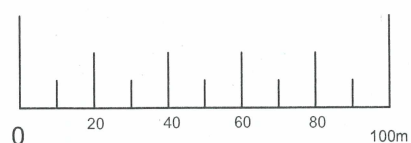
### Gate

### Electric box

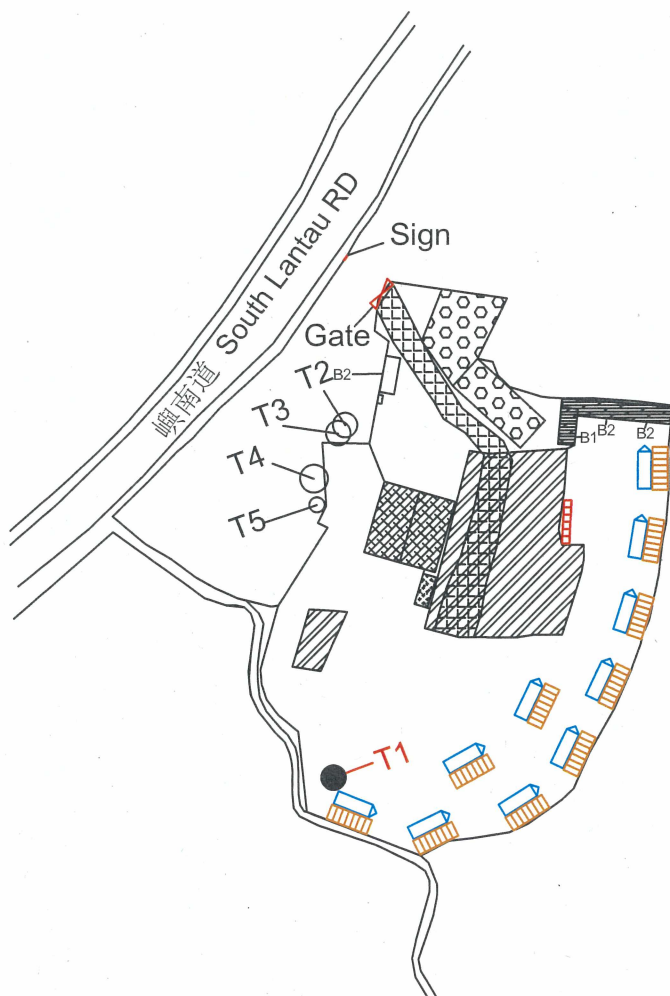
Size: 1.05m x 2.5m x 1units  
Height: about 2.5m  
Area: 2.625 s.q.m

### lands not included

### Existing Track



Scale



Existing Tree	Name	DBH	Height	Crown Spread
T1	Adenanthera microsperma	50cm	600 - 800cm	500 - 600cm
T2	Acacia confusa	56cm	600 - 800cm	450 - 600cm
T3	Acacia confusa	40cm	600 - 800cm	400 - 450cm
T4	Acacia confusa	52cm	600 - 800cm	450 - 600cm
T5	烏柏 Sapium sebiferum	18cm	250 - 350cm	250 - 300cm

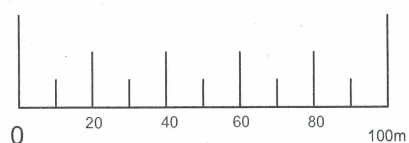
● Inside boundary

○ Outside boundary

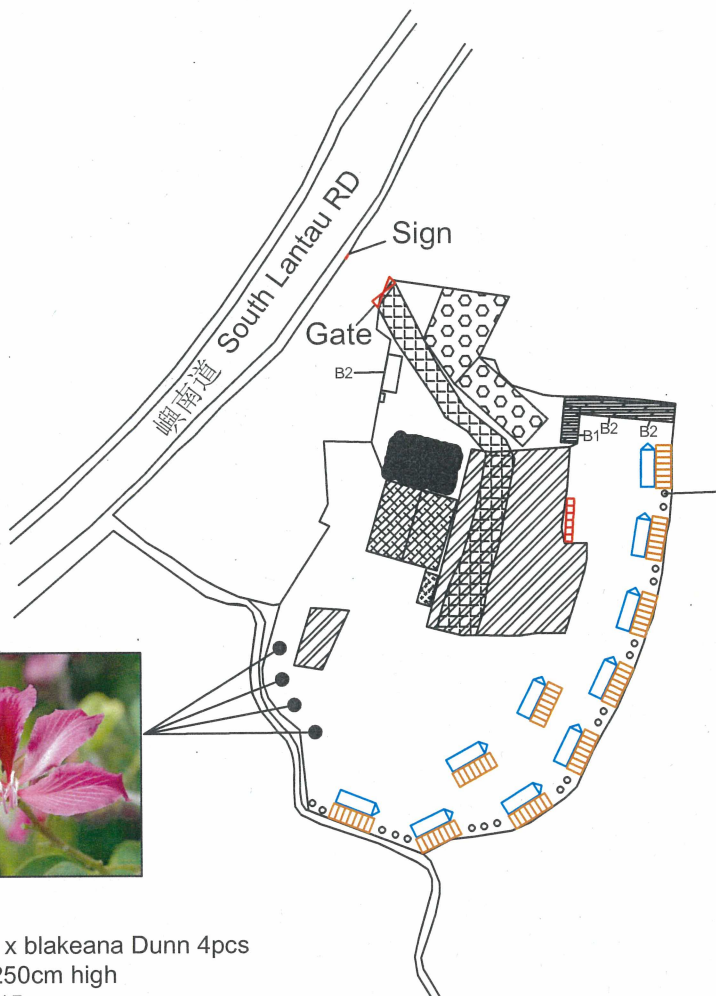
## 附件7A Existing Tree

▨ Lands not included

Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong



Scale



- 洋紫荊  
Bauhinia x blakeana Dunn 4pcs  
Around 250cm high  
DBH 10-15cm  
Distance in between the tree 400cm



- 毛蕊  
Melastoma sanguineum Sims 46pcs  
Around 50 - 80 cm high  
DBH 3-5cm  
Distance in between the plants 100cm



- Proposed New Tree  
4 pcs

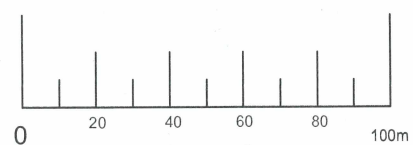


- Proposed New Plants  
18 pcs

## 附件7B Landscaping Plants

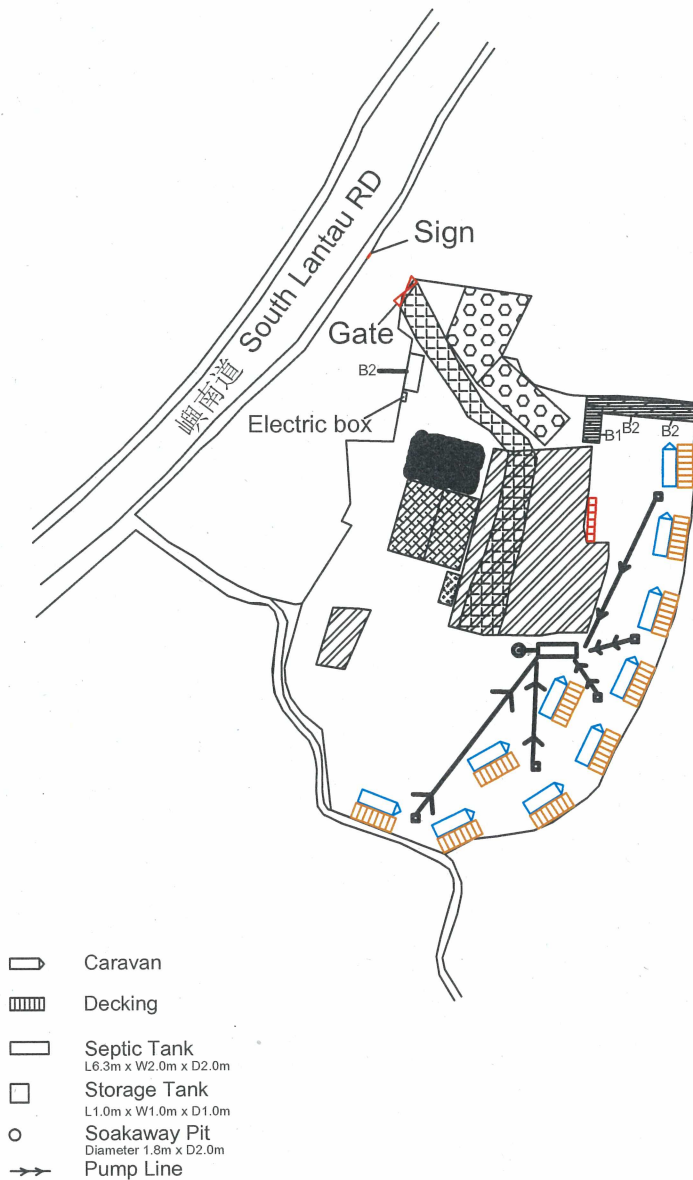
▨ Lands not included

Part of Lot 626, Part of Lot 627, Lots 628 to 630,  
Lot 632, Part of Lot 633, Lots 634 to 637, 639 to  
642, 647 to 650, 710 to 712, 715RP, 716, 717,  
718RP in D.D. 316 L, Pui O, Lantau Island, Hong  
Kong



Scale

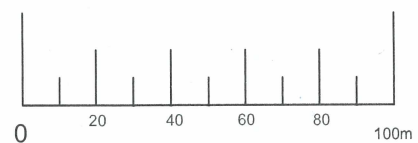




## 附件3a Sewage Layout Plan

Lands not included

Part of Lot 626, Part of Lot 627, Lots 628 to 630,  
Lot 632, Part of Lot 633, Lots 634 to 637, 639 to  
642, 647 to 650, 710 to 712, 715RP, 716, 717,  
718RP in D.D. 316 L, Pui O, Lantau Island, Hong  
Kong



Scale

### Proposed use(s) of different floors of buildings/structures

Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong

[illegible]

城市規劃委員會

香港北角道草道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax 2877 0245 or 2522 8426

電話 Tel 2231 4317

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/SLC/155

By Post and Fax (2980 4433)

10 January 2020

JK Group Ltd.

(Attn: Loo Tan Jung)

Dear Sir/Madam,

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and  
Excavation of land (Sewage Facilities) in "Coastal Protection Area" Zone, Lots 626(Part), 627  
(Part) 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716,  
717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your attendance at the Town Planning Board (TPB) meeting held on 20.12.2019.

After giving consideration to your review submission, the TPB decided on 20.12.2019 to approve the application on a temporary basis for a period of 3 years until 20.12.2022, on the terms of the application as submitted to the TPB and subject to the following conditions:

- (a) no more than 10 caravans, as proposed by you, is allowed to be provided on-site at any time during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) access shall be provided within the site for Lots No. 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by you, at all times during the planning approval period;
- (d) the submission of a landscape proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.6.2020;
- (e) in relation to (d) above, the implementation of the landscape proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.9.2020;
- (f) 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 20.6.2020;



- 2 -

- (g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 20.9.2020;
- (h) the submission of a proposal of fire service installations and water supplies for firefighting within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.6.2020;
- (i) in relation to (h) above, the provision of fire service installations and water supplies for firefighting within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.9.2020;
- (j) the submission of a loading/unloading bay and parking space proposal within 6 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.6.2020;
- (k) in relation to (j) above, the provision of loading/unloading bays and parking spaces within 9 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.9.2020;
- (l) the provision of septic tanks within 9 months from the date of the planning approval to the satisfaction of the Director of Lands or of the Town Planning Board by 20.9.2020;
- (m) if any of the above planning conditions (a), (b) or (c) 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;
- (n) if any of the above planning conditions (d) to (l) 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
- (o) upon the 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Annex I of the Paper.

This temporary permission will lapse on 21.12.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

- 3 -

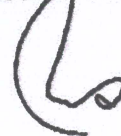
: A copy of the relevant extract of minutes of the TPB meeting held on 20.12.2019, in both English and Chinese, are enclosed herewith for your reference.

Under section 17B of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB on a review may, within 60 days from the date of this letter, lodge an appeal to the Town Planning Appeal Board (17/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong (Telephone. No.: 3509 8844 and Fax No.: 2186 8301)) whose decision on such appeal shall be final. Such appeal should be filed in the prescribed form to be obtained from the Town Planning Appeal Board and copied to this office for reference.

This permission by the TPB under section 17 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Amy Wu of Sai Kung and Islands District Planning Office at 2158 6158. In case you wish to consult the relevant Government departments on matters relating to the above planning conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Felix MA )

for Secretary, Town Planning Board

Encl.

(With Chinese Translation)

FM/tk



附件 3d

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



## Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號	Your Reference	
本署檔號	Our Reference	TPB/A/SLC/155
電話號碼	Tel. No. :	2158 6051
傳真機號碼	Fax No. :	2890 5194

By Post and Email

2 June 2020

[REDACTED]  
(Attn.: Ms. T.J. LOO)

Dear Ms. LOO,

### **Submission for Compliance with Approval Condition (d)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in "Coastal Protection Area" Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your email dated 27.5.2020 for compliance of the approval condition (d) for the submission of a landscape proposal (the LP).

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has been consulted on your submission and advised that the revised LP is considered acceptable from landscape planning perspective. Hence, I am pleased to inform you that the approval condition (d) has been complied with. Please collate the latest revision of drawings into full sets and submit five copies to the Sai Kung and Islands District Planning Office for stamping.

You are advised that approval of the LP does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. You are reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

There shall be no parking or stacking of materials within 1m of any tree.

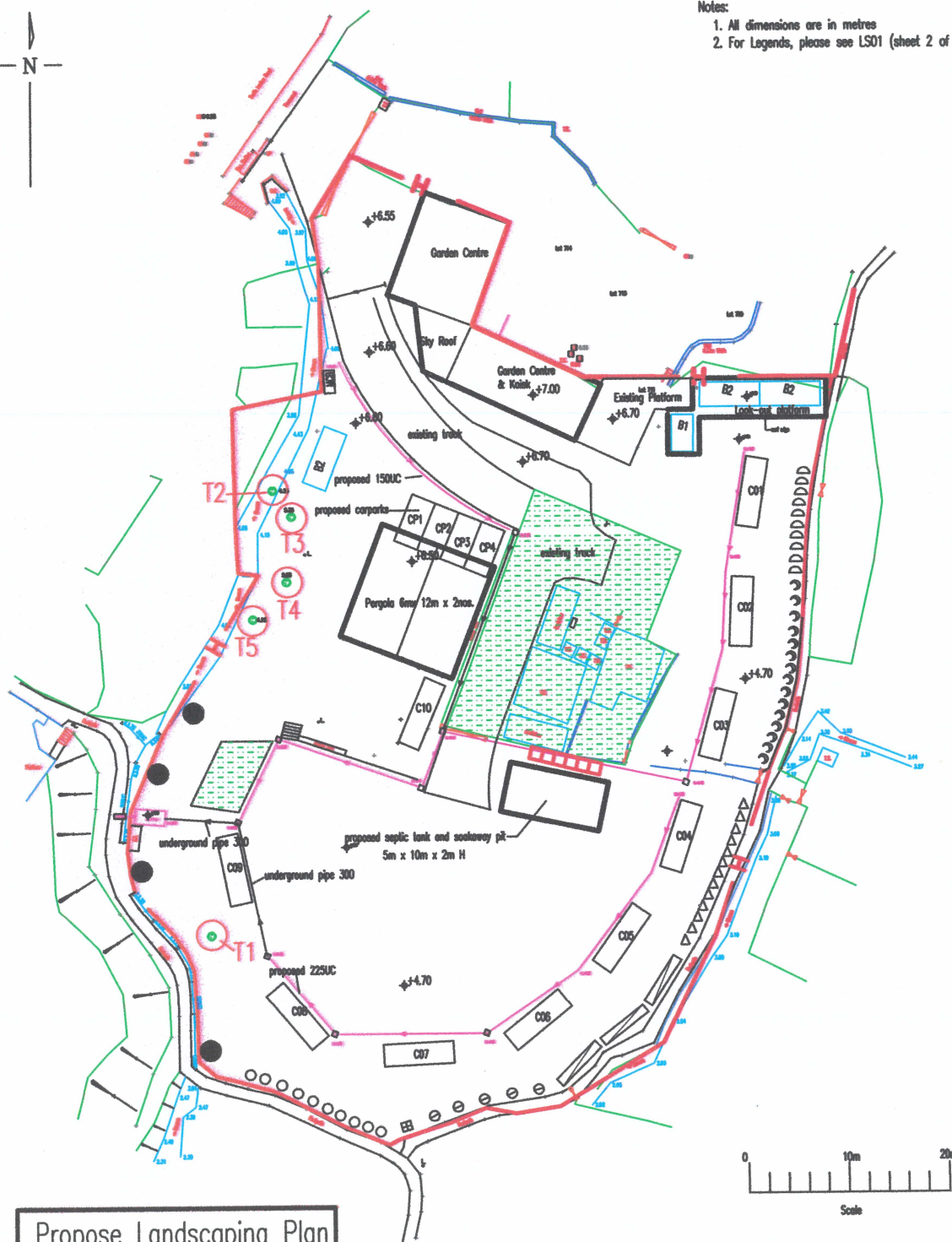
You are reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the Greening, Landscape and Tree Management Section of the Development Bureau on general tree maintenance and tree risk management is available for reference in the following links:





Notes:

1. All dimensions are in metres
2. For Legends, please see LS01 (sheet 2 of 2.)











Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	Drawing no.: LS02 (sheet 1 of 2)
Design by : John Yu		Scale : As shown
Check by : CY Hon		Date : 25th May 2020

## Notes:

1. All dimensions are in metres
2. For Legends, please see LS01 (sheet 1 of 2.)

## Propose Landscaping Plan

Legend	Name	Description	
●	宮粉羊蹄甲 <i>Bauhinia variegata</i> 4pcs	Around 250cm height DBH 10 - 15cm Distance in between the tree 400cm	
○	花葉鳴腳木 <i>Schefflera octophylla</i> (Lour.) Harms 10pcs	Around 80cm height 50 - 60cm width Distance in between the plants 50cm	
田	桑樹 <i>Morus alba</i> Linn. 1pcs	Around 180cm height DBH 4 - 5cm Distance in between the tree 200cm	
⊖	懸鈴花 <i>Malvaviscus arboreus</i> 5pcs	Around 100cm height 60 - 70cm width Distance in between the plants 80cm	
▤	馬櫻丹 <i>Lantana camara</i> L. 30pcs	Around 30cm height 20 - 30cm width Distance in between the tree 30cm	
△	車輪梅 <i>Rhoicissalis indica</i> 13pcs	Around 60cm height 40 - 50cm width Distance in between the tree 80cm	
☾	野牡丹 <i>Melastoma candidum</i> D. Don 15pcs	Around 80cm height 40 - 50cm width Distance in between the tree 80cm	
◐	毛稔 <i>Melastoma sanguineum</i> 10pcs 10pcs	Around 60cm height 40 - 50cm width Distance in between the tree 80cm	

Existing Tree	Name	DBH	Height	Crown Spread
T 1	海紅豆 <i>Adenanthera microsperma</i>	50cm	600 - 800cm	500 - 600cm
T 2	台灣相思 <i>Acacia confusa</i>	56cm	600 - 800cm	450 - 600cm
T 3	台灣相思 <i>Acacia confusa</i>	40cm	600 - 800cm	400 - 450cm
T 4	台灣相思 <i>Acacia confusa</i>	52cm	600 - 800cm	450 - 600cm
T 5	烏柏 <i>Sapium sebiferum</i>	18cm	250 - 350cm	250 - 300cm

Application No.:

A/SLC/155

Design by:

John Yu

Check by:

CY Hon

Caravan Site on Lots 626(Part), 627(Part), 628 to 630  
632, 633(Part), 634 to 637, 639 to 642, 647 to 650  
710 to 712, 715RP, 716, 717, 718RP  
PUI O Lantau Island HK

Drawing no.:

LS02 (sheet 2 of 2)

Scale:

As shown

Date:

25th May 2020



## LS02 附件(1)

To : The Chief Town Planner/Urban Design & Landscape Department

### A/SLC/155 - Plants Proposal & Justification

由於我們的營地外是一片草地，常有水牛，雀鳥棲息，而我們的營地比外面高約 1 米，我們希望營友在營地內也可以觀摩或拍攝牠們的一舉一動，不要直接近距離打擾牠們，所以，在設計園林植物時候，我們不想種太多和太高的植物，也希望儘量配合四季開花的景觀，及照顧營地內外的小動物和其他小生物的需求，如羊、蜜蜂、蝴蝶等，所以，也選擇了一些非原生及較矮的植物。

下面是我們選擇各植物的原因，請查閱。

#### 原生 喬木、灌木和草本植物

	名稱	Name	高度	園區 已有	蜜源 植物	寄主 植物	食材	藥用	觀賞	動物 食料	花期	果期	其他功能/備 註
1	鴨腳木	Schefflera heptaphylla	1.5 米		✓	✓		✓	✓		11-12 月		白傘弄蝶
2	桑樹	Morus alba	10 米	✓		✓	✓	✓	✓	✓		3-5 月	蠶蟲
3	宮粉羊蹄甲	Bauhinia variegata	7 米						✓	✓	3-5 月		
4	毛梔	Melastoma sanguineum	1.5 米		✓				✓		6-8		
5	野牡丹	Melastoma candidum	1.5 米		✓				✓		4-8		
6	車輪梅	Rhaphiolepis indica	1.5 米		✓				✓		2-3		

#### 非原生植物

1	懸鈴花	Malvaviscus penduliflorus	1.5 米		✓				✓	✓	1-12		
2	馬櫻丹	Lantana camara	1 米		✓			✓	✓		1-12		

如果日後有需要添加植物，我們會添加的，只是頭一兩年不想因為太多而浪費。

我們真誠希望落實申請地點，將來會有一個良好及正確的生態保育，所以，我們特別聘請了一位生態保育的顧問，只要他的建議，我們能做到，我們都會採納。

2020-5-12



附件3f

規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號      Your Reference  
本署檔號      Our Reference      **TPB/A/SLC/155**  
電話號碼      Tel. No. :      2158 6051  
傳真機號碼      Fax No. :      2890 5194

By Email

13 May 2021



(Attn.: Ms. T. J. LOO)

Dear Ms. LOO,

**Submission for Compliance with Approval Condition (f)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in "Coastal Protection Area" Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your submission dated 27.2.2021, which was received by this department on 15.3.2021 for compliance of approval condition (f) for the submission of a drainage proposal, and our interim reply via email on 27.4.2021.

The Chief Engineer/Hong Kong & Islands, Drainage Services Department has reviewed the submission and has no further comment on the revised drainage proposal. Hence, I am pleased to inform you that the approval condition (f) has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (g) on implementation of the drainage proposal and submit relevant information for compliance checking.

Should you have any queries regarding his comment, please contact Ms. Amy CHU of Drainage Services Department at 3101 2897. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )

for and on behalf of Director of Planning

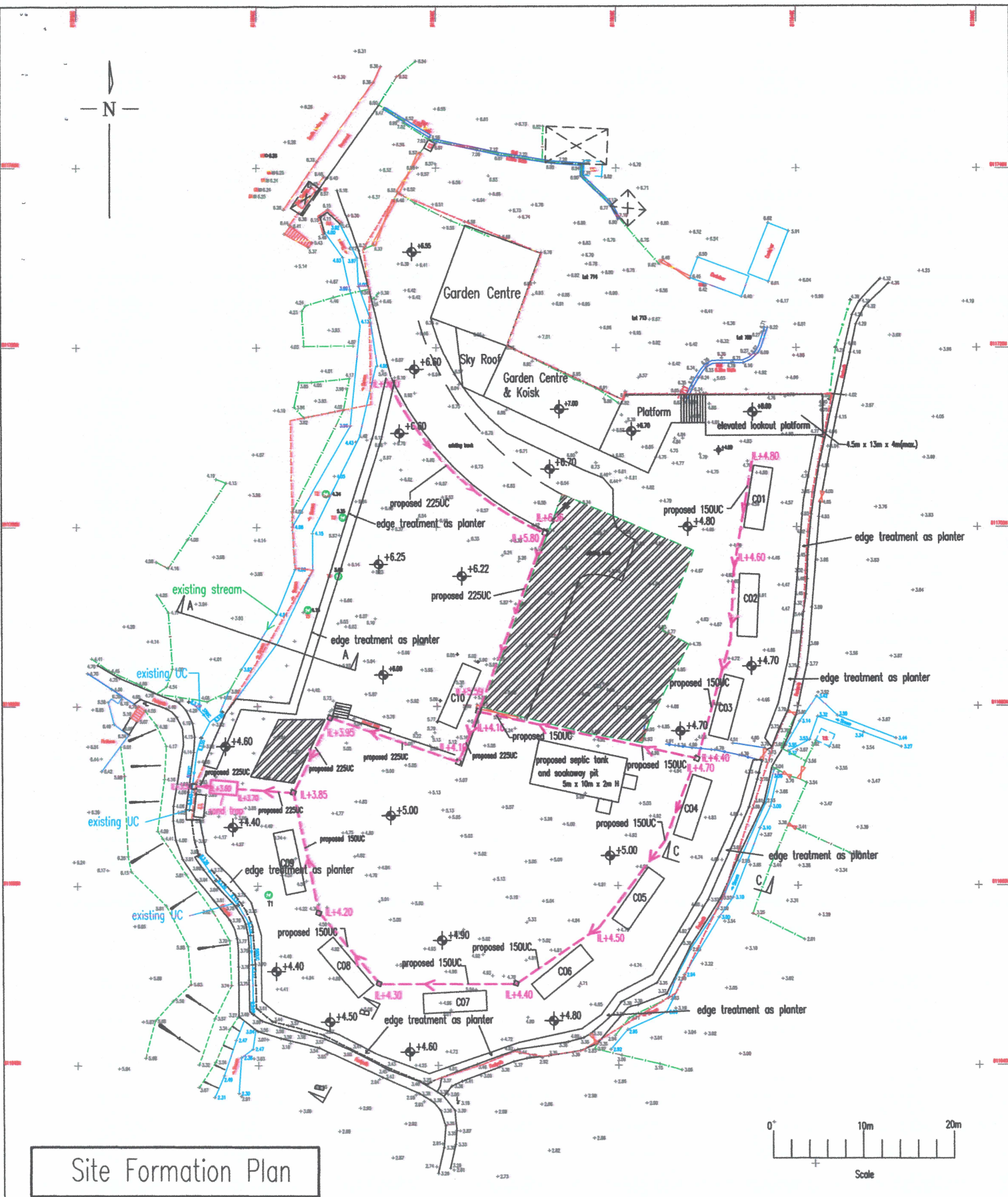
c.c.

CE/HK&I, DSD

(Attn.: Ms. Amy CHU)

(Fax No. 3101 0716)

DT/KY/KK



Application No. : A/SLC/155

Design by : John Yu

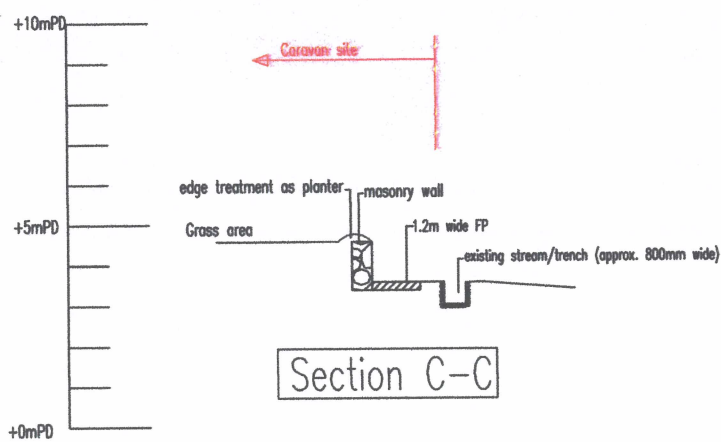
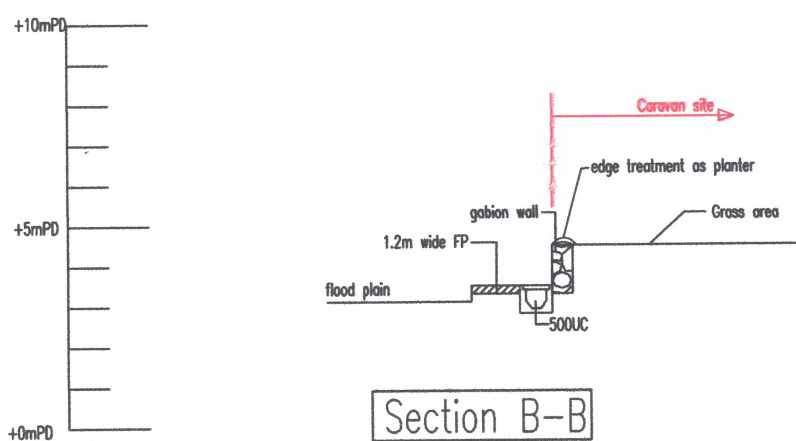
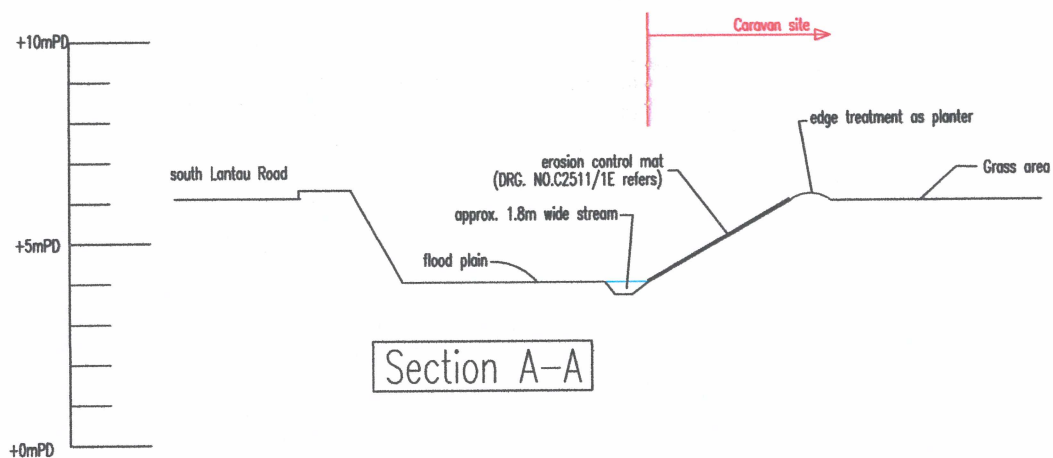
Check by : CY Hon

Caravan Site on lots 626(Part), 627(Part), 628 to 630, 632, 633(Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D.316L, PUI O, Lantau Island HK

Drawing no.: SF01a (sheet 1 of 3)

Scale : As shown

Date : 8th Mar 2021



## Site Formation Plan

Application No. : A/SLC/155

Design by : John Yu

Check by: CY Hon

Caravan Site on lots 626(Part), 627(Part), 628 to 630, 632, 633(Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D.316L, PUI O, Lantau Island HK

Drawing no.: SF01a (sheet 2 of 3)

Scale : As shown


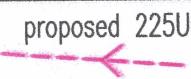




Date : 8th Mar 2021



### Notes:

1. All dimensions are in mm unless otherwise stated.
2. All surface shall be grassed unless otherwise stated.
3. details of the surface channels, catchpits and sandtrap shall refer to DSD's standard drawings.

### Legends :

Legend	Name
 +4.60	Proposed site formation level
IL +4.60	Invert level at +4.60mPD
 proposed 225UC	Proposed underground pipe
 proposed underground pipe 300	NA
	Proposed catchpits
sand trap 	Proposed sandtrap
 150UC	existing 150UC

### Site Formation Plan

Application No. : A/SLC/155	Caravan Site on lots 627 to 630, 632 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP in D.D.316L, PUI O, Lantau Island HK	drawing no.: SF01a (sheet 3 of 3)
design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 8th Mar 2021

規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

附件 3h.

本局編號 Your Reference  
本署編號 Our Reference TPB/A/SLC/155-1  
電話號碼 Tel. No.: 2158 6051  
傳真機號碼 Fax No.: 2890 5194

By Post and Email

19 June 2020

[Redacted]  
(Attn.: Ms. T.J. LOO)

Dear Ms. LOO,

**Submission for Compliance with Approval Condition (h)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in "Coastal Protection Area" Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155-1)**

I refer to your email of 15.6.2020 for compliance of approval condition (h) the submission of a proposal of fire service installations and water supplies for firefighting.

The Director of Fire Services has vetted the submitted plan and he has no further comment on the proposal. Hence, I am pleased to inform you that the approval condition (h) has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (i) on provision of fire service installations and water supplies for firefighting based on the approved proposal by submitting relevant information showing the fire service installations have been provided for compliance checking.

Should you have any queries regarding his comment, please contact Mr. CHAN Kwok-fung of Fire Services Department at 2733 7736. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )

for and on behalf of Director of Planning

C.C.

D of FS

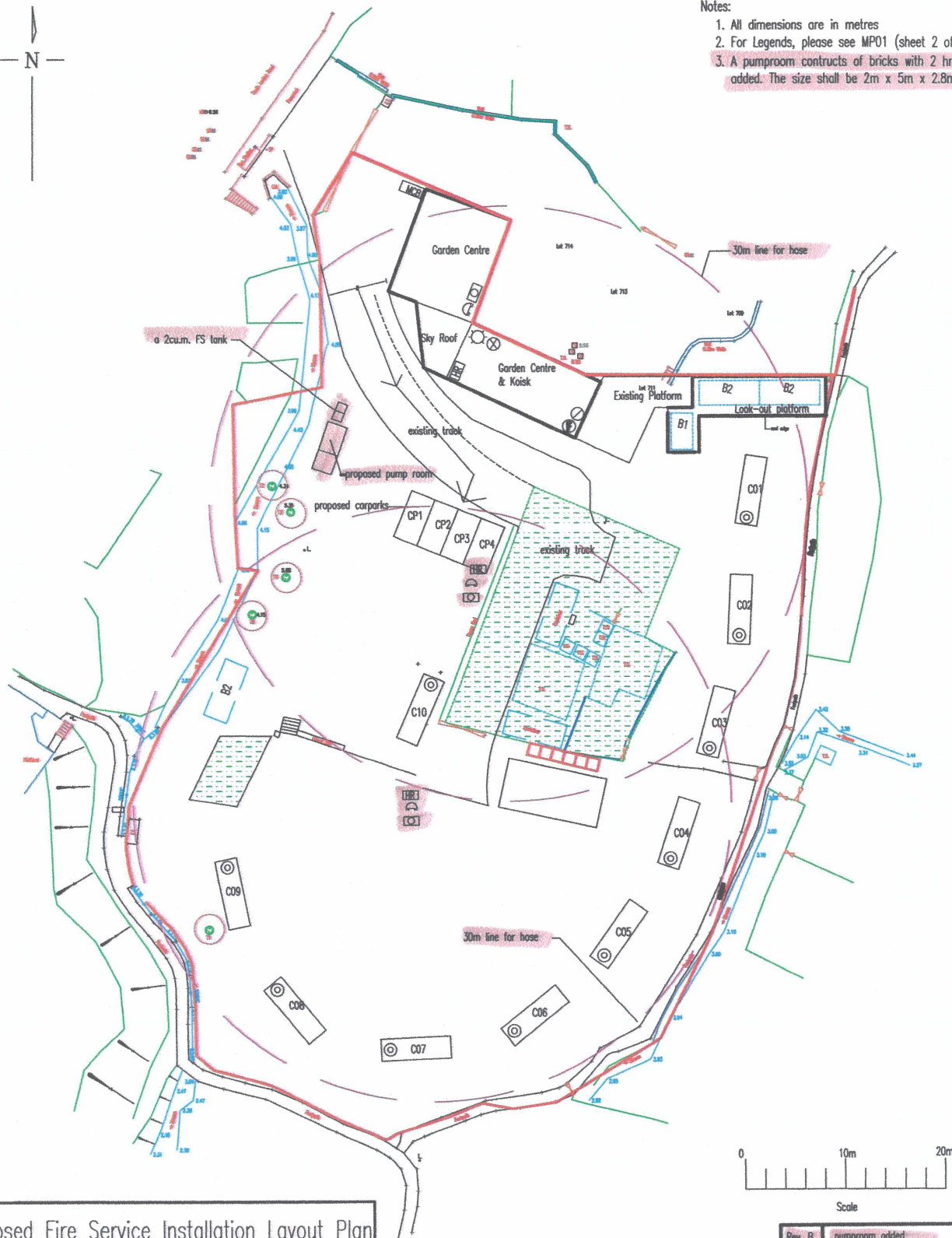
(Attn.: Mr. CHAN Kwok-fung)

(Fax No. 2739 8775)



Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 2 of 2.)
3. A pumproom constructed of bricks with 2 hr FRP is added. The size shall be 2m x 5m x 2.8m high



Proposed Fire Service Installation Layout Plan

Rev. B	pumproom added
Rev. A	2cu.m. FS tank added














Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	Drawing no.: FS01 ver. B (sheet 1 of 2)
Design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 15th June 2020



## Legends :

### Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 2 of 2)
3. A pumproom constructed of bricks with 2 hr FRP is added. The size shall be 2m x 5m x 2.8m high

Legend	Description
	2kg Dry Powder type fire extinguisher
	4kg Dry Powder type fire extinguisher
	2kg Co2 gas type fire extinguisher
	Fire Blanket
	F.S Hose Reel Set
	150mm Fire Alarm Bell
	Break Glass Call Point
	Visual Alarm Signal
	Caravan 01-10
	Gate width of entrance x 1.8m high
	Electric Box Size: 2.7mx6.8mx1unit Height: About 3m Area: 18.36 s.q.m
	Parking Size: 2.5mx5mx4units
	Lands Not Included

Proposed Site is 3672 s.q.m and covered area is 607.39 s.q.m

### Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002 + A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/visual warning device initiation.
6. Hose Reel pump(HR-P1,HR-P2,JP) and 1.no 4kg dry powder type fire extinguisher shall be provided at F.S pump Room.
7. Secondary Source of electrical supply should be provided.

Rev. B	pumproom added
Rev. A	a 2cu.m. FS tank added

Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	drawing no.: FS01 ver. B (sheet 2 of 2)
design by : John Yu		Scale : As shown
Check by : CY Hon		Date : 15th June 2020

附件3j

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



**Planning Department**  
Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號	Your Reference	
本署檔號	Our Reference	TPB/A/SLC/155
電話號碼	Tel. No. :	2158 6051
傳真機號碼	Fax No. :	2890 5194

By Post and Email

11 May 2020

[REDACTED]  
(Attn.: Ms. TJ LOO)

Dear Ms. LOO,

### **Submission for Compliance with Approval Condition (j)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in "Coastal Protection Area" Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your email dated 8.5.2020 for compliance of the approval condition (j) for the submission of a loading/unloading bay and parking space proposal.

The Commissioner for Transport has been consulted and has no comment on the submission from traffic engineering point of view. Hence, I am pleased to inform you that the approval condition has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (k) on provision of the loading/unloading bay and parking space based on the approved proposal by submitting photo record or other relevant information showing the loading/unloading bay and parking space has been provided for compliance checking.

Should you have any queries from traffic engineering perspective, please contact Mr. Alan YIP of Transport Department at 2399 2227. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )

for and on behalf of Director of Planning

C.C.

CTP/TPB(1)

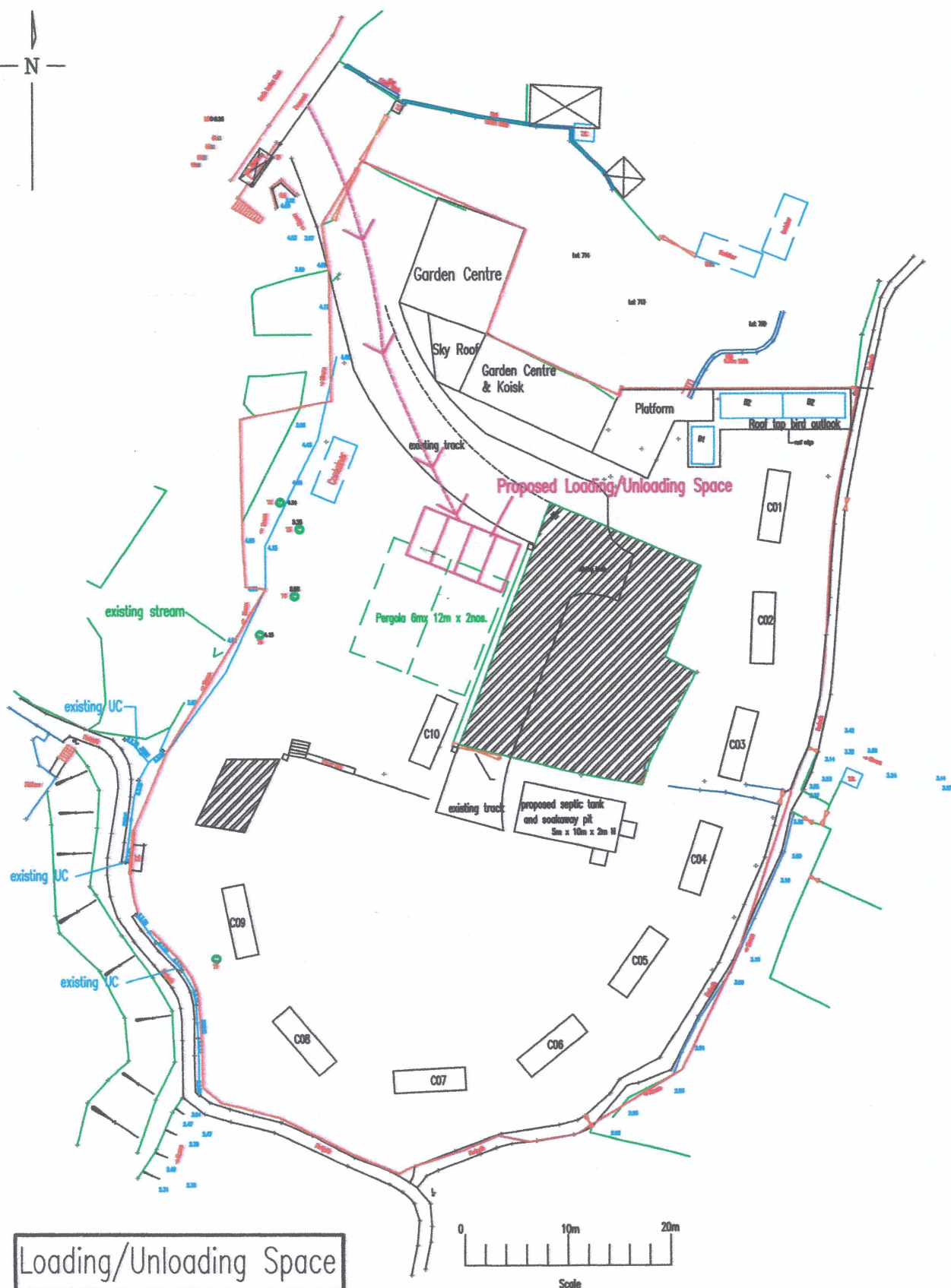
C for T

DT/AW/KK

(Attn.: Mr. Alan YIP)

(Fax No. 2381 3799)





Application No. : A/SLC/155

Caravan Site on Lots 626(Part), 627(Part), 628 to 630  
632, 633(Part), 634 to 637, 639 to 642, 647 to 650  
710 to 712, 715RP, 716, 717, 718RP  
PUI O Lantau Island HK

Design by : John Yu

Check by: CY Hon

Drawing no.: T01 (sheet 1 of 2)

Scale : As shown

Date : 30 April 2020



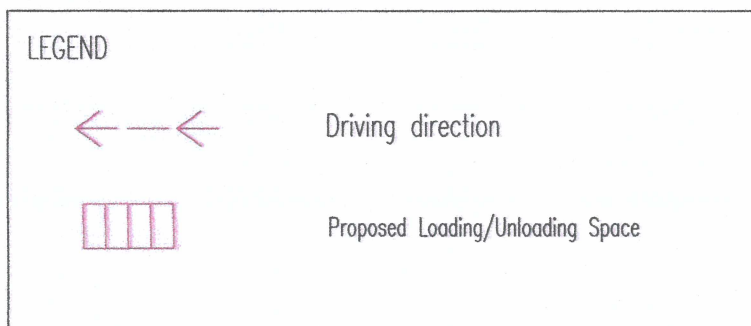
Notes:

1. All dimensions are in meters unless otherwise stated.
2. This drawing shall be read in conjunction with MP01.
3. The dimension of each loading/unloading space for PC/LGV is 2.5m x 5m.
4. There are 4 spaces for loading/unloading purposes.
5. The minimum clear headroom for pergola shall be 2m.
6. No vehicles is allowed to queue back to or reverse onto/from public road.

Justification:

The loading and unloading spaces are for the use of garden centre daily operation. The users of the temporary holiday camps are not allowed to use the loading/unloading space. They are advised to use public transports to reach us. The four loading/unloading spaces are reserved for future use, according to our experience, two spaces are more than enough at the moment as we provide delivery services.

Our purposes is to alleviate the road loading by private cars. The users of the temporary holiday camp shall use public transport.



Loading/Unloading Space

Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI 0 Lantau Island HK	Drawing no.: T01 (sheet 2 of 2)
Design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 30 April 2020

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To: [REDACTED]  
Cc:  
Bcc:  
Subject: Fw: 有關A/SLC/173 圖則  
File Ref:  
From: [REDACTED] - Tuesday 22/11/2022 16:58

History: This message has been forwarded.  
Archive: This message is being viewed in an archive.

From: T J Loo <[REDACTED]>  
To: [REDACTED]  
Date: 22/11/2022 16:51  
Subject: 有關A/SLC/173 圖則

敬啟者，

有關A/SLC/173 的圖則, 請用

3d Landscaping Plan

3f Drainage Proposal ( Site Formation)

3h Fire Service Installation Plan

3j Loading/Unloading Space ( Transport )

以上圖則是根據 A/SLC/155 批准信上，規劃處要求我們做，而各部門已批核的圖則，只是地政處遲遲不處理我們申請的short term waiver, 導致不能在限期內完成。

為免節外生枝，現在的A/SLC/173與A/SLC/155的申請是完全一樣的。

另外，由於要協調出入口問題，Lot 715 RP 變成 Lot 715RP & Lot 715 SB。申請地段，請入Lot 715 SB。

不便之處、敬請原諒

謝謝

盧丹戎

JK Group Ltd

[REDACTED]  
[REDACTED]  
[REDACTED]

To : Town Planning Board

2022-12-19

Re : A/SLC/173

回覆 2022-12-14 Email

1. 詳細的申請理由
2. 回覆地政處的信
3. 回覆 EPD 的信

## **1. 詳細的申請理由**

附件 3 – Justifications (1<sup>st</sup> Revised )

### **規劃意向**

這次申請是 A/SLC/155 的延續，A/SLC/155 於 2019 年 12 月 20 日獲批，原本我們有 2 年半的時間履行城規會的附加條件，但是非常遺憾得不到地政處的短期租約批文，令到其他所有已獲批准動工的項目，全部無法施工，導致 2022 年 5 月被城規會撤銷已獲批准的申請。所以，現在要再次申請。申請的理由大致上與 A/SLC/155 相同如下：

- 在我們使用申請地點之前，本身是一個汽車維修公司，存放大量舊呔、由舊車拆下來的爛鐵及殘舊的貨櫃，是個名副其實的垃圾堆。申請地點本身就是一個已成形的土地。我們進場後，清理了大量垃圾及雜物，把它變成園藝中心，環保工作坊、營地，但是場內仍然有很多貨櫃，雜物堆放區等。由於有多個業權，但卻共用一個出入口，要管理好，有相當的難度。我們用了很多時間去游說各業主放棄像現在這樣堆積雜物，改變成為一個統一管理的營地，可以有效管理土地。
- 2017 年的大嶼山藍圖，規劃了嶼南是一個特色旅遊、保育的地方，有特色營地，露營車具流動性，隨時可以移動，容易配合規劃又能即時幫助房間不足的情況。
- 帶動本地就業機會，令村民可以工作、家庭兼顧。
- 促進生態旅遊業發展。大型展覽中心在機場附近，港珠澳大橋通車後，可以吸引參展人仕在參展後，作一兩天的休息和深度旅遊，了解大嶼山的生態環境。
- 10 架露營車其實只是佔申請地點的很少地方，算是一個落腳處或聚腳處，發展戶外康樂或生態保育活動，很受天氣影響，露營車比帳篷安全，實用。在 Town Planning Board 及 Lands Department 的層面露營車都不是結構物，夠臨時性，隨時可以移走。符合「臨時」的定義。亦因為露營車佔地空間少，可以預留很多地方做綠化，種植原生植物，令該區與附近的大自然更配合。

### **生態保育方面**

- 我們聘請專業的生態老師打理無公害農田、打造生態花園，如蝴蝶園，吸引蜜蜂、舉辦生態遊、觀鳥團、記錄本土生物物種.... 等。
- 在我們的社交媒體「貝澳·遊憩於山海之間」可以找到我們生態保育的蹤跡，它吸引超過 3000 個粉絲長期關注我們。
- 定期有貝澳生態介紹及工作坊簡介。見附件 1f



- 申請地點符合 2022 年施政報告中第 92 段提及的：

“(ii) 大嶼山南部生態旅遊——我們正積極研究發展大嶼山南部約1 000 公頃「綠化地帶」土地作生態旅遊或康樂用途……”

## 關於污水處理問題

- 露營車的污水是獨立處理的。
- 廁所下有收集污水的水缸，如村屋一樣，廁所污水連同露營車的污水，一起滲透或定期泵走。
- 位於貝澳的污水處理廠已動工，一旦可以使用，會立即把污水接駁到該處。
- 建議已獲得有關部門批准。

## 構築物

- 場內所有構築物連露營車，都是可移動的。

## 停車位

- 場內設有 4 個上落客停車位，不能停泊，只能上落客，電車例外。

## 營業時間

- 我們是廿四小時營業，營規晚上 11 時後，不能擅自出入，如有需要，要通知營長。營車住滿最多可以招待 50 人，每更當值員工約 3-5 人。訪客必須在晚上 11 時間離開。營規規定訪客人數不能超過入住人數。

## 總結

我們知道當土地被用做堆放雜物、垃圾，放貨櫃，放建築廢料時，土地沒有被好好利用，除了影響景觀及衛生外，談不上保育或永續發展。保育是需要很多錢、人力和時間去經營，只有經濟形的保育，才有機會永續發展，發展的同時，可以照顧民生。永續發展可以成功，其中一個重要元素是要讓當地人可以參與，提高他們的生活質素，然後，才可以保育，我們相信，沒有人類照顧和參與的地方，只是一塊荒廢的地，談不上保育，更不用說永續發展，何況這地本身已經是棕地。通過規劃申請，我們才有機會令這塊地變成可以永續發展的土地。

自 A/SLC/155 2019 年獲批後，我們馬不停蹄地向各政府溝通，並遞上我們對附加條件的提議，而大部分政府部門也已經同意及批准我們的提議。以下是各政府立部門，根據我們的建議方案而批准的圖則和批准的時間線：

部門名稱	入建議及圖則日期 (最後一次的日期)	批准日期	附件號碼	Approval Condition的段落
Town Planning Board	N/A	2019-12-20	附件1	Approval Letter
Landscaping	LS02 2020-5-25	2020-6-2	附件1a	(d)
Drainage	SF01a 2021-3-8	2021-5-13	附件1b	(f)
Fire	FS01verB 2020-6-15	2020-6-19	附件1c	(h)
Transportation	T01 2020-4-30	2020-5-11	附件1d	(j)

Lands – short term waiver	2020-4-28	完全冇進度。於2022年9月23號來信表示由於申請於2022年5月20號已經revoked左，所以拒絕申請。	附件1e	
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2020 年至今，香港一直受新冠疫情影响，公務員多次需要在家工作，但是，我們仍然積極地做好我們的工作，並取得各部門的批准，除了地政處的 **Short Term Waiver**。

除了積極處理附帶條件外，我們也開始清理一些垃圾，搬走了許多貨柜，讓申請地點的環境比 3 年前更好。公司員工也增至近 50 人，其中 99% 的員工是在貝澳居住，間接養活 50 多個家庭。疫情期間，雖然沒有獲得政府任何資助，公司也沒有減員工任何薪金，對本地就業作出一些貢獻。

疫情期間，市民不能外遊，申請地點也參與及協助由旅發局舉辦的賞你貝澳生態遊，介紹貝澳的生態及無公害耕種方式。並舉辦多個時令生態工作坊，如植物染、牛屎梘、環保廢油梘等。

幾乎每一個來到申請地點的旅客或者村民，都為我們默默付出的努力而感動及感激，因為每次來，環境都比前一次好，我們的工作坊令他們對生態保育的知識多咗，也可讓他們可以親身參與生態保育。同時也證明我們的申請地點，每一天對環境都有改善。

基於以上種種原因，及這次申請與 A/SLC/155 完全相同，而且，各政府部門也已批准了我們的建議方案，所以，請批准我們的申請，讓我們儘快完成各項目，讓申請地點有更好的生態環境。

## 2. 回覆地政處的信

地政處的關注	我們的回覆
1. (a) According to section 3(a) of the application form submitted by the applicant on 15.11.2022, Lot No. 715 S.B in D.D. 316L is not covered by the application site. However, the caption of your MUR covers Lot No. 715 S.B in D.D. 316L. Please clarify.	1. (a) Lot 718SB DD316 是最近與隔離業主交換了一些地方，是包括在申請地點內
1. (b) Subject to (a) above, the application site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government.	1. (b) 明白，這也是我們申請 Section 16 的原因。
1. (c) Please note that there were suspected unauthorized structures erected on Lot Nos. 628, 641, 642, 648, 712, 716, 717 and 718RP in D.D. 316L. This office is investigating into	1. (c) 我們知道地政處常常換人，有些比較舊的檔案可能會被忽略。貴處提的問題，早在 2017 年已存在，並且一直在處理中，當時，貴處職員叫我們申請 Short Term Waiver，當我們正式申請時，忽然又說

the case and reserves the right to take lease enforcement actions.	內部指引更改左，要有 Policy Support 才能申請 Short Tern Waiver, 建議我們申請 S16, 於是我們才第二次申請 S16, 申請途中，貴處亦有密切關注進展。只是不知道甚麼原因，獲批後，我們再申請 STW 時，申請就石沉大海，2 年半都沒有回音。我們之前與貴處的對話(見附件一及見附件二)，若有 STW, 貴處提出的問題，全部都會迎刃而解。
1. (d) LandsD has reservation on the planning application since there are unauthorized building works and/or uses on Lot No.715RP in D.D. 316L, which are already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularize the lease breaches as demanded by LandsD.	1. (d) Lot 715 RP 的棚已存在超過 20 年，是當年的車房做的，我們接手後，改做園藝中心，因為農務的棚，漁農處也有指引，是灰色地帶，加上當時鄉事委員會答應出面調解，所以，當年貴處同意等 S16 的結果一起處理的

### 3. 回覆 EDP 的信

#### Response to the comments from EPD from our engineers.

EDP's Concern	Our Reply
<b>Water and Sewerage</b> 1. The plans enclosed in the application document indicated an area has been reserved for septic tank and soakaway pit. There is also provision of portable toilets according to the development proposal in Appendix 2. Please describe the collection, treatment and disposal arrangement of sewage generated on site.	<b>Water and Sewerage</b> 1. The sewerage from the 10 caravans will be collected and treated by a septic tank system similar to the normal one used by village houses and soakaway by a central retention tank in the middle of the site. The sludge generated will be removed from site by a tanker periodically. The sewerage of the portable toilets will be operated as normal. ie disposal by tanker periodically. Please note that Pui O area is now undergo a new construction of sewerage pipe line along the South Lantau Road. According to the programme, the public drains along Pui O Area will be finished by the end of year 2023.
2. Please supplement the number of staff/users/visitors of the proposed temporary holiday camp.	2. The number of staff regular on site is 3-5 nos. per shift, non- regular staff is 50 nos. the maximum users using 10 caravans is 50 nos., visitors is estimated to be 10 nos. per day according to our records.



<p>3. Noted that septic tank and soakaway system was indicated in Drawing No.SFO1a and T01.The applicant should ensure that the design, construction, operation and maintenance of the septic tank and soakaway system comply with the requirements under ProPECC PN 5/93,which should be duly certified by an Authorized Person. The capacity of the septic tank and soakaway system should be sufficient for the wastewater generated on site.</p>	<p>3. Noted, the proposed septic tank and soakaway system will comply with the requirements under ProPECC PN 5/93 and certified by an Authorised Person.</p>
<p><b>Noise</b></p> <p>4. Since the application site is near Pui O Lo Wai Tsuen, the applicant should provide information on their administrative measures to address the potential excessive noise from their operation.</p>	<p><b>Noise</b></p> <p>4. The site is quite remoted from the villages, there is a South Lantau Road situated in between and forming a separation zone between two areas. Furthermore, there are plants all along the peripheral of the site forming a sound barrier. Secondly, a DB meter will be used to monitor the noise level if necessary. Notices will be posted on site to remind the visitors/Users about Clean Hong Kong, Save Water, Noise Control etc ....</p>
<p><b>Waste</b></p> <p>5. The applicant is reminded to follow the waste management related legislation and guidelines during construction and operation of the Project.</p>	<p><b>Waste</b></p> <p>5. Noted, we will follow the waste management related legislation and guidelines during the construction and operation of the Project</p>

**城市規劃委員會**

香港北角道畢道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳真 Fax 2877 0245 or 2522 8426

電話 Tel 2231 4317

來函編號 Your Reference:

覆函請註明本會編號。

In reply please quote this ref.: TPB/A/SLC/155

By Post and Fax (2980 4433)

10 January 2020

JK Group Ltd.

附件1

(Attn: Loo Tan Jung)

Dear Sir/Madam,

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and  
Excavation of land (Sewage Facilities) in "Coastal Protection Area" Zone, Lots 626(Part), 627  
(Part) 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716,  
717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your attendance at the Town Planning Board (TPB) meeting held on 20.12.2019.

After giving consideration to your review submission, the TPB decided on 20.12.2019 to approve the application on a temporary basis for a period of 3 years until 20.12.2022, on the terms of the application as submitted to the TPB and subject to the following conditions:

- (a) no more than 10 caravans, as proposed by you, is allowed to be provided on-site at any time during the planning approval period;
- (b) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) access shall be provided within the site for Lots No. 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by you, at all times during the planning approval period;
- (d) the submission of a landscape proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.6.2020;
- (e) in relation to (d) above, the implementation of the landscape proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.9.2020;
- (f) 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 20.6.2020;

- 2 -

- (g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 20.9.2020;
- (h) the submission of a proposal of fire service installations and water supplies for firefighting within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.6.2020;
- (i) in relation to (h) above, the provision of fire service installations and water supplies for firefighting within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.9.2020;
- (j) the submission of a loading/unloading bay and parking space proposal within 6 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.6.2020;
- (k) in relation to (j) above, the provision of loading/unloading bays and parking spaces within 9 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.9.2020;
- (l) the provision of septic tanks within 9 months from the date of the planning approval to the satisfaction of the Director of Lands or of the Town Planning Board by 20.9.2020;
- (m) if any of the above planning conditions (a), (b) or (c) 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;
- (n) if any of the above planning conditions (d) to (l) 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
- (o) upon the 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Annex I of the Paper.

This temporary permission will lapse on 21.12.2022. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.



- 3 -

A copy of the relevant extract of minutes of the TPB meeting held on 20.12.2019, in both English and Chinese, are enclosed herewith for your reference.

Under section 17B of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB on a review may, within 60 days from the date of this letter, lodge an appeal to the Town Planning Appeal Board (17/F, West Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong (Telephone No.: 3509 8844 and Fax No.: 2186 8301)) whose decision on such appeal shall be final. Such appeal should be filed in the prescribed form to be obtained from the Town Planning Appeal Board and copied to this office for reference.

This permission by the TPB under section 17 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Ms. Amy Wu of Sai Kung and Islands District Planning Office at 2158 6158. In case you wish to consult the relevant Government departments on matters relating to the above planning conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



( Felix MA )

for Secretary, Town Planning Board

Encl.

(With Chinese Translation)

FM/lk

**List of Government Department Contacts**  
(Application No. A/SLC/155)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
<u>渠務署</u> Drainage Services Department	操作維修科 香港及離島渠務部 離島 Operations & Maintenance Branch Hong Kong and Islands Division Islands	朱詩敏女士 Ms. CHU Si Man, Amy	3101 2897	3101 0716
<u>消防處</u> Fire Services Department	策劃組 Planning Group (PG)	吳紹恩先生 Mr. NG Shiu Yan	2733 7736	2739 8775
<u>運輸署</u> Transport Department	新界分區辦事處 交通調查及支援部 離島組 NT Regional Office Traffic Survey & Support Division Islands Section	蔡偉倫先生 Mr. YIP Wai Lun	2399 2227	2381 3799
<u>地政總署</u> Lands Department	地政處 離島地政處 Lands Administration Office District Lands Office, Islands	周偉健先生 Mr. CHOU Wai Kin	2852 3571	2850 5104

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 15 樓



## Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號	Your Reference	
本署檔號	Our Reference	TPB/A/SLC/155
電話號碼	Tel. No. :	2158 6051
傳真機號碼	Fax No. :	2890 5194

附件1a

By Post and Email

2 June 2020

(Attn.: Ms. T.J. LOO)

Dear Ms. LOO,

### Submission for Compliance with Approval Condition (d)

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of land (Sewage and Drainage Facilities) in “Coastal Protection Area” Zone, Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island (Application No. A/SLC/155)**

I refer to your email dated 27.5.2020 for compliance of the approval condition (d) for the submission of a landscape proposal (the LP).

The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has been consulted on your submission and advised that the revised LP is considered acceptable from landscape planning perspective. Hence, I am pleased to inform you that the approval condition (d) has been complied with. Please collate the latest revision of drawings into full sets and submit five copies to the Sai Kung and Islands District Planning Office for stamping.

You are advised that approval of the LP does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. You are reminded to approach relevant authority/government department(s) direct to obtain the necessary approval on tree works.

There shall be no parking or stacking of materials within 1m of any tree.

You are reminded of the importance of undertaking proper tree care for existing trees within the site. Useful information published by the Greening, Landscape and Tree Management Section of the Development Bureau on general tree maintenance and tree risk management is available for reference in the following links:



護養樹木簡易圖解：

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Pictorial\\_Guide\\_for\\_Tree\\_Maintenance.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Pictorial_Guide_for_Tree_Maintenance.pdf)

樹木管理手冊：

[https://www.greening.gov.hk/tc/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html)

樹木風險評估及管理安排：

[https://www.greening.gov.hk/tc/tree\\_care/tra\\_arrangements.html](https://www.greening.gov.hk/tc/tree_care/tra_arrangements.html)

護養樹木 保障安全：

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/Chinese\\_Leaflet\\_Big\\_font\\_size\\_v1\\_2012\\_03\\_29.pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/Chinese_Leaflet_Big_font_size_v1_2012_03_29.pdf)

減低樹木風險的樹木護養簡易圖解：

[https://www.greening.gov.hk/filemanager/content/pdf/tree\\_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk\(eng\).pdf](https://www.greening.gov.hk/filemanager/content/pdf/tree_care/PictorialGuideForTreeMaintenanceToReduceTreeRisk(eng).pdf)

In relation to the captioned approval condition, you are reminded to comply with the approval condition (e) on the implementation of the approved landscape proposal by submitting site photographs of the completed landscape works for compliance checking upon implementation of the LP.

Should you have any queries from landscape planning perspective, please contact Ms. Iris YUNG of this department at 2231 4846. For other planning enquiries, please contact our Mr. Kanic KWOK of this office at 2158 6167.

Yours faithfully,



( Ms. Donna TAM )

for and on behalf of Director of Planning

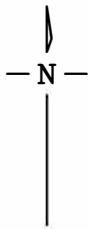
c.c.

CTP/TPB(1)

CTP/UD&L

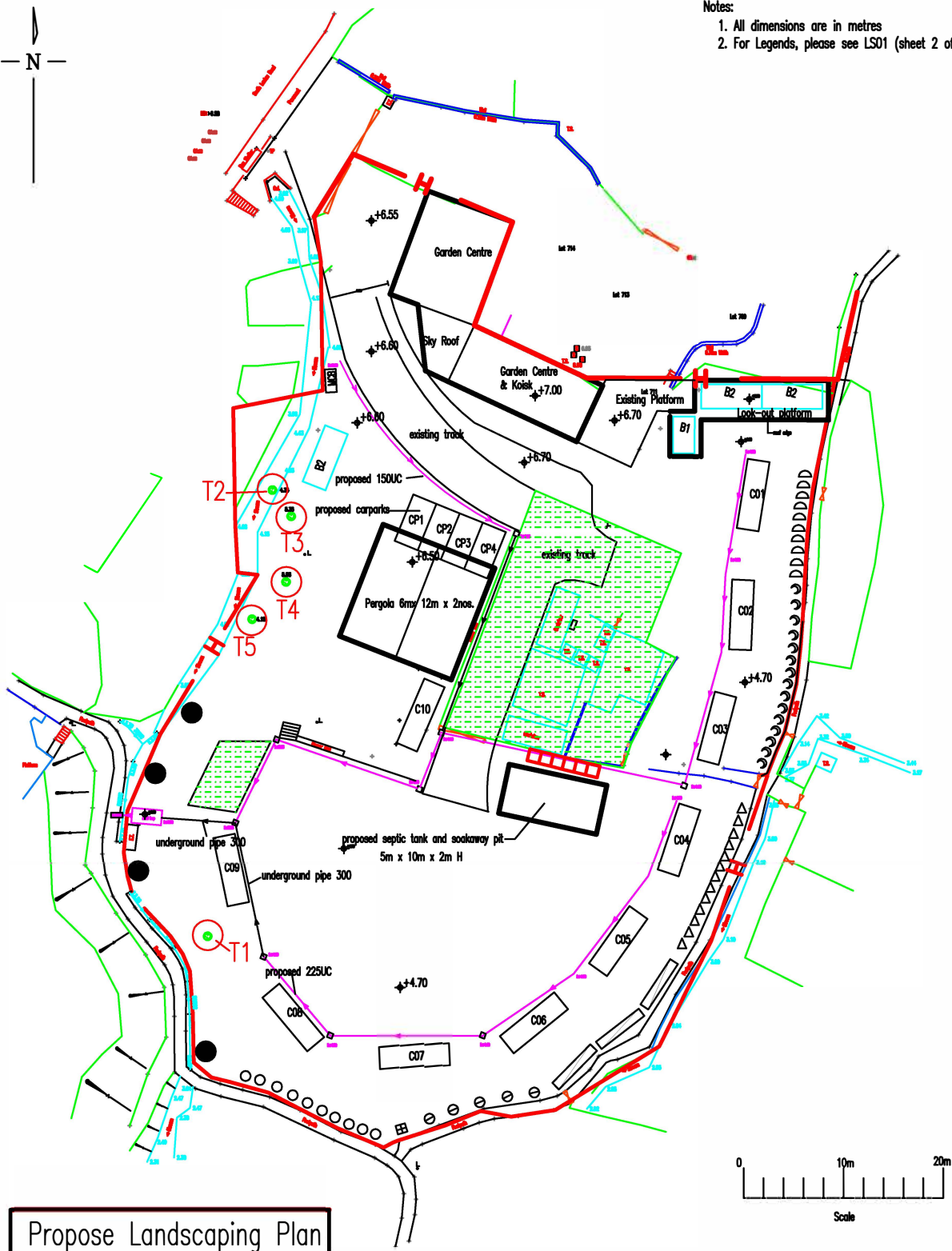
(Attn.: Ms. Iris YUNG)

DT/AW/KK



Notes:

1. All dimensions are in metres
2. For Legends, please see LS01 (sheet 2 of 2.)



Application No. : A/SLC/155

Design by : John Yu

Check by: CY Hon

Caravan Site on lots 627 to 630,  
632 to 637, 639 to 642, 647 to 650  
710 to 712, 715RP, 716, 717, 71 SRP  
in D.D.316L, PUI 0, Lantau Island HK

Drawing no.: LS02 (sheet 1 of 2)

















Scale : As shown


Date : 25th May 2020

Notes:

1. All dimensions are in metres
2. For Legends, please see LS01 (sheet 1 of 2.)

Propose Landscaping Plan

Legend	Name	Description	
	宮粉羊蹄甲 <i>Bauhinia variegata</i> 4pcs	Around 250cm height DBH 10 – 15cm Distance in between the tree 400cm	
	花葉鳴腳木 <i>Schefflera octophylla</i> (Lour.) Harms 10pcs	Around 80cm height 50 – 60cm width Distance in between the plants 50cm	
	桑樹 <i>Morus alba</i> Linn. 1pcs	Around 180cm height DBH 4 – 5cm Distance in between the tree 200cm	
	懸鈴花 <i>Malaviscus arboreus</i> 5pcs	Around 100cm height 60 – 70cm width Distance in between the plants 80cm	
	馬櫻丹 <i>Lantana camara</i> L. 30pcs	Around 30cm height 20 – 30cm width Distance in between the tree 30cm	
	車輪梅 <i>Rhamnolepis indica</i> 13pcs	Around 60cm height 40 – 50cm width Distance in between the tree 80cm	
	野牡丹 <i>Melastoma candidum</i> D. Don 15pcs	Around 60cm height 40 – 50cm width Distance in between the tree 80cm	
	毛稔 <i>Melastoma sanguineum</i> 10pcs 10pcs	Around 60cm height 40 – 50cm width Distance in between the tree 80cm	

 Existing Tree	Name	DBH	Height	Crown Spread
T 1	海紅豆 <i>Adenanthra microsperma</i>	50cm	600 – 800cm	500 – 600cm
T 2	台灣相思 <i>Acacia confusa</i>	56cm	600 – 800cm	450 – 600cm
T 3	台灣相思 <i>Acacia confusa</i>	40cm	600 – 800cm	400 – 450cm
T 4	台灣相思 <i>Acacia confusa</i>	52cm	600 – 800cm	450 – 600cm
T 5	烏柏 <i>Sapium sebiferum</i>	18cm	250 – 350cm	250 – 300cm

Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	Drawing no.: LS02 (sheet 2 of 2)
Design by : John Yu		Scale : As shown
Check by : CY Hon		Date : 25th May 2020



To : The Chief Town Planner/Urban Design & Landscape Department

### A/SLC/155 - Plants Proposal & Justification

由於我們的營地外是一片草地，常有水牛，雀鳥棲息，而我們的營地比外面高約 1 米，我們希望營友在營地內也可以觀摩或拍攝牠們的一舉一動，不要直接近距離打擾牠們，所以，在設計園林植物時候，我們不想種太多和太高的植物，也希望儘量配合四季開花的景觀，及照顧營地內外的小動物和其他小生物的需求，如羊、蜜蜂、蝴蝶等，所以，也選擇了一些非原生及較矮的植物。

下面是我們選擇各植物的原因，請查閱。

#### 原生 喬木、灌木和草本植物

	名稱	Name	高度	園區 已有	蜜源 植物	寄主 植物	食材	藥用	觀賞	動物 食料	花期	果期	其他功能/備 註
1	鴨腳木	Schefflera heptaphylla	1.5 米		✓	✓		✓	✓		11-12 月		白傘弄蝶
2	桑樹	Morus alba	10 米	✓		✓	✓	✓	✓	✓		3-5 月	蠶蟲
3	宮粉羊蹄甲	Bauhinia variegata	7 米						✓	✓	3-5 月		
4	毛梔	Melastoma sanguineum	1.5 米		✓				✓		6-8		
5	野牡丹	Melastoma candidum	1.5 米		✓				✓		4-8		
6	車輪梅	Rhaphiolepis indica	1.5 米		✓				✓		2-3		

#### 非原生植物

1	懸鈴花	Malvaviscus penduliflorus	1.5 米		✓				✓	✓	1-12		
2	馬櫻丹	Lantana camara	1 米		✓			✓	✓		1-12		

如果日後有需要添加植物，我們會添加的，只是頭一兩年不想因為太多而浪費。

我們真誠希望落實申請地點，將來會有一個良好及正確的生態保育，所以，我們特別聘請了一位生態保育的顧問，只要他的建議，我們能做到，我們都會採納。

2020-5-12

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 15 樓



## Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號      Your Reference  
本署檔號      Our Reference      **TPB/A/SLC/155**  
電話號碼      Tel. No. :      2158 6051  
傳真機號碼      Fax No. :      2890 5194

附件**1b**

By Email

13 May 2021

(Attn.: Ms. T. J. LOO)

Dear Ms. LOO,

### Submission for Compliance with Approval Condition (f)

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in “Coastal Protection Area” Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your submission dated 27.2.2021, which was received by this department on 15.3.2021 for compliance of approval condition (f) for the submission of a drainage proposal, and our interim reply via email on 27.4.2021.

The Chief Engineer/Hong Kong & Islands, Drainage Services Department has reviewed the submission and has no further comment on the revised drainage proposal. Hence, I am pleased to inform you that the approval condition (f) has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (g) on implementation of the drainage proposal and submit relevant information for compliance checking.

Should you have any queries regarding his comment, please contact Ms. Amy CHU of Drainage Services Department at 3101 2897. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )  
for and on behalf of Director of Planning

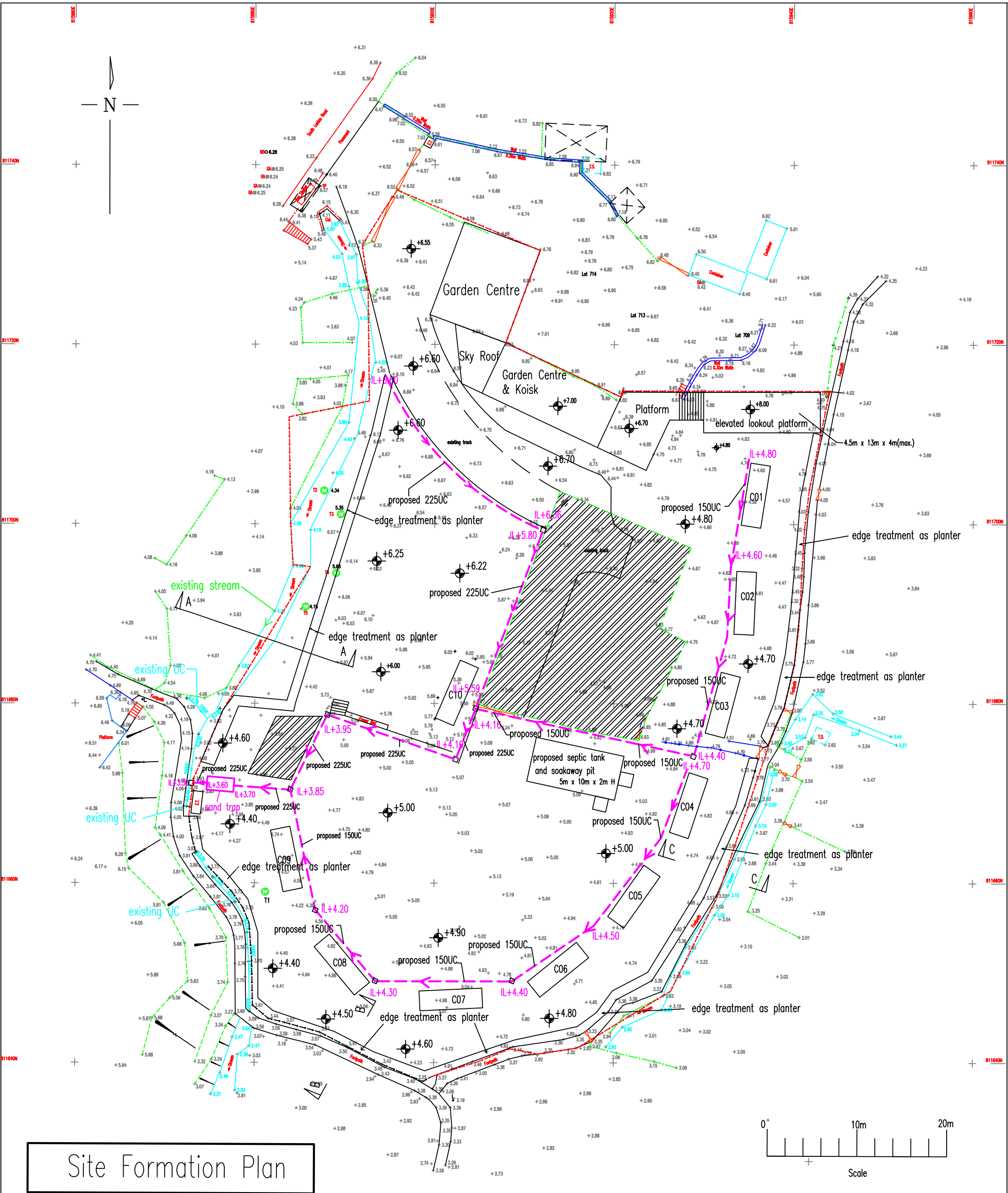
c.c.

CE/HK&I, DSD

(Attn.: Ms. Amy CHU)

(Fax No. 3101 0716)

DT/KY/KK

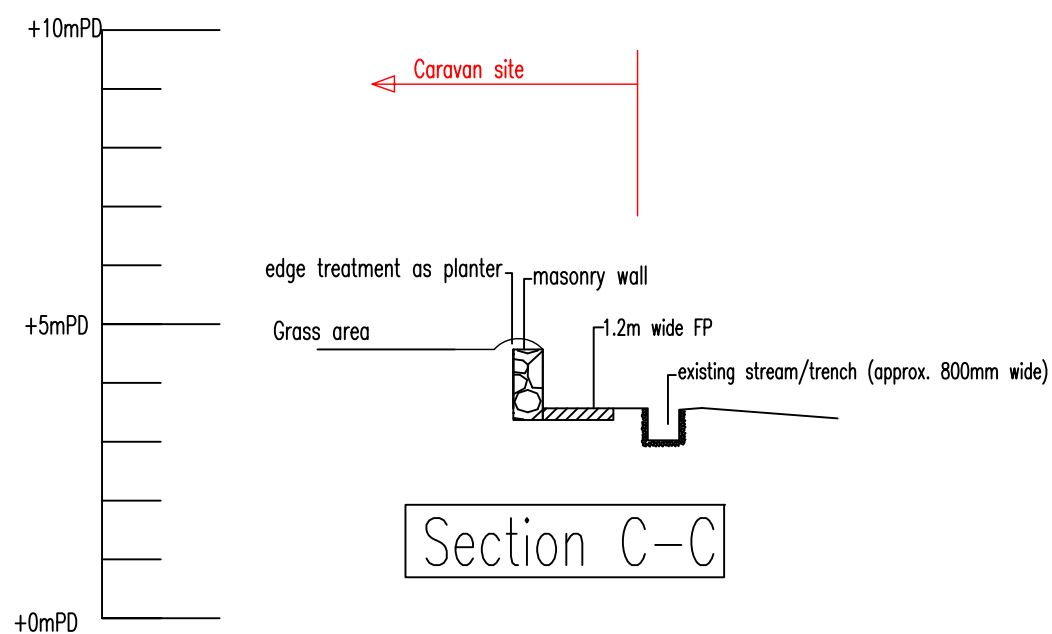
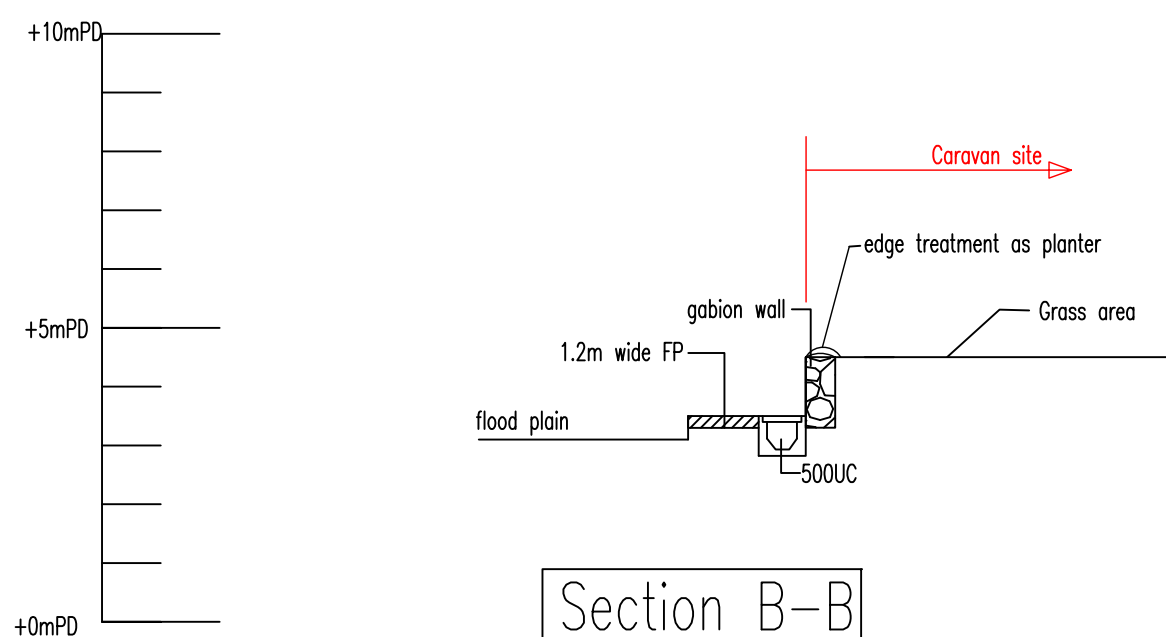
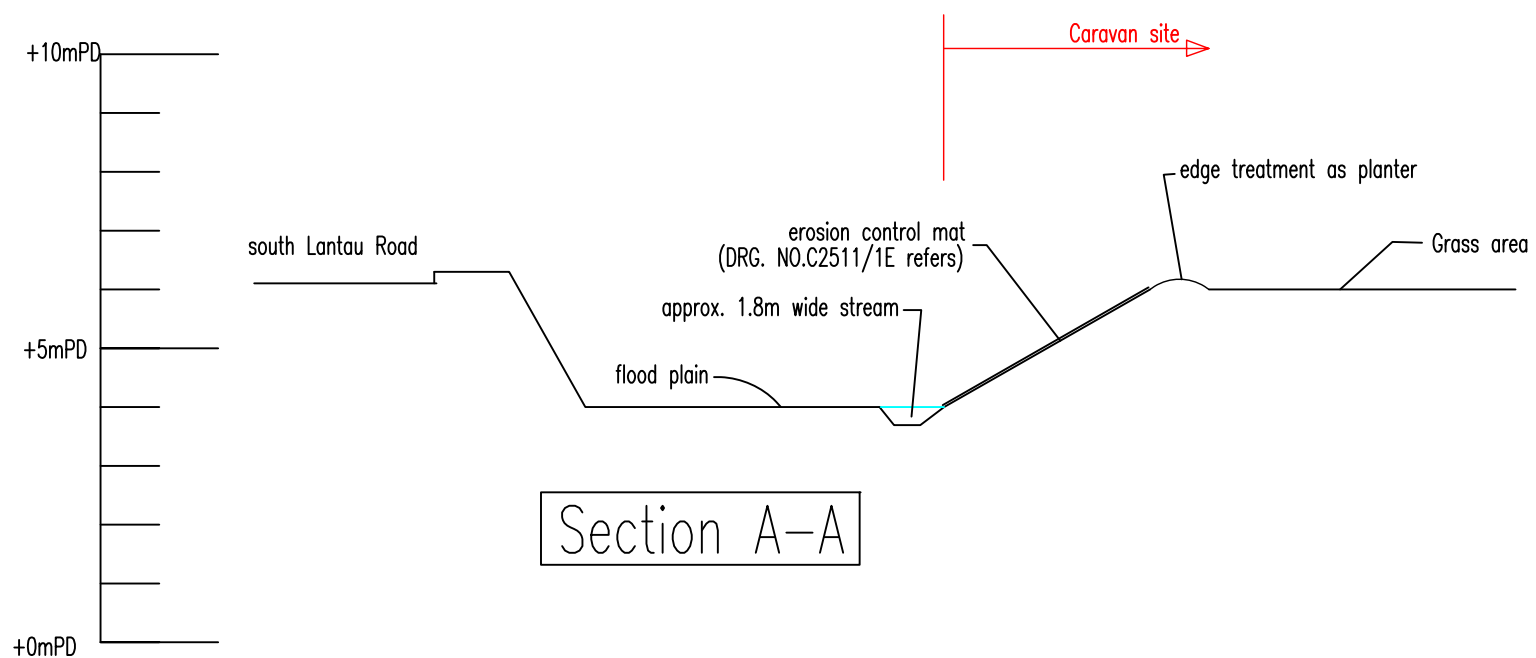


Application No. :	A/SLC/155
Design by :	John Yu
Check by:	CY Hon

Caravan Site on lots 626(Part), 627(Part), 628 to 630, 632, 633(Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D.316L, PUI O, Lantau Island HK

Drawing no.:	SF01a (sheet 1 of 3)
Scale :	As shown
Date :	8th Mar 2021





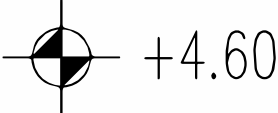





## Site Formation Plan

Application No. : A/SLC/155	Caravan Site on lots 626(Part), 627(Part), 628 to 630, 632, 633(Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D.316L, PUI O, Lantau Island HK	Drawing no.: SF01a (sheet 2 of 3)
Design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 8th Mar 2021

Notes:

1. All dimensions are in mm unless otherwise stated.
2. All surface shall be grassed unless otherwise stated.
3. details of the surface channels, catchpits and sandtrap shall refer to DSD's standard drawings.

Legends :

Legend	Name
 +4.60	Proposed site formation level
IL +4.60	Invert level at +4.60mPD
proposed 225UC 	Proposed underground pipe
proposed underground pipe 300 	NA
	Proposed catchpits
sand trap 	Proposed sandtrap
	existing 150UC

Site Formation Plan

Application No. : A/SLC/155	Caravan Site on lots 627 to 630, 632 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP in D.D.316L, PUI O, Lantau Island HK	drawing no.: SF01a (sheet 3 of 3)
design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 8th Mar 2021

# 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路1號  
沙田政府合署15樓



## Planning Department

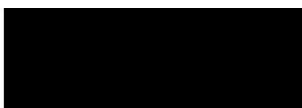
Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本局檔號      Your Reference  
本署檔號      Our Reference      TPB/A/SLC/155-1  
電話號碼      Tel. No. :      2158 6051  
傳真機號碼      Fax No. :      2890 5194

附件1c

By Post and Email

19 June 2020



(Attn.: Ms. T.J. LOO)

Dear Ms. LOO,

### **Submission for Compliance with Approval Condition (h)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in "Coastal Protection Area" Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155-1)**

I refer to your email of 15.6.2020 for compliance of approval condition (h) the submission of a proposal of fire service installations and water supplies for firefighting.

The Director of Fire Services has vetted the submitted plan and he has no further comment on the proposal. Hence, I am pleased to inform you that the approval condition (h) has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (i) on provision of fire service installations and water supplies for firefighting based on the approved proposal by submitting relevant information showing the fire service installations have been provided for compliance checking.

Should you have any queries regarding his comment, please contact Mr. CHAN Kwok-fung of Fire Services Department at 2733 7736. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )

for and on behalf of Director of Planning

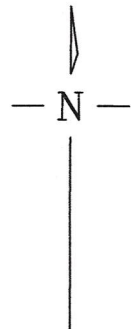
c.c.

D of FS

(Attn.: Mr. CHAN Kwok-fung)

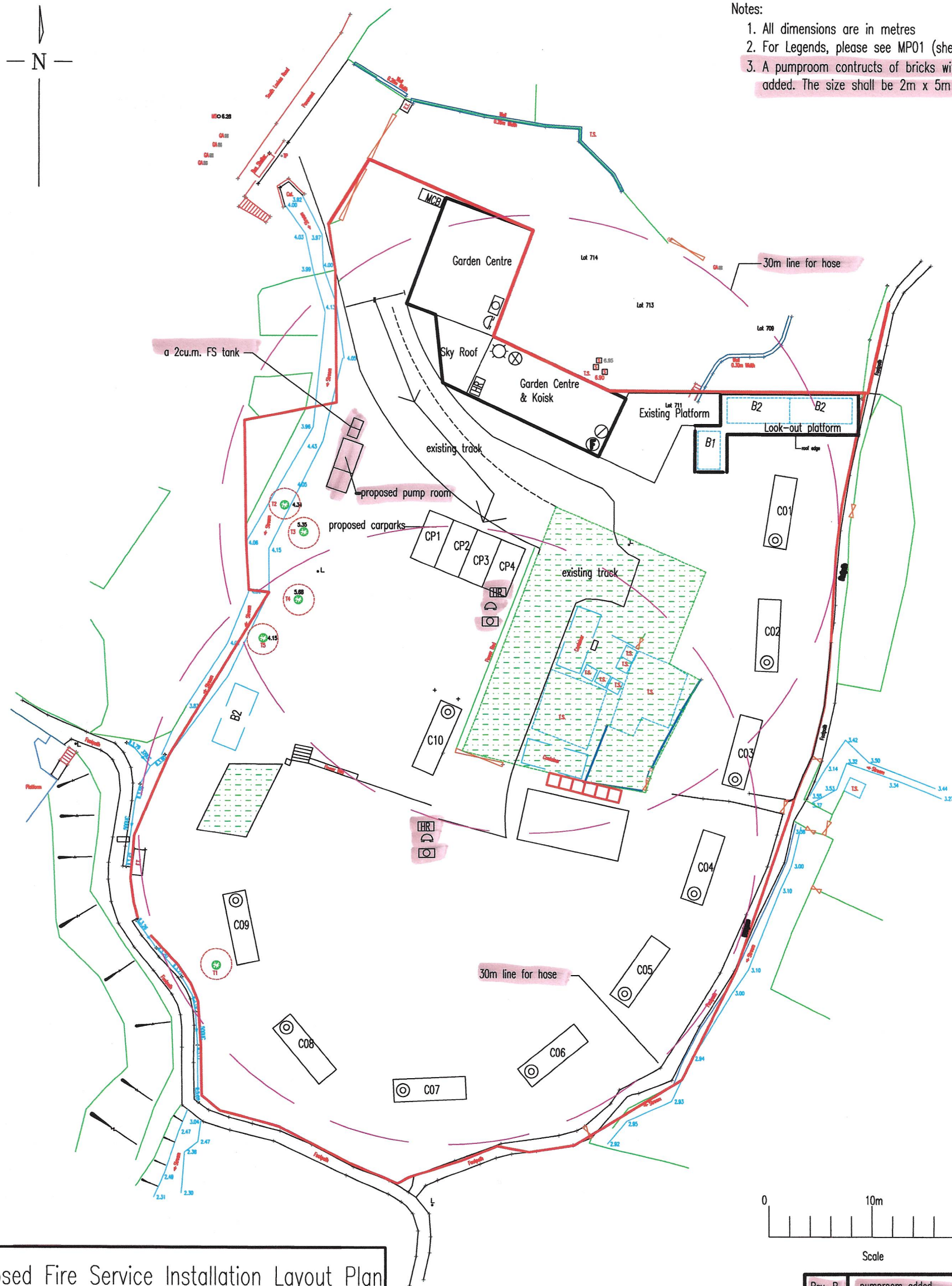
(Fax No. 2739 8775)





Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 2 of 2.)
3. A pumproom constructed of bricks with 2 hr FRP is added. The size shall be 2m x 5m x 2.8m high



Proposed Fire Service Installation Layout Plan

Rev. B	pumproom added
Rev. A	a 2cu.m. FS tank added

Application No. : A/SLC/155

Design by : John Yu

Check by: CY Hon

Caravan Site on Lots 626(Part), 627(Part), 628 to 630  
632, 633(Part), 634 to 637, 639 to 642, 647 to 650  
710 to 712, 715RP, 716, 717, 718RP  
PUI O Lantau Island HK

Drawing no.: FS01 ver. B (sheet 1 of 2)

Scale : As shown









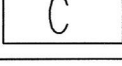


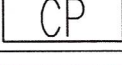

Date : 15th June 2020



## Legends :

### Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 2 of 2.)
3. A pumproom constructed of bricks with 2 hr FRP is added. The size shall be 2m x 5m x 2.8m high

Legend	Description
	2kg Dry Powder type fire extinguisher
	4kg Dry Powder type fire extinguisher
	2kg Co2 gas type fire extinguisher
	Fire Blanket
	F.S Hose Reel Set
	150mm Fire Alarm Bell
	Break Glass Call Point
	Visual Alarm Signal
	Caravan 01-10
	Gate width of entrance x 1.8m high
	Electric Box Size: 2.7mx6.8mx1unit Height: About 3m Area: 18.36 s.q.m
	Parking Size: 2.5mx5mx4units
	Lands Not Included

Proposed Site is 3672 s.q.m and covered area is 607.39 s.q.m

### Fire Notes:

1. Sufficient emergency lighting shall be provided throughout the entire building in accordance with BS5266:Part 1 and BS EN1838.
2. Sufficient directional and exit sign shall be provided in accordance with BS 5266: Part 1 and FSD Circular letter 5/2008.
3. Sufficient portable hand-operated approved appliance shall be provided as required by occupancy and as marked on plans.
4. A hose reel system should be supplied by a 2.0m<sup>3</sup> F.S Water tank.  
There shall be sufficient hose reel to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing. The F.S water tank, F.S pump room and hose reel shall be clearly marked on plans.
5. Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2002 + A2:2008 and FSD Circular Letter 1/2009. One actuation point and one audio warning device to be located at each hose reel point. The actuation point should include facilities for fire pump start and audio/Visual warning device initiation.
6. Hose Reel pump (HR-P1, HR-P2, JP) and 1 no 4kg dry powder type fire extinguisher shall be provided at F.S pump Room.
7. Secondary Source of electrical supply should be provided.

Rev. B	pumproom added
Rev. A	a 2cu.m. FS tank added

Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	drawing no.: FS01 ver. B (sheet 2 of 2)
design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 15th June 2020

## 規 劃 署

西貢及離島規劃處  
新界沙田上禾輦路 1 號  
沙田政府合署 15 樓



## Planning Department

Sai Kung and Islands District Planning Office  
15/F, Sha Tin Government Offices,  
1 Sheung Wo Che Road, Sha Tin,  
New Territories

本函檔號      Your Reference  
本署檔號      Our Reference      TPB/A/SLC/155  
電話號碼      Tel. No. :      2158 6051  
傳真機號碼      Fax No. :      2890 5194

附件1d

By Post and Email

11 May 2020

(Attn.: Ms. TJ LOO)

Dear Ms. LOO,

### **Submission for Compliance with Approval Condition (j)**

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and  
Excavation of land (Sewage and Drainage Facilities) in “Coastal Protection Area” Zone,  
Lots 626 (Part), 627 (Part), 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650,  
710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island  
(Application No. A/SLC/155)**

I refer to your email dated 8.5.2020 for compliance of the approval condition (j) for the submission of a loading/unloading bay and parking space proposal.

The Commissioner for Transport has been consulted and has no comment on the submission from traffic engineering point of view. Hence, I am pleased to inform you that the approval condition has been complied with.

In relation to the captioned approval condition, you are reminded to comply with the approval condition (k) on provision of the loading/unloading bay and parking space based on the approved proposal by submitting photo record or other relevant information showing the loading/unloading bay and parking space has been provided for compliance checking.

Should you have any queries from traffic engineering perspective, please contact Mr. Alan YIP of Transport Department at 2399 2227. For other planning enquiries, please contact our Mr. Kanic KWOK at 2158 6167.

Yours faithfully,

( Ms. Donna TAM )

for and on behalf of Director of Planning

c.c.

CTP/TPB(1)

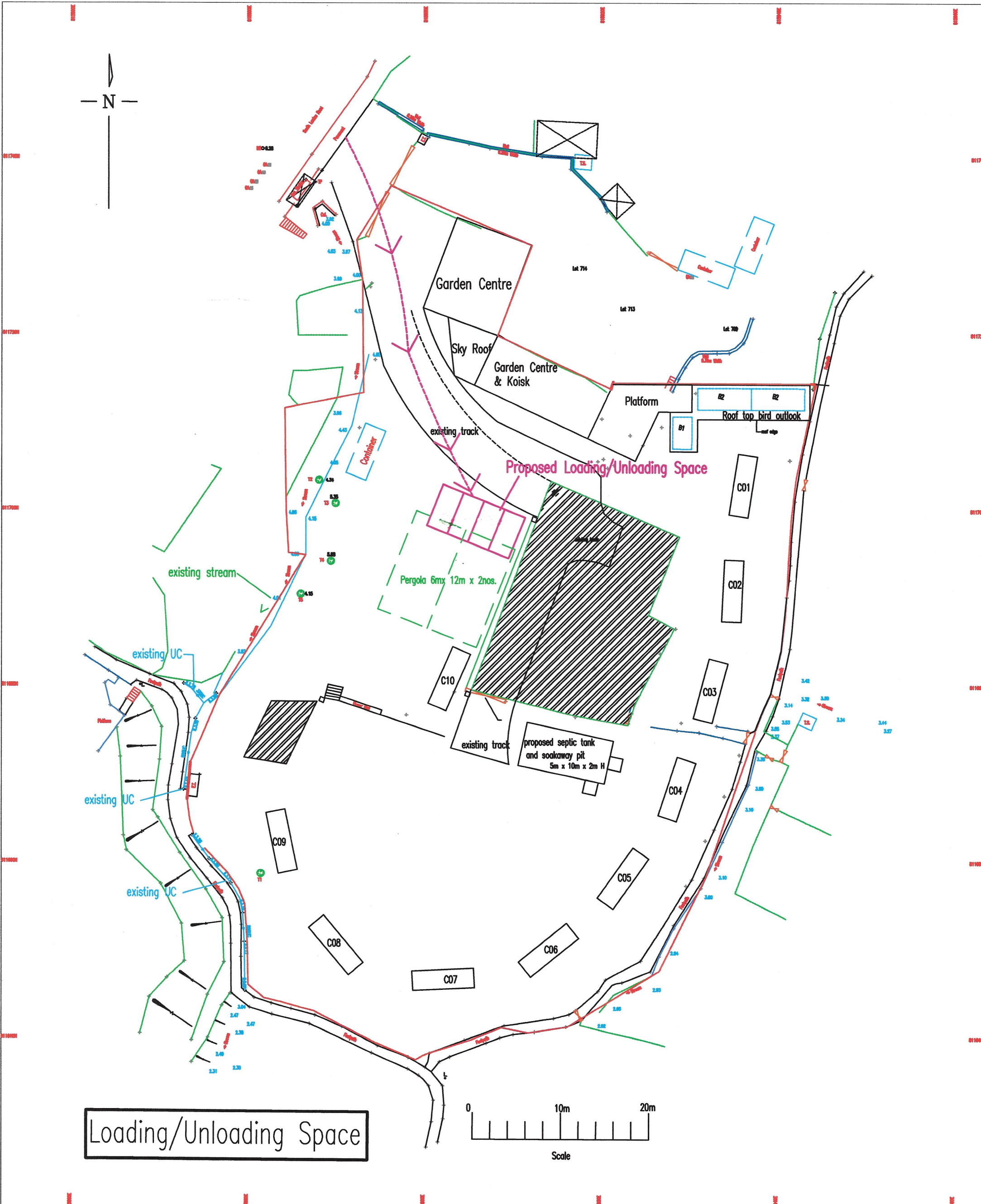
C for T

DT/AW/KK

(Attn.: Mr. Alan YIP)

(Fax No. 2381 3799)





Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	Drawing no.: T01 (sheet 1 of 2)
Design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 30 April 2020

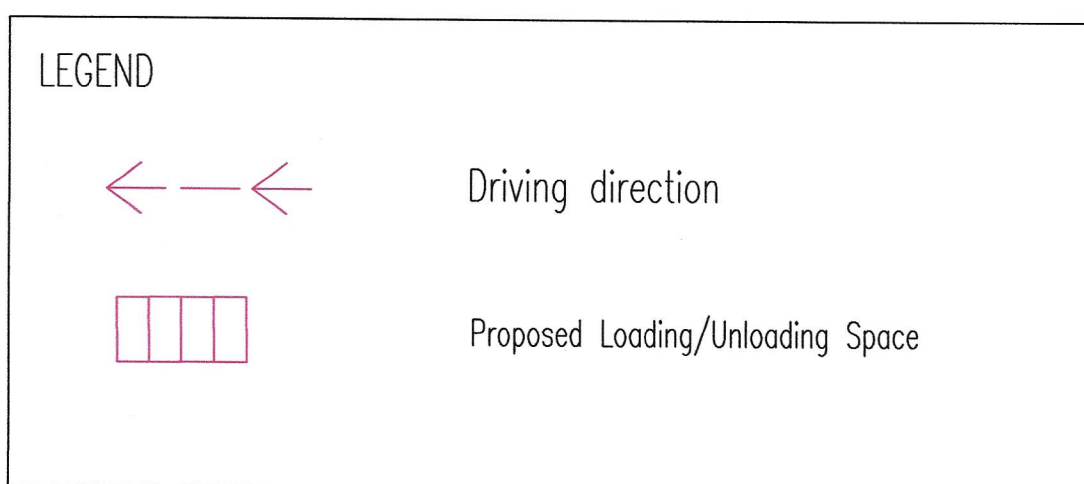
Notes:

1. All dimensions are in meters unless otherwise stated.
2. This drawing shall be read in conjunction with MP01.
3. The dimension of each loading/unloading space for PC/LGV is 2.5m x 5m.
4. There are 4 spaces for loading/unloading purposes.
5. The minimum clear headroom for pergola shall be 2m.
6. No vehicles is allowed to queue back to or reverse onto/from public road.

Justification:

The loading and unloading spaces are for the use of garden centre daily operation. The users of the temporary holiday camps are not allowed to use the loading/unloading space. They are advised to use public transports to reach us. The four loading/unloading spaces are reserved for future use, according to our experience, two spaces are more than enough at the moment as we provide delivery services.

Our purposes is to alleviate the road loading by private cars. The users of the temporary holiday camp shall use public transport.



Loading/Unloading Space

Application No. : A/SLC/155	Caravan Site on Lots 626(Part), 627(Part), 628 to 630 632, 633(Part), 634 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP PUI O Lantau Island HK	Drawing no.: T01 (sheet 2 of 2)
Design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 30 April 2020



電話 Tel: 2852 4649  
圖文傳真 Fax: 2850 5104  
本署檔號 Our Ref.: ( 50 ) in LD DLO/IS CX 2952  
來函檔號 Your Ref.:



地政總署  
離島地政處  
DISTRICT LANDS OFFICE, ISLANDS  
LANDS DEPARTMENT  
香港統一碼頭道38號海港政府大樓十九樓  
19/F., HARBOUR BUILDING,  
38 PIER ROAD, HONG KONG.

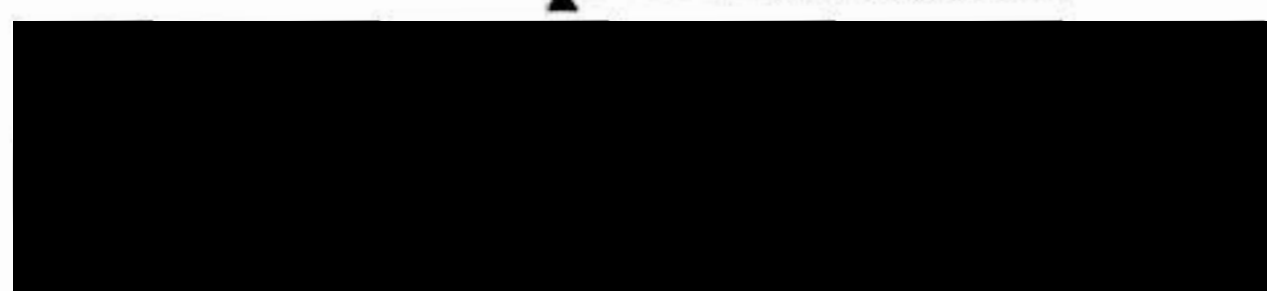
我們矢志努力不懈，提供盡善盡美的土地行政服務  
We strive to achieve excellence in land administration.

覆函請註明本署檔號

Please quote our file reference in response to this letter

附件1e

**JK Group Limited**



23 SEP 2022

Dear Sir/Madam,

**Proposed Short Term Wavier ("STW") No. CX 2952  
for "Temporary Holiday Camp (Caravan Holiday Camp)" purposes  
Lot Nos. 626(Part), 627(Part), 628 to 630, 632, 633(Part). 634 to 637, 639 to 642,  
647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D. 316L  
Pui O, Lantau Island**

I refer to your application dated 28.4.2020.

The subject application has been circulated to relevant Government departments for comments. As advised by the Planning Department, the subject site falls within an area zoned "Coastal Protection Area" ("CPA") on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 ("the OZP"). According to the Notes of the OZP, 'Holiday camp' use and excavation of land with the CPA zone require planning permission from the Town Planning Board ("the Board").

With reference to the letter dated 4.7.2022 issued by the Board, it is found that the planning permission for Planning Application No. A/SLC/155 has been revoked on 20.5.2022. Hence, I regret to inform you that the subject STW application is hereby rejected.

Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,

( Edwin CHEUNG )  
for District Lands Officer, Islands



## 貝澳濕地植物千奇百趣



貝澳豐富的生物多樣性，源自於多樣的生境和當中的各種植物。

### 前言

貝澳面積不大，但卻擁有不少獨特的濕地生境，例如溪澗、荒廢水田濕地、河口泥灘濕地、紅樹木、沙灘，這裏亦有如樹林、村落、耕地等鄉郊常見生境。

各生境內的植物，各具特色。它們藉光合作用，自營生長，然後長出抓緊泥土的根、支撐驅幹的莖、製造養分的葉和令郊野更美麗的花朵。

植物的生長，自然地做到防止水土流失和結集由雨水或風帶來的各種養份的功能。茁壯成長之後，又能為各種生物帶來食物和棲息處，最後豐富當地的生物多樣性，並為村民提供各種生活所需。

在全球暖化，溫室氣體失衡的今天，植物吸取二氧化碳的自然行為，更被譽為是改善氣候的關鍵。

藉貝澳的自然環境作為生態教室，讓大眾前來了解當中各村的植物和歷史，並學習欣賞植物獨特、了解它們優化環境的功能，思想如何為人類改善環境和生活質素，就最適合不過。



貝澳裡的各種自然生境 (地圖只供參考)

## 第一部份

### 貝澳的各種生境簡介：

#### 1. 溪澗

貝澳東面和西面分別有兩條水量豐富的溪澗流出，它滋潤下游地區的泥土，為村民的生活和耕種活動帶來重要的淡水。溪流裡亦長滿了各式各樣的水生植物和水族生物。

#### 2. 荒廢水田濕地

貝澳大部份地區是昔日的稻米田，沒有人耕種之後成為一大片，一大片的荒地。由於雨季時能儲存雨水，旱季時又有溪水流入，結果令各種濕地植物能生長蓬勃，繼而支持水牛、雀鳥和各式水生物的族群數量穩定發展。

#### 3. 河口泥灘濕地

溪流把山上的沙泥和有機物帶到下游河口平緩地區沉澱、積聚，加上由海洋而來的海水，於是成為一片生物特別而多樣的生境。

#### 4. 紅樹木

沿岸長滿了各種紅樹，它們十分適應這度、含氧度和土壤濕度不斷變化的潮間構造有別於一般陸生植物的潮間帶植裡生長旺盛而支撐起各種魚蝦蟹的各種需。



裡的鹽帶。這群物，在這生活所

水筆仔

#### 5. 沙灘

由海水搬運而來的幼沙，在近岸處堆積而成為貝澳的地標。在沙灘生長的海岸植物必需耐旱和耐咸，它們把疏散的沙抓緊，穩定近岸的泥土，成為有利生物生活的綠洲。

#### 6. 樹林

圍繞貝澳村的山麓都長滿各種樹木、灌叢。這是許多動物、雀鳥和昆蟲的棲息地。

#### 7. 村落

貝澳六村村民來自不同地方，在這裡定居後主要靠漁農為生，6、70年代部份村民遷出，繼而遷入不少外國人，以至今天成為一個民族多樣的聚落。他們各自把自己文化中的植物引入，結果令村裡的植物更多樣，更有趣。

#### 8. 耕地

今天仍有不少村民在這裡耕種，栽種各種水果和蔬菜，除了自種自食之外，亦有較具規模，又或得到有機認證的農場。

### 第二部份

#### 簡介各類型的植物：

##### 1. 陸生植物

莖葉完全伸展在空氣中的植物，能適應乾旱的環境。

喬木、灌木、草本、攀爬、寄生、附生植物。

例如：木棉、烏柏、馬櫻丹等等。



## 2. 水生植物

能夠長期/周期性在水中或水分飽和土壤中正常生長的植物。

牠們又可細分為漂浮、浮葉、沈水、挺水植物四大類。

例如：滿江紅、荷花、鳳眼藍、水蕨等等。



## 3. 紅樹林

生長在潮間帶的泥灘上，發展出特別的根、莖，葉和種子，來適應咸淡水的生長環境。貝澳有的紅樹品種，如秋茄，海漆和木欖等。

亦有不少類紅樹，如黃槿、露兜樹等。

## 4. 農作物

培植供人食用、作工業原料或生活用品的物種。

蔬菜、瓜、果。

例如：稻米、甘蔗、蕃薯、荔枝、木瓜、竹、咸水草等等。

## 5. 具生態功能

### A. 食物

一年四季，能為昆蟲、雀鳥和各種動物，提供適合的食物。

果實：如桑、烏桕和各種榕屬植物。

蜜源植物：如馬櫻丹、假馬鞭、鴨腳木。

寄主植物：如馬兜鈴 (金裳鳳蝶和紅珠鳳蝶幼蟲的寄主植物)、連生桂子花 (金斑蝶幼蟲的寄主植物)、柑桔類植物 (一些大型鳳蝶幼蟲的寄主植物)。

### B. 棲息

日常棲息或築巢繁殖：茂密的樹冠或草林，能供給鳥類和動物遮風擋雨或躲避天敵的空間。

例如領角鴉在樹洞裡築巢、喜鵲在大樹樹冠中築巢等等。

又如泥濘濕地，可給各種兩棲蛙類作覓食和繁殖的地方。



## 第三部份

### 各植物活動內容簡介

#### 「啟動發報會」

- 舉行「**啟動發報會**」，讓貝澳居民和香港市民知道我們會在貝澳舉辦甚麼樣的濕地植物教育活動。

然後分別舉辦導賞員訓練和公眾導賞活動。

#### 「濕地植物生態教育大使」

- 推出「**種子培訓計劃**」。
- 首一年義工培訓，以作為「**濕地植物生態教育大使**」。
- 以上述 8 類自然生境，建立 8 條植物導賞路線。
- 每條路線會有兩次課堂，詳細介紹相關植物的資料。
- 課堂之後會有兩次小組戶外考察。
- 完成所有訓練的「**濕地植物生態教育大使**」，需設計一個小時四十五分鐘的導賞活動，作完成課程的考核評估。
- 成功通過考核的學員可以成為「**濕地植物生態教育大使**」。
- 合格的「**濕地植物生態教育大使**」，在第二年會成為「**濕地植物生態導師**」，協助培訓新一年的義工。
- 如是者成為一個教與學的循環，結果每年都有新的「**導師**」教導「**新學員**」。

#### 1. 「公眾導賞活動」

每個生境會開辦兩次公眾活動，活動由通過考核的「**濕地植物生態教育大使**」及有經驗的生態導賞員共同帶領。

#### 2. 「貝澳濕地植物千奇百趣」網站

建立網站，定期發報分享貝澳各種植物的有趣逸事、特別之處及其價值。

#### 3. 「VR 植物研習徑」

為了能讓香港市民及外地遊客更了解貝澳濕地的植物多樣性，我們會以 VR 技術拍上述 8 條路線，拍成「**貝澳自助植物生態遊**」的虛擬導賞路線。

內裡包含貝澳的濕地特色、路線長度、一年四季的不同特色植物介紹等實用性資料。

藉著這 8 條虛擬路線，一方面可深度介紹貝澳的濕地植物多樣性，另一方面當市民自助遊玩時，亦可深度認識貝澳的植物特色。

#### 4.「專題植物嘉年華」

每月一次以植物功能為題目，透過講解植物的趣味活動去教育大眾植物的價值還有保育的方法。

嘉年華會內會有植物導賞、手作、食品製作和貝澳村民分享等各種活動，讓參加者能全面地了解植物，並它們與貝澳地區的關係。

#### 5.「延伸計劃」

是次「種子培訓計劃」的概念，是期望藉著在當地居住或跨區到來學習的義工，作為橋樑，自己認識當地的自然生態之後，作為「自然大使」，以第一身的角色向外地的朋友分享自己地方的自然特色。

他們亦可以「自然大使」的身份到訪其他如梅窩或東涌，甚至是大嶼山以外的學校、組織，作自然生態的分享。

#### 是次教育活動的協辦團體

大嶼山居民協會：

1. 提供活動場地。
2. 協助宣傳活動。
3. 其他。

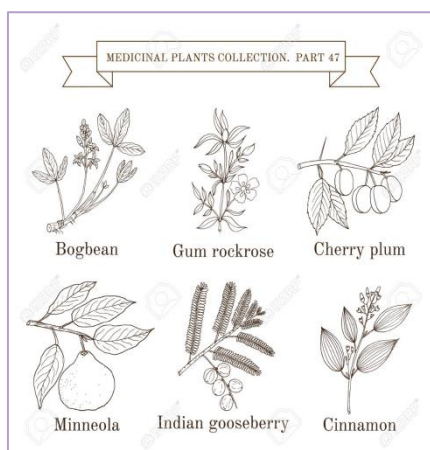
#### 第四部份

「專題植物嘉年華」的活動內容建議：

活動名稱：	奇妙的植物王國
內容：	透過分享植物的各種趣事及戶外實地觀察，帶領小朋友一同窺探植物的奧秘，了解植物的結構及特徵，並其望能夠辨認不同品種的植物。  1. 植物各種趣事及植物之最介紹 2. 植物基本結構介紹：根、莖、葉、花、果、種子之認識 3. 植物辨認技巧 4. 香港常見植物介紹
堂數：	共兩堂 (每堂含理論課3小時，考察半日)
課程對象	6-12歲小朋友



活動名稱：	花草植物插圖繪畫班 Botanical Illustration Workshop
內容：	插圖繪畫班，會利用針筆和軟毛筆去繪畫花草植物，歡迎沒有學過、沒有任何繪畫基礎，但有一顆想學畫畫的心的朋友參加。
堂數：	共一堂 (2.5小時)
課程對象	12歲以上



活動名稱：	天然剩菜染色《混色絞與扎染體驗》
內容：	介紹工房廚餘染色故事 示範染色技巧 進行染色、風乾成品 介紹使用及保養資訊
堂數：	共一堂 (3小時)
課程對象	5歲以上



活動名稱：	香草栽培工作坊
內容：	簡介適合本土種植的香草 基本香草栽種知識及技巧

	香草應用 簡易香草烹調
堂數：	共一堂 (6.5小時，包括午膳時間)
課程對象	18歲以上



<b>活動名稱：</b>	<b>時令農作物種植課程</b>
內容：	開耕的認知及實踐 種植計劃的安排：造畦、下種、移苗 水份管理 肥料的應用 作物攀附支架介紹及使用 農作物的硝酸鹽問題 中耕及培土的方法 有機病蟲害及鳥草害管理 收割方法及時機 轉季安排、綠肥及輪種的介紹
堂數：	共十堂 (每堂2小時) 導師大約講課30分鐘，其餘時間同學各自到田間實踐，導師亦會從中給他們的技術作指正。
課程對象	從未有農耕經驗的人士，18歲以上

<b>活動名稱：</b>	<b>食用植物工作坊 (三色堇)</b>
內容：	簡介食用植物 食用植物應用、效用 (花茶...) 基本三色堇栽種知識及技巧 製作三色堇花卷
堂數：	共一堂 (6.5小時，包括午膳時間)

課程對象	5歲以上
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完

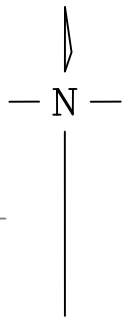


### Proposed use(s) of different floors of buildings/structures

Proposed Temporary Holiday Camp (Caravan Holiday Camp), and Excavation of Land ( Sewage Facilities )

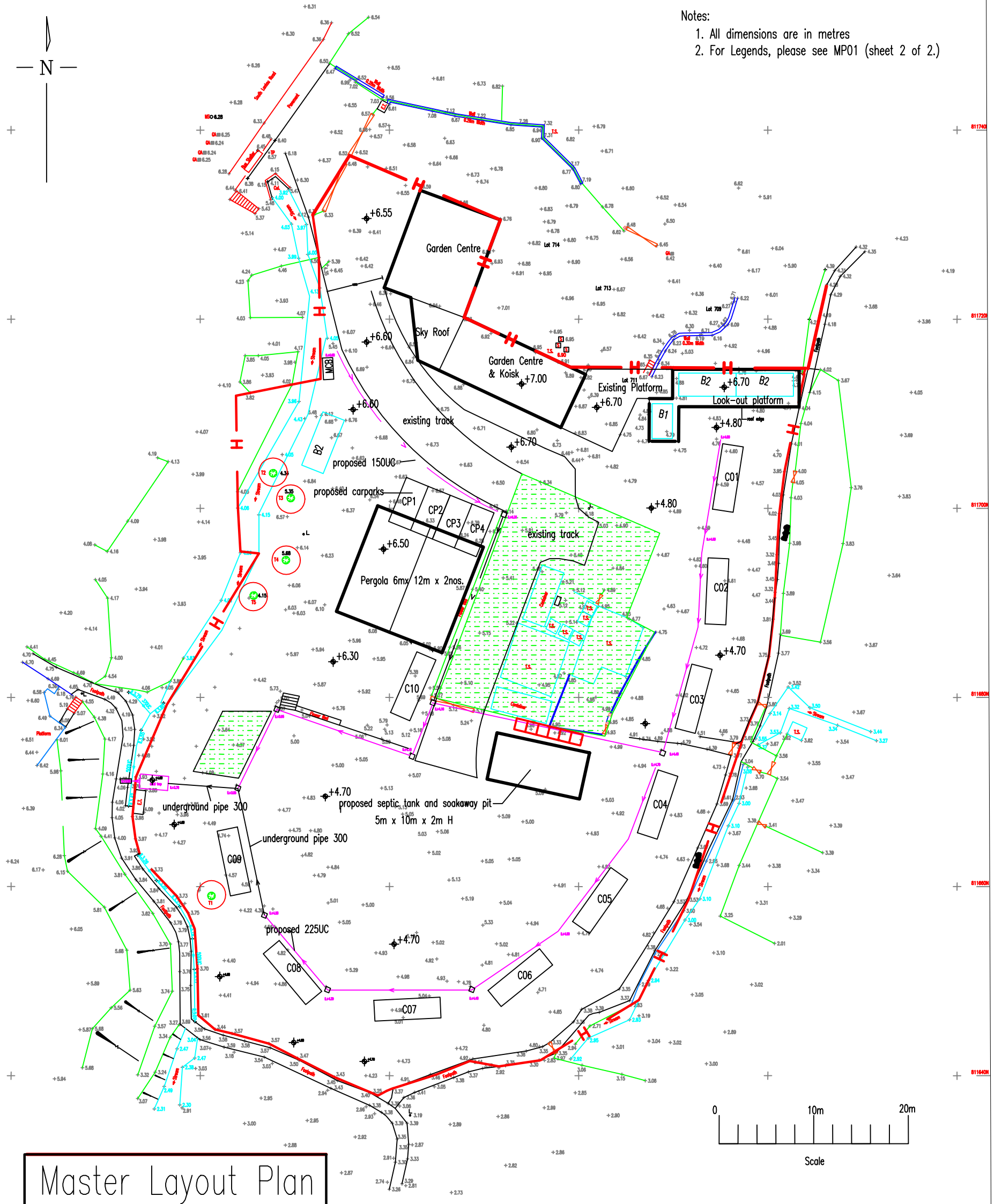
Part of Lot 626, Part of Lot 627, Lots 628 to 630, Lot 632, Part of Lot 633, Lots 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715RP, 715SB, 716, 717, 718RP in D.D. 316 L, Pui O, Lantau Island, Hong Kong

[illegible]



Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 2 of 2.)



Application No. : A/SLC/155

Design by : John Yu

Check by: CY Hon

Caravan Site on Lots 627 to 630  
632 to 637, 639 to 642, 647 to 650  
710 to 712, 715RP, 716, 717, 718RP  
in DD316L PUI O Lantau Island HK

Drawing no.: MP02 (sheet 1 of 2)

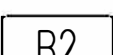



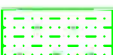
Scale : As shown

Date : 30th December 2022

## Notes:

1. All dimensions are in metres
2. For Legends, please see MP01 (sheet 1 of 2.)

## Legends :

Legend	Name	Description
	Garden Center, Kiosk, offices	Height: About 4.57m Area: 215 s.q.m
	Moveable Pergola	Size: 6mx12mx2units Height: About 4m Area: 144 s.q.m
	Moveable Storage	Size: 2.7mx6.8mx1unit Height: About 3m Area: 18.36 s.q.m
	Moveable Container Storage	Size: 2.44mx6.1mx3units Height: About 3m Area: 44.65 s.q.m
	Proposed Septic Tank & Soakaway Pit	About 2m deep, Area: 100 s.q.m. max.
	Look-out Platform	Perimeter: 51.2m Height: About 3m Area: 65.01 s.q.m Size:
	Caravan 01-10	2.2mx7mx10units Height: About 2.5m Area: 154 s.q.m Size:
	Portable Toilet	1.2mx7m Height: About 2.6m Area: 8.4 s.q.m
	Sign	Size: 0.6mx5m Height: About 4m
	Gate	width of entrance x 1.8m high
	Electric Box	Size: 1.05mx2.5mx1unit Height: About 2.5m Area: 2.63 s.q.m
	Parking	Size: 2.5mx5mx4units
	Lands Not Included	
Proposed Site is 3672 s.q.m and covered area is 603.92 s.q.m		

## Master Layout Plan

Application No. : A/SLC/155	Caravan Site on Lots 627 to 630 632 to 637, 639 to 642, 647 to 650 710 to 712, 715RP, 716, 717, 718RP in DD316L PUI O Lantau Island HK	drawing no.: MP02 (sheet 2 of 2)
design by : John Yu		Scale : As shown
Check by: CY Hon		Date : 30th December 2022



To : Town Planning Board

2022-12-30

Re : A/SLC/173

## 回覆公眾人士的疑問

公眾人士的疑問	我們的回覆
CPA內，不符合申請條件	我們不是第一個在 CPA內申請 S16 的，區內的維多利亞山莊，更是一個永久性的批核。我們的申請是三年臨時的，這個因素不適用於我們的申請。
濕地的問題	我們的周邊全是私人地，也沒有相關法例指出該處是濕地，鄉村地方的事務，鄉事委員會應該是最清楚，我們也向鄉事委員會查詢過相關事宜，答案非常清楚，該處不是濕地。見附件 A
牌照的問題	<p>申請 S16就是為領取牌照做的預備工作，如果需要，我們一定會申請，其實，我們也有向民政事務署查詢過牌照事宜，以下是他們的回覆：</p> <p><i>“3. 至於個別露營地點（包括「露營車營地」）是否屬於《條例》的規管範圍，須視乎該個案的實際情況，包括營地內的露營車或所架設的帳幕是否只屬臨時及非固定性與及其相關程度，不能一概而論。”</i></p>
私人土地不能進入的問題	申請地點有 2個出入口，正門是在園藝中心的及也是營地入口，從 8:00 - 23:00 都是開放的，不存在不能進入的問題。
破壞現有環境的問題	不了解整件事情，也沒有跟進過程就下判斷，對我們來說絕對是一件不公平的事，請對比 2019前 12月和 2022 年 12 月的圖片，我們真的在破壞現有環境嗎？
申請地點延申致政府地…？	相信在圖則上已經很清楚地顯示了，申請地點與對面咸田村之間，是沒有政府地的。凡提出我們的申請與政府地有關的反對，都不應理會。
重施故技再申請…？	我們並不想重新申請，只是 a/slc/155 獲批後，有某些政府部門，未能準時批出許可証，導致我們不能動工，被逼撤回，所以需要重新做一次不改動的申請。
公眾人士的誤解…	<p>a. 申請人的公司</p> <p>申請公司是 JK Group Ltd,不是 Garden Plus及JK Properties。以為是這二間公司的反對聲音，全部都不應被考慮，因為，在他們對這件事情的認知裡，充滿偏見及自以為是。</p> <p>b. 封閉路段</p> <p>反對人仕提到的小路，是私人地段，並不是路，從咸田到大馬路，有一條政府安裝了路燈的小路直通大馬路的巴士站。關於這個問題，反對者其實也向很多政府部門查詢或投訴過，甚至有自</p>

	<p>稱大律師人仕在內聲稱是政府路，可以要求重開，他們也收到各方面回覆，清楚知道是私人地段，另外，政府路一定會有路燈，這是常識，我們實在想不通他們的動機。</p>
寄語環團	<ul style="list-style-type: none"> <li>- 如果反對理由，沒有精準的論點及有效的証據支持你們的陳述，例如，有投訴已獲確認的個案，我們沒有辦法回應。</li> <li>- 你們對 S/SLC/21 - South Lantau Coast Outline Zoning Plan有誤解。觀鳥會….現在是 S/SLC/21不是 20。</li> <li>- 誤導距離 - 請不要繪一些圖，固意誇大我們與生態河的距離，我們請測量師測過我們最近生態河的距離是 85 米，距離海岸線超過 600 米。咸田有些村屋就在生態河的旁邊。東涌最新批出的村屋離東涌河不到 35 米。塘福也有村屋在塘福河隔離。維多利亞山莊離貝澳海灘及貝澳生態河更近。</li> <li>- 留意到有些環團提供了不少我們的照片，照片中清晰地看到申請地點，景色非常美麗，綠草如茵，環境優美，看不出我們的努力嗎？怎樣就變成了破壞呢？</li> <li>- 我們誠意邀請各環團親臨我們的營地，與我們專業的生態顧問老師，交換如何把申請地點做得更好。不要為反對而反對，精準的提議和有效的反對証據，才能有效監督及改善環境。我們在各環團的反對信內，實在找不到有甚麼與我們申請有關的。</li> </ul>

最後，我們想提出的是，我們確實非常努力地為改善環境及持續發展生態保育出資、出力。每個來過我們營地的人，都感受到我們對大自然的熱誠和對改善環境質素的決心，因為營地每一天都比前一天好。109 封關注或反對的信，大部分人仕都沒來過我們的營地，也沒有實質證據，證明他們的論點，所以，我們認為他們的反對理由不成立和不應被接受。



盧女士 ；

收悉來函，有關閣下提問回應如下；

我先父林樹春當年是林氏物業離島有限公司董事長，該公司持有大量大嶼山土地，其中部份位於貝澳馬路下一帶，我是負責收地工作，當時貝澳馬路下一帶均是荒置農地，土地乾涸，不少被人存放雜物，甚至被作為露營用途，並無劃至濕地保育。謹此回覆上述一帶土地實況，希請查照。順祝工作愉快！

新界鄉議局副主席

林偉強



2019 年 12 月 6 日



To : Town Planning Board

2023-1-4

Re : A/SLC/173

1. 回覆 EPD 2022-12-30 Email
2. 回覆 TP 2023-1-3 Email

**1. 回覆 EPD 2022-12-30 Email**

<b>EPD's Concern :</b>	<b>Our Reply :</b>
<p>2. It is noted in the previous application (i.e. Application No. A/SLC/155 which has been revoked) that the applicant committed they would not provide any broadcasting instrument or loudspeaker at the site.. The applicant should clarify whether any such equipment will be provided in the current application The applicant is reminded that vegetation is not effective in noise mitigation.</p>	<p>It is confirmed that the Application Site would not provide any broadcasting instrument or loudspeaker at the site.</p>
<p>3. The applicant is also advised that the scheduled completion year for the sewerage works in Pui O is 2026 (according to DSD' s website) instead of 2023 as stated in the FI. The applicant is reminded that agreement on a Sewerage Impact Assessment (SIA) by EPD is required for connection to the public sewer.</p>	<p>Noted. We'll follow the agreement on a Sewerage Impact Assessment (SIA) by EPD for connection to the public sewer.</p>

## 2. 回覆 TP 2023-1-3 Email

TP's Concern :	Our Reply :																								
1. Whether the right of way will be given to the users/owners of the private lots (i.e. Lots 638, 643, 644, 645 and 646 in D.D. 316L).	申請地點各入口的業主，有授權給申請地點的用家和業主合理使用入口進入他們的農地，包括我們，園藝中心和場內居住超過 10 年 Lot646 的年老村民。另外，在 A/SLC/155 批准信中，Town Planning Board 也特別關注了這個問題並加入為附帶條件。其實，除了 Lot646 的年老村民外，其他貴處關注的地段的地主，從來未出現過。反而有些受人梭擺的外圍地段的地主，年底來過親自查問，結果發現他們被騙，我們的申請地點根本不是在他們的地段內，更不是政府地。 。																								
2. It is noted that you have submitted the Short Term Waiver (STW) Application to Lands Department (LandsD) on 28.4.2020, grateful if you could advise whether you have follow-ups with LandsD on your STW application in the past two years.	<p>關於這個問題，我們其實也非常無奈，在申請過程中，我們常常致電查詢，但是，疫情在家工作加上地政處頻頻換人，我們根本找不到對接的人。以下是我們申請的書面記錄。</p> <table><tr><td>2020-2-28</td><td>告訴地政處我們要申請 short term waiver 。</td><td>附件 1a</td></tr><tr><td>2020-3-5</td><td>第一次提供文件。</td><td>附件 1b</td></tr><tr><td>2020-4-29</td><td>第二次提供文件。</td><td>附件 1c</td></tr><tr><td>2021-8-21</td><td>正式用 email 查詢進度。</td><td>附件 1d</td></tr><tr><td>2022-5-31</td><td>再次用 email 查詢進度。</td><td>附件 1e</td></tr><tr><td>2022-6-2</td><td>地政處要求 approval letter 。</td><td>附件 1f</td></tr><tr><td>2022-6-7</td><td>地政處要求 DSD approval letter 。</td><td>附件 1g</td></tr><tr><td>2022-9-23</td><td>地政處以 A/SLC/155 被 revoked 為由 rejected 申請。</td><td>附件 1h</td></tr></table>	2020-2-28	告訴地政處我們要申請 short term waiver 。	附件 1a	2020-3-5	第一次提供文件。	附件 1b	2020-4-29	第二次提供文件。	附件 1c	2021-8-21	正式用 email 查詢進度。	附件 1d	2022-5-31	再次用 email 查詢進度。	附件 1e	2022-6-2	地政處要求 approval letter 。	附件 1f	2022-6-7	地政處要求 DSD approval letter 。	附件 1g	2022-9-23	地政處以 A/SLC/155 被 revoked 為由 rejected 申請。	附件 1h
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2020-4-29	第二次提供文件。	附件 1c																							
2021-8-21	正式用 email 查詢進度。	附件 1d																							
2022-5-31	再次用 email 查詢進度。	附件 1e																							
2022-6-2	地政處要求 approval letter 。	附件 1f																							
2022-6-7	地政處要求 DSD approval letter 。	附件 1g																							
2022-9-23	地政處以 A/SLC/155 被 revoked 為由 rejected 申請。	附件 1h																							

From: T J Loo <[REDACTED]> 附件 1a  
To: [REDACTED]  
Date: 28/02/2020 12:18  
Subject: S16 approval letter

---

Dear Mr Chu,

Please find the approval letter as per attached and feel free to contact me at [REDACTED] if you have any enquires.

Best Regards

TJ Loo[attachment "Approval Letters-20200228121522.pdf" deleted by Man Ho CHU/LAO/LANDSD/HKSARG]





附件 1b



第 1 個 · 共 10 個



Approval Letters-...



寄給我

2020年3月5日 下午6:01



英文 > 中文(繁體) 翻譯郵件

關閉下列語言的翻譯功能：英文 x

Dear Ms. Loo,

I tried to contact your but in vain.

Please follow the instructions in the attached form of STW application for our consideration.

Best Regards,

Michael CHU  
LE/LE1, DLO/Is  
Tel: [REDACTED]

--- Forwarded by Man Ho CHU/LAO/LANDSD/HKSARG on 05/03/2020 16:52 ---  
...

From T J Loo [REDACTED]  
To [REDACTED]  
Date 28/02/2020 12:18  
Subject S16 approval letter



T J Loo

電話 leisle1

2020年4月29日 下午3:49



附件 1c

Dear Mr Chu,

Please find our application form as per attached and feel free to contact me at [redacted] if you have any enquiry

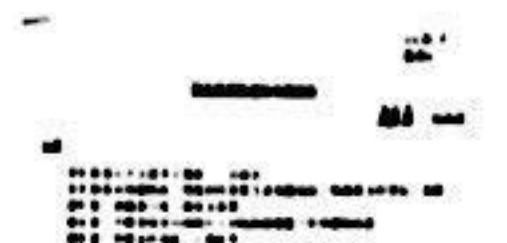
Best Regards

TJ

[redacted] 於 2020年3月5日 週四 下午6:01 寫道

📎

1 個附件 • Gmail 已掃描檢查 ⓘ



2004 28 IDO sho...

「T J Loo <[REDACTED]>」在 2021年8月4日 週三，上午10:22 寫道：

Dear Mr Chu,

Re : A/SLC/155 - STW Application

有關我們於2020年4月29日申請的STW, 不經不覺地已過了近18個月，請問現在的進度如何？可否向我們跟進一下現狀？

如欲與我們聯絡，可以致電 [REDACTED] 小姐。

謝謝

TJ Loo

附件 1d

「T J Loo <[REDACTED]>」在 2020年4月29日週三，下午3:49 寫道：

Dear Mr Chu,

Please find our application form as per attached and feel free to contact me at [REDACTED] if you have any enquiry.

Best Regards

TJ Loo  
[REDACTED]

4

[REDACTED] 於 2020年3月5日 週四 下午6:01寫道：

Dear Ms. Loo,

I tried to contact your but in vain.



T

T J Loo <[REDACTED]>  
寄給 [REDACTED]

5月31日 週二 上午9:56



Dear Ms Chan,

附件 1e

這個是我們聯絡開嘅email, 2021-8-4 這封 email 之後, Ms Ling 開始與我聯絡. 奇 奇 奇

麻煩跟進一下, 謝謝

Re: A/SLC/155 - STW Application

有關我們於2020年4月29日申請的STW, 不經不覺地已過了近18個月, 請問現在的進度如何? 可否向我們跟進一下現狀?

如欲與我們聯絡, 可以致電 [REDACTED] 盧小姐.

謝謝

TJ Loo

「T J Loo <[REDACTED]>」在 2021年8月4日 週三, 上午10:22 寫道:  
Dear Mr Chu,

Re: A/SLC/155 - STW Application

有關我們於2020年4月29日申請的STW, 不經不覺地已過了近18個月, 請問現在的進度如何? 可否向我們跟進一下現狀?

A/SLC/155 20200618 155-1

附件 1f



我 2022年6月2日

收件者：leist3 ✓



Dear Mr Cheung,

Please find the documents as per attached & feel free to contact me at [REDACTED] if you have any questions.

Best Regards

...

155 1

2020-6-18.pdf



PDF

# A/SLC/155 Approval Letter for Town Planning for DSD

附件 1g



我 2022年6月7日

收件者：leist3 ▾



Dear Me Cheung,

Please find the approval letter as per attached & feel free to contact me at [REDACTED] if you have any questions.

Best Regards

...

f DSD 2021

0513.pdf



PDF



電話 Tel: 2852 4649  
圖文傳真 Fax: 2850 5104  
本署檔號 Our Ref.: [REDACTED]  
來函檔號 Your Ref.: [REDACTED]



地政總署  
離島地政處  
DISTRICT LANDS OFFICE, ISLANDS  
LANDS DEPARTMENT  
香港統一碼頭道38號海港政府大樓十九樓  
19/F., HARBOUR BUILDING,  
38 PIER ROAD, HONG KONG.

我們矢志努力不懈，提供盡善盡美的土地行政服務  
We strive to achieve excellence in land administration.

覆函請註明本署檔號

Please quote our file reference in response to this letter

附件 1h

JK Group Limited  
[REDACTED]

23 SEP 2022

Dear Sir/Madam,

**Proposed Short Term Wavier ("STW") No. CX 2952  
for "Temporary Holiday Camp (Caravan Holiday Camp)" purposes  
Lot Nos. 626(Part), 627(Part), 628 to 630, 632, 633(Part). 634 to 637, 639 to 642,  
647 to 650, 710 to 712, 715RP, 716, 717 and 718RP in D.D. 316L  
Pui O, Lantau Island**

I refer to your application dated 28.4.2020.

The subject application has been circulated to relevant Government departments for comments. As advised by the Planning Department, the subject site falls within an area zoned "Coastal Protection Area" ("CPA") on the approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 ("the OZP"). According to the Notes of the OZP, 'Holiday camp' use and excavation of land with the CPA zone require planning permission from the Town Planning Board ("the Board").

With reference to the letter dated 4.7.2022 issued by the Board, it is found that the planning permission for Planning Application No. A/SLC/155 has been revoked on 20.5.2022. Hence, I regret to inform you that the subject STW application is hereby rejected.

Should you have any queries, please feel free to contact the undersigned.

Yours faithfully,

( Edwin CHEUNG )  
for District Lands Officer, Islands



**Previous Application covering the Application Site**  
**on South Lantau Coast Outline Zoning Plan**

**Withdrawn Application**

<b>Application No.</b>	<b>Proposed Use(s)/ Developments(s)</b>	<b>Date of Withdraw</b>
A/SLC/147	Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Tent Camping Ground with ancillary Hobby Farm for a Period of 3 years and excavation of land (Sewerage Facilities)	26.10.2017

**Approved Applications**

<b>Application No.</b>	<b>Proposed Use(s)/ Developments(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
A/SLC/155	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and Excavation of land (Sewage and Drainage Facilities)	20.12.2019 (on review) (TPB) [Revoked on 20.5.2022]	(1) – (9)

**Approval Conditions**

- (1) No more than 10 caravans to be provided on-site at any time during the planning approval period.
- (2) No vehicle is allowed to queue back to or reverse onto/from public road during the planning approval period.
- (3) Access shall be provided within the site for Lots No. 638, 643, 644, 645 and 646 in D.D. 316L, as proposed by the applicant, at all times during the planning approval period.
- (4) Submission and implementation of a landscape proposal.
- (5) Submission and implementation of a drainage proposal.
- (6) Submission and implementation of a proposal of fire service installations and water supplies for firefighting.
- (7) Submission of a loading/unloading bay and parking space proposal and provision of loading/unloading bays and parking spaces.

- (8) Provision of septic tanks.
- (9) Reinstatement of the application site to an amenity area upon the expiry of the planning permission.



**Similar S.16 Applications within “Coastal Protection Area” Zone  
on the South Lantau Coast Outline Zoning Plan**

**Approved Application**

<b>Application No.</b>	<b>Proposed Use(s) / Development(s)</b>	<b>Date of Consideration</b>	<b>Approval Condition(s)</b>
A/SLC/88	Holiday Camp to include Various recreational Facilities	6.6.2008 (RNTPC)	(1)–(7)

**Approval Conditions**

- (1) Submission of a master layout plan and implementation programme of the proposed development.
- (2) Submission and/or implementation of a landscape plan and/or including the tree felling/replanting proposal.
- (3) Provision of sewage treatment and disposal facilities/ sewage treatment facilities/ wastewater treatment facilities.
- (4) Provision of emergency vehicular access.
- (5) Provision of car-parking spaces and loading/unloading facilities.
- (6) Provision of water supplies for firefighting and fire service installations.
- (7) Submission and implementation of archaeological mitigation measures

**Rejected Application**

<b>Application No.</b>	<b>Proposed Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reason(s)</b>
A/SLC/161	Proposed Holiday Camp (Caravan Holiday Camp and Tent Camping Ground)	11.12.2020 (on review) (TPB)	(1)–(3)

**Rejection Reasons**

- (1) Not in line with the planning intention.
- (2) Failing to demonstrate no adverse impacts on the surrounding areas.

- (3) Setting an undesirable precedent.

**Government Departments' General Comments**

**1. Land Administration**

Comments from the District Lands Officer/Islands, Lands Department (LandsD):

- whether a use of land is in breach of the land lease of a lot depends on the terms and conditions of the lease documents of the lot and the actual circumstances of how the land and structure(s) thereon are being used. He considered the applicant's claim that a caravan is not a structure and would not constitute a breach of lease conditions is not appropriate, and;
- should planning approval be given to the subject planning application, the owner of the concerned lots without Short Term Waiver will need to apply to LandsD to permit the structures to be erected or regularise any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structures will be considered. Such application will be considered by LandsD acting in the capacity as landlord at its sole discretion. If such application is approved, it will be subject to such terms and conditions, including, among others, the payment of fee, as may be imposed by LandsD. There is no guarantee that such application would be approved.

**2. Lantau Development**

Comments of the Head of Sustainable Lantau Office, Civil Engineering and Development Department:

- no objection to the captioned application provided that the proposed development would not cause adverse environmental impact to the Pui O wetland habitat and no adverse comments from concerned departments on the technical aspects including the environmental;
- the Sustainable Lantau Blueprint (the Blueprint), which was promulgated in 2017, embraces the overarching principle of "Development in the North; Conservation for the South". The predominant part of Lantau, in particular the South Lantau, is proposed for conservation and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and



recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020, the Lantau Conservation and Recreation Masterplan (the Masterplan) was formulated based on the Blueprint and promulgated to provide a framework guiding the conservation and recreation initiatives in Lantau. According to the Masterplan, Pui O falls within the “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/ facilities could add to the diversity of the corridor. The proposed caravan holiday camp use at the Site is considered in line with the initiative in the Blueprint and Masterplan. The proposed development should not result in adverse impact on the Pui O wetland habitat in view of its location being near to the wetland; and

- the current proposal is basically that proposed in Application No. A/SLC/155 (the previous application) which was approved by the Town Planning Board upon review on 20.12.2019 having considered that the Site was close to South Lantau Road, the proposed development was an environmental improvement as compared to the previous vehicle repair workshop and other parts of the subject “Coastal Protection Area” zone had already been disturbed, and the proposed development was in line with the planning intention for South Lantau in the Blueprint. The previous application was revoked in May 2022 due to non-compliance with the implementation of measures/proposals as stated in relevant approval conditions.

### 3. **Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation:

- no comment on the application, given it is a re-submission and the Agriculture, Fisheries and Conservation Department’s previous comment regarding surface run-off is settled; and
- no comment on the public comments, given the application is a re-submission and the issues raised in the public comments have already been considered when it was previously approved.

### 4. **Traffic**

Comments of the Commissioner for Transport:

- no in-principle objection to the application from traffic engineering perspective; and
- should the Town Planning Board approve the application, no vehicle is allowed to queue back to or reverse onto/form public road at any time during the planning approval period.

## 5. **Environment**

Comments of the Director of Environmental Protection:

- having reviewed the application and the Further Information submitted by the applicant, there is no objection to the subject s.16 application.

## 6. **Landscape**

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

- according to aerial photo of 2022 and site visit on 7.12.2022, the Site is located in an area of settled valley landscape character predominated by farm lands, grassland and small houses. The proposed development is considered not entirely incompatible with the surrounding landscape character. The Site is currently in operation with the applied use. Some existing trees and tree groups of fair to good condition are observed within the site boundary and lush amenity planting is already provided. With reference to the Supporting Planning Statement, the proposed layout was not in conflict with existing trees; and
- no comment to the application from landscape planning perspective as according to Drawing LS02, additional new tree and shrub plantings are proposed along the boundary of the Site and adverse impact on landscape resources arising from the proposed development is mitigated by the proposed landscape proposal.

## 7. **Fire Safety**

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

- no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS.

## 8. **Hotel / Guesthouse Licencing**

Comments of the Chief officer (Licencing Authority), Office of the Licencing Authority, Home Affairs Department (CO(LA), OLA, HAD):

- according to the Hotel and Guesthouse Accommodation Ordinance (cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant hold 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);
- under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
  - (i) provides services for its members (whether or not for the purpose of gain); and;
  - (ii) has a club-house of which only its members and their accompanied guests have a right of use.
- if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case and cannot be generalised;
- for any structures which constitute as “building works” or “building” under the Buildings Ordinance to be included into the licence or Certificate of Compliance, 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/or CuSPO;
- no licence or Certificate of Compliance applications for operations for operation of guesthouse/clubhouse at the subject site was received by the OLA;
- detailed requirements will be formulated upon receipt of application under the HAGAO and/or CuSPO; and



- the applicant's particular attention should also be drawn to the numerous caravans and standalone structures including the supporting facilities like fresh water and electrical supply and drainage/sewage system already erected at the subject site and the vicinity areas as revealed during the site inspection by the staff of this Office. While the situation had been referred to the Buildings Department (BD), LandsD and PlanD for any follow-up actions deemed necessary, prosecution actions against the person who keeps, manages or controls of guesthouse without a valid licence under the HAGAO at the afore-mentioned caravans and structures situated at the subject site are being considered by us and will be taken upon availability of sufficient evidence on any unlicensed guesthouse operation.

## 9. **Geotechnical**

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:

- no in-principle geotechnical objection; and
- there were suspected unauthorised soil dumping/filling activities within Lot Nos. 632 and 633 in D.D. 316L, which are within the application Site.

## 10. **Building Matters**

Comments from the Chief Building Surveyor/ New Territories East (1) and Licensing Section, BD:

- no in-principle objection under the Buildings Ordinance (BO) to the proposed uses on the application site;
- the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Building (Planning) Regulations 5 and 41D respectively;
- before any new building works are to be carried out on the application site, the prior approval and consent from the Building Authority should be obtained, otherwise they are unauthorised building works (UBW);
- if there are existing structures which had been erected on leased land without approval of the BD (not being a New Territories Exempted House), they are

unauthorised under the BO and should not be designated for any approved use under the captioned application; and

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO.

#### 11. **Local Views**

Comments of the District Officer/Islands, Home Affairs Department:

- his office has not received any comments/opinions on the subject application.

#### 12. **Other Departments**

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

- Director of Electrical and Mechanical Services;
- Director of Leisure and Cultural Services;
- Chief Engineer/Hong Kong & Island, Drainage Services Department;
- Commissioner of Police;
- Chief Engineer/ Construction, Water Supplies Department; and
- Chief Highway Engineer/ NT East, Highways Department.

**Recommended Advisory Clauses**

(a) to note the comments of the Chief Building Surveyor/NTE1&L, Buildings Department (BD) that:

- the permissible site coverage and plot ratio if the development(s)/building(s) should comply with Regulations 20 and 21 of the Building (Planning) Regulations (B(P)R);
- if the site does not abut on a specific 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 BD;
- detailed comments under the Buildings Ordinance (BO) on the private development(s) / buildings such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the sustainable building design guidelines, etc. will be formulated at the formal building plan submission stage;
- if the proposed use under application is subject to the issue of a licence, please be reminded that the building safety and other relevant requirements as may be imposed by the licensing authority would need to be complied with; and
- the proposed drainage / sewage works should be complied with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations, in particular its Regulations 39, 40 and 41;

(b) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that compliance of the planning condition does not imply approval of tree works such as felling/transplanting or pruning under lease / land allocation. For any proposed tree preservation/removal scheme, the applicant shall be reminded to approach relevant authority/government department(s) directly to obtain the necessary approval;

(c) to note the comments of the Director of Fire Services that:

- in consideration of the design/nature of the proposal, Fire Service Installations (FSIs) are anticipated to be required. However, the applicant is advised that sufficient hose reel shall be provided to ensure that every part of each structure can be reached by a



length of not more than 30m of hose reel tubing. Moreover, the applicant should also submit a legible FSI proposal incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant should also be advised on the following points:

- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
  - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans; and
  - (iii) licensing requirement would be formulated upon received of formal application via the licensing authority;
- however, the applicant is reminded that if the proposed structure(s) is required to comply with the BO (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (d) to note the comments of the Director of Environmental Protection that the design and construction of the septic tank and soakaway system should follow the requirements of ProPECC PN 5/93, and be duly certified by an Authorised Person; and
- (e) to note the comment of the Commissioner for Transport that no vehicle is allowed to queue back to or reverse onto/form public road at any time during the planning approval period.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/SLC/173**

03/12/2022 16:03

From:

To:

tpbpd@pland.gov.hk

File Ref:

Dear Sirs,

>  
> I write regarding A/SLC/173 which is an application for a Temporary  
Holiday Camp for  
> 3 years and Excavation of land ( Sewage Facilities) in Pui O, South  
Lantau.  
>  
> Firstly, may I remind you of the history of this camp site .  
> I am , therefore, providing some background information for you to  
consider.  
>  
> There was a previous application 3 years ago A/SLC/155 for a Holiday Camp  
with 10 caravans.  
> The applicant was eventually granted a temporary permit for 3 years  
subject to a long list of conditions. During the past 3 years the applicant  
has been granted 9 (NINE )  
> extensions of time to comply with the conditions.  
>  
> Eventually the applicant failed to comply with 5 of the conditions and  
the temporary permit was revoked on 20th May 2022.  
> The conditions which the applicant failed to comply with were. :  
> (e) the landscape proposal  
> (g) the drainage proposal  
> (i) the fire services installation and provision of water supplies  
> (k)provision of loading bays and parking  
> (l) provision of septic tanks  
>  
> The applicant has continued to operate a holiday camp with 10 caravans  
for 3 years without complying with the 5 conditions listed above.  
> In my opinion the most serious failure to comply concerns the fire  
services installation and the provision of water supplies for fire  
fighting.  
>  
> Would members of the Town Planning Board please consider this :  
>  
> What if there had been a fire at this holiday camp with 10 caravans  
during the last 3 years?  
> The fire services and provision of water supplies were not installed or  
were inadequate.  
> The consequences could have been disastrous and even fatal.  
> This situation continues to this day,  
>  
> Therefore in my opinion the application for another temporary license for  
3 years should be rejected completely.  
> It is evident that the applicant has done very little to comply with the  
conditions, and has continued to operate a holiday camp with 10 caravans  
and benefit from its operation.  
> It is apparent that the applicant was unwilling or unable to comply with  
the conditions attached to the previous license granted in 2019.  
> Surely , as the previous license has been revoked the caravan site is now  
operating illegally.  
> Please would wthe Town Planning Board review this matter in detail and  
reject this new application.

Yours Sincerely  
C.G. Carline  
Lantau Resident



2

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

221204-221140-44184

**Reference Number:****提交限期**

16/12/2022

**Deadline for submission:****提交日期及時間**

04/12/2022 22:11:40

**Date and time of submission:****有關的規劃申請編號**

A/SLC/173

**The application no. to which the comment relates:****「提意見人」姓名/名稱**

先生 Mr. Chan Wing Chi

**Name of person making this comment:****意見詳情****Details of the Comment :**

申請人於2019年提出申請時（該申請編號為A/SLC/155），由於申請地段屬於「海岸保護區」，而申請人卻未能提供任何環境及生態影響之評管報告及補救措施，故本人當時反對該項申請。很遺憾申請人於多年後提出同樣的申請時（即本申請A/SLC/173），仍沒有提供相關的報告，故本人維持反對此項申請。

申請地段乃為「海岸保護區」，擁有極為珍貴之生態價值，任何挖土工程必會永久破壞自然生態，造成不可挽救的影響，從而對大嶼山社區帶來負面因素，從而影響香港社會穩定，從而影響國家安全。所以在國家安全的前提下，懇請各城規會委員否決此項申請。

3

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

參考編號

Reference Number:

221205-192210-09648

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

05/12/2022 19:22:10

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/173

「提意見人」姓名/名稱

Name of person making this comment:

Kelly

意見詳情

Details of the Comment :

反對興建渡假營地，帶來垃圾、嘈音、光害及污水，影響周邊生態及破壞社區寧靜環境。

4

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

參考編號

Reference Number:

221205-190952-52664

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

05/12/2022 19:09:52

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/173

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kate

意見詳情

Details of the Comment :

我反對此項目因為不想影響大嶼山生態及環境

工程計劃會造成環境污染



5

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



**A/SLC/173 DD 3161 Pui O CPA Caravan site**

10/12/2022 03:53

From: [REDACTED]  
To: tpbpd <tpbpd@pland.gov.hk>  
File Ref:

Dear TPB Members,

Regrettably 155 was approved on Review on 20 Dec 2019 with extensive conditions. This despite this 'gem' on the part of the applicant

*"He pointed out that he would actually be making more money, **and could do away with the hassle of application** had he chosen to run a concrete-paved open storage yard or carpark instead"*

Almost 3 years later on 20 May 2022 approval was revoked for failure to meet with many of them. But the applicant knows how the system works, a fresh application, this time for 10 caravans and the Garden Centre. No mention of the entertainment facilities that are the main money spinner.

There has been no improvement to the site, the conditions one can observe from walking around the perimeter is third world at best, fetid pools, garbage, broken down fencing.

In some respects open storage would be a more benign land use as it would avoid the issues relating to discharge of gray water and toilet facilities.

The applicant has displayed that he has no intention to improve conditions.

Members should reject the application.

Previous objections remain applicable.

Mary Mulvihill

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From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>  
Date: Wednesday, 6 November 2019 2:16 AM CST  
Subject: Re: A/SLC/155 DD 3161 Pui O CPA

Dear TPB Members,

I have been to Pui O recently and local residents took me around the site. It is quite clear that there is extensive illegal activity ongoing, including the staging of entertainment and hosting of weddings.

In addition there are significant hygiene and sewerage issues, the stench is unbearable and there are many pools of stagnant water.

A number of small lots have been fenced off depriving the buffalo of grass.

Members should ask PlanD for images of the site and its current condition and question why the illegal activities are allowed.

Also the use of containers as residential accommodation is a cause for concern. Why does CLP provide power for these units?

Mary Mulvihill

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**From:** [REDACTED]

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

**Date:** Friday, 4 October 2019 11:32 PM CST

**Subject:** Re: A/SLC/155 Pui O Holiday Camp - Hobby Farm

Dear TPB Members,

Their is no justification for appeal.

Approval of this application would compromise plans for the conservation of wetlands and controls on illegal dumping. It is clear that the proposed filling in and concreting of the lots would cause irreversible damage to the wetlands. Extensive use of portable loos would certainly result in issues of hygiene and contamination not only to the site itself but also to adjacent lots. The damage would be compounded by the siting of the septic tanks on top of unauthorized landfill.

Electric vehicles green wash.

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Friday, July 12, 2019 10:41:55 PM

**Subject:** A/SLC/155 Pui O Holiday Camp - Hobby Farm

Dear TPB Members,

To avoid repetition, all objections to withdrawn application 147 are applicable to 155.

The septic tank arrangements not outlined in the 155 plan are of particular concern in such a sensitive and porous terrain.

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Wednesday, July 10, 2019 3:14:22 AM

**Subject:** A/SLC/155 DD 3161 Pui O CPA

A/SLC/155

Lots 626(Part), 627 (Part) 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island

Site area : About 3,672m<sup>2</sup>

Zoning : "Coastal Protection Area"

Applied Development : Holiday Camp **5 Years** and Excavation of land (Sewage Facilities)/ 4 Parking

Dear TPB Members,

Strong objections to this application that would irreversibly damage wetlands where buffalo currently roam.

Part of the attraction for visitors to Pui O is the path through this site where one can admire the buffalo up close and city folk get the rare opportunity to be in close contact with these placid and friendly animals.

The facility would be nothing more than cheap lodgings for mainland visitors and certainly provide no benefit for the Hong Kong community. That the area is being over run by visitors to the detriment of locals is very evident at the camp site where HK people can no longer find a space.

As for parking for 4 electric vehicles, Green wash. Electric vehicles could not cope with the steep ascent between Pui O and Tung Chung.



In this era of global warning and with regard to the many reports on the benefits of protecting and enhancing our wetland buffer zones to mitigate the inevitable rise in high tides etc, it is high time HK takes environmental issues seriously and invests in the long overdue restoration of wetlands.

With billions in reserves and a pledge to conserve South Lantau the administration should acquire sensitive coastal sites like this.

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Thursday, August 17, 2017 1:11:02 AM

**Subject:** Re: A/SLC/147 Pui O Holiday Camp - Hobby Farn

Dear TPB Members,

Some green washing and playing around with trees do not alter the fact that this is CPA and the proposed facilities will result in extensive negative impact on the delicate ecological balance.

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Wednesday, July 26, 2017 1:44:04 AM

**Subject:** Re: A/SLC/147 Pui O Holiday Camp - Hobby Farn

Dear TPB Members,

Friends living in the district tell me that there have been illegal commercial activities carried out on this site.

If the administration is sincere in its vision for South Lantau as a green recreational lung, then facilities such as camping sites should be provided only on appropriate sites with safe access and adequate plumbing and drainage provided.

Random facilities will degrade the sensitive ecological balance and turn Lantau into another planning disaster area like much of NT.

Have no lessons been learned/

Mary Mulvihill

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**From:** [REDACTED]

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

**Sent:** Friday, June 23, 2017 2:04:31 AM

**Subject:** A/SLC/147 Pui O Holiday Camp - Hobby Farm

A/SLC/147

Lots in D.D. 316L and adjoining Government Land, Pui O, Lantau Island

Site area : About 4,993.88 m<sup>2</sup> Includes Government Land of about 22.3 m<sup>2</sup>

Zoning : "Coastal Protection Area"

Applied Development : Holiday Camp (Hobby Farm)

Dear TPB Members,

I strongly object to this application.

The Planning Intention of CPA is :

*This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.*

*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*

The proposed development would in no way conserve the natural landscape, on the contrary it would introduce foreign elements. Neither is it essential in nature. Pui O already has an extensive camping ground alongside the beach.

A 'hobby farm' would introduce plants that are not indigenous to the area and upset the delicate ecological balance. It would also encourage run off and use of

pesticides that would impact insects, birds, and small animals.

The proposed caravan park would attract additional traffic but there is no provision for parking facilities.

The application mentions decking, containers, portable toilets, platforms, storage, etc. All of these would result in land being covered over and negatively impacted. This is totally inappropriate for sensitive wetlands where interaction with sunshine and the elements are essential.

TPB must reject this inappropriate application and remind the site owners that South Lantau is to be conserved as a green lung.

Mary Mulvihill



6

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

參考編號

Reference Number:

221213-170010-41928

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

13/12/2022 17:00:10

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/173

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Paul Zimmerman

意見詳情

Details of the Comment :

This site is zoned as coastal protection area, but unfortunately there is constant abuse of the land for other uses.

The Board ought to refuse approval, condemn the land owners for the abuse of the land and compel the owners and the lands department to ensure the land is reinstated as farm land.

7

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

參考編號

Reference Number:

221214-101535-69139

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

14/12/2022 10:15:35

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/173

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Yuen Oi Ting Katy

意見詳情

Details of the Comment :

本人是地段 [REDACTED] 之地段範圍其中一位業權持有人，現提出反對上述申請編號 A/SLC/173 的申請，由於A/SLC/173 所申請範圍，會對本人的地段旁的污水排放，對本人的地段會有一定程度的影響，所以貴委員會能作出適當行動，拒絕該申請人的申請，並維護本人的合法權益。

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

13th December, 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years  
and Excavation of Land (Sewage Facilities)**  
**(A/SLC/173)**

1. We refer to the captioned.
2. According to the Statutory Planning Portal 2 website, there was an approved (after review) application covering the current application site with almost the same project title (Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and Excavation of land (Sewage and Drainage Facilities); A/SLC/155; approved with condition(s) on a temporary basis after review in 2019). Applications for extension of time limit regarding A/SLC/155 were also approved many times until March 2022. This application (A/SLC/155) was finally revoked in May 2022, and the reasons are as follows:

*'As the applicant had failed to comply with conditions (e), (g), (i), (k) & (l) satisfactorily by 20.5.2022, the planning permission for the subject application had already been revoked on the same date.'*

3. The relevant approval conditions are shown below:

*(e) in relation to (d) above, the implementation of the landscape proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 20.9.2020;*





(g) in relation to (f) above, the implementation of the drainage proposal within 9 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 20.9.2020;

(i) in relation to (h) above, the provision of fire service installations and water supplies for firefighting within 9 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 20.9.2020;

(k) in relation to (j) above, the provision of loading/unloading bays and parking spaces within 9 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 20.9.2020;

(l) the provision of septic tanks within 9 months from the date of the planning approval to the satisfaction of the Director of Lands or of the Town Planning Board by 20.9.2020;

4. We consider condition (l) above is of particular concern. We would like the Board to consult relevant authorities/ parties as to whether the application (A/SLC/155) was in operation during the time extension period. If the answer is yes, we recommend the Board to enquire how the sewage issue potentially generated by the holiday camp was addressed in this period.

5. There is an Ecologically Important Stream (EIS), the Pui O EIS<sup>1</sup>, located less than 85 m (shortest distance) from the application site, and the site itself is also located within the Coastal Protection Area (CPA) with the following planning intention:

*'This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.'*

*There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural*

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<sup>1</sup> [https://www.afcd.gov.hk/english/conservation/con\\_wet/streams\\_rivers\\_hk/Con\\_NSR/files/17.pdf](https://www.afcd.gov.hk/english/conservation/con_wet/streams_rivers_hk/Con_NSR/files/17.pdf)

*landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'*

6. According to the gist of the current application, no technical reports except proposed drainage plan, proposed fire service installation plan, proposed site formation plan and master landscape plan(s)/ landscape plan(s) have been submitted. We urge the Board to seriously consider whether it is still appropriate to approve the current application, in view of all the above information and history.

7. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

cc. Sustainable Lantau Office

9

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review****參考編號****Reference Number:**

221215-135752-09891

**提交限期****Deadline for submission:**

16/12/2022

**提交日期及時間****Date and time of submission:**

15/12/2022 13:57:52

**有關的規劃申請編號****The application no. to which the comment relates:**

A/SLC/173

**「提意見人」姓名/名稱****Name of person making this comment:**先生 Mr. MACMILLAN AL  
EXANDER**意見詳情****Details of the Comment :**

I object to this proposal as it is wrong and unnecessary to build on Government Land that is in the Coastal Protection area of a national park. It is protected for good reason. The extended Caravan site would destroy the habitat that is home to rare plants, birds and other animals. This land needs protecting. There is enough environmental vandalism happening in South Lantau, without the government giving over land for harmful developments like this. I strongly oppose this proposal.

Secondly, this area does not need more caravans. There are already other holiday accommodation options in this area, notably in Shap Long, and the local community does not stand to benefit from this business extending its footprint into public land. These caravan sites are an eyesore and should not be supported by the government.

Regards,

Mr MacMillan



9 附加

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

參考編號

Reference Number:

221215-143515-19162

提交限期

Deadline for submission:

16/12/2022

提交日期及時間

Date and time of submission:

15/12/2022 14:35:15

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/173

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. MACMILLAN, Alexander

意見詳情

Details of the Comment :

I object to this proposal as the Pui O wetlands are in a conservation area. The caravan site, car park and toilets would have a negative environmental impact on this unique habitat. The wetlands are internationally recognised as an area of ecological importance. It is the Government's responsibility to protect this area and prevent it being destroyed.

Please refer to "CE\_62\_2017\_Executive\_Summary\_Eng.pdf" Agreement No. CE 62/2017 (EP) Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study Executive Summary

October 2021 by the Civil Engineering and Development Department, as to the ecological importance of the site that this caravan site development would destroy.

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

參考編號

**Reference Number:**

221215-153625-05473

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 15:36:25

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Sui Ming Chu

意見詳情

**Details of the Comment :**

Pui O wetlands are a unique habitat and ecological important area. Migrating birds, and buffaloes visiting continuously through the years.

It need protection for nature reserves rather turning into commercial usage. It will destroy the nature attraction of Aouth Lantau.

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

參考編號

**Reference Number:**

221215-154523-78723

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 15:45:23

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Healy

意見詳情

**Details of the Comment :**

The Pui O Wetlands are an area of unique ecological importance. Under the principle of "develop North Lantau, protect South Lantau" I strongly object to this development.



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

參考編號

**Reference Number:**

221215-155506-46135

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 15:55:06

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Han Yan

意見詳情

**Details of the Comment :**

Pui O Wetlands is an area of unique ecological importance and this development should not be permitted under the "develop North Lantau, protect South Lantau" principle.

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

參考編號

**Reference Number:**

221215-155839-47182

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 15:58:39

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Healy Joseph

意見詳情

**Details of the Comment :**

This development should not be approved. The Pui O Wetlands are an important area of natural beauty and ecological diversity. They should be protected under the principle "develop North Lantau, protect South Lantau"

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

參考編號

**Reference Number:**

221215-160115-07891

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 16:01:15

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Healy Daniel

意見詳情

**Details of the Comment :**

I object to this proposed development on the grounds of the "Protect South Lantau" principle. The Pui O Wetlands are a unique site of ecological diversity and must be preserved.

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

參考編號

**Reference Number:**

221215-160527-03378

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 16:05:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Healy Sean

意見詳情

**Details of the Comment :**

This development is not appropriate under the "Protect South Lantau, develop North Lantau principle". The Pui O Wetlands are a site of natural beauty and precarious ecological diversity including mangroves and seabirds, which must remain protected.



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

參考編號

**Reference Number:**

221215-201124-57792

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 20:11:24

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

Colbran

意見詳情

**Details of the Comment :**

This land has been applied for numerous times by the same people. They have consistently used the principle "Destroy first apply later". This was evident in their collapsing of the wall to block the path. Assisting them to show the govt that the path was disused. However up until this time the path was used by all on a regular basis. Now you see people walking through the Buffalo field as no path exists to that side of the wetland. This wetland needs to be preserved. The applicant is constantly destroying and taking further lands. Then applying after the destruction has gone unnoticed. The govt needs to take this dishonesty into consideration and deny the application on this ground and set an example that the destroy first apply later principle will never be rewarded. But the government should firstly consider how the wet lands need protection for both the animals and the residents of Lantau.

I would be happy to discuss and provide witness to what I have observed by this applicant in relation to their land grabbing activities. I have and continue to walk this path daily for the last 14 years!

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

參考編號

**Reference Number:**

221215-201843-12961

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 20:18:43

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Susan

意見詳情

**Details of the Comment :**

I am aware there is an application to extend the land area of Garden Plus under the name of JK properties further into the wet lands. This will put further pressure onto the delicate ecosystem that surrounds it. I am also aware another application to build 4 village houses in the area. Could the council consider these 2 expansions occurring simultaneously as being too much.

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

參考編號  
**Reference Number:** 221215-202754-58733

提交限期  
**Deadline for submission:** 16/12/2022

提交日期及時間  
**Date and time of submission:** 15/12/2022 20:27:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. Lia Farrow

意見詳情  
**Details of the Comment :**

I object to the plans. It is destroying wetland habitat. Additionally the current caravan site they have is noisy and disturbs the peaceful walk through the buffalo fields

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

參考編號

**Reference Number:**

221215-203301-09449

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 20:33:01

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Neil Thomson

意見詳情

**Details of the Comment :**

This should be refused. This is valuable habitat in a wetland area of considerable ecological importance. The applicant has already intruded on government land and should be stopped. This is an attempt to take over government land for private benefit that will not benefit the public. In fact it will seriously detract from the public interest.



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

參考編號

**Reference Number:**

221215-203620-36971

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 20:36:20

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Jennifer

意見詳情

**Details of the Comment :**

Objection on this proposal for the habitat, Buffalo, community and nature.
--

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

參考編號

**Reference Number:**

221215-204124-15411

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 20:41:24

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Christopher Lynch

意見詳情

**Details of the Comment :**

There is no public benefit to this application. This group had been trying to do this for years. They have blocked off one government path to claim domain over government land. Now they look to legalize what they've taken and expand on that. Already their actions have displaced native buffalo, pushing them into the streets and causing issues with residents because the buffalo cannot get through. Don't allow this application. It breaks what South Lantau is supposed to be, a natural habitat for all of Hong Kong

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

參考編號

**Reference Number:**

221215-210916-01050

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:09:16

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Cordingley JP

意見詳情

**Details of the Comment :**

The Pui O wetlands must be protected and cherished as they stand today.

This project, if approved, would shamelessly destroy a rich natural habitat.

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

參考編號

**Reference Number:**

221215-211726-58915

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:17:26

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Robert McCarthy

意見詳情

**Details of the Comment :**

We would object to any expansion of the holiday park into public land, and would request that the existing encroachment on to the public path behind the holiday park be removed so that it is once again available for the walking public. This area is a precious wetland that should not be damaged for commercial purposes. We are especially concerned about any changes being made to the free running stream next to the holiday park as this should be left undisturbed.

We are confused about this application being labeled Temporary since it is difficult to imagine that the existing wetlands would be restored after 3 years. Has this been included only to make the application appear to be a less serious attack on public lands?

The wetlands meadow between the main road and Ham Tin village is an important ecological location - and one of the reasons people come to stay in their holiday park - and no one should be permitted to alter this or grab portions of this public land solely for their own commercial desires.



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

參考編號

**Reference Number:**

221215-211857-04945

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:18:57

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Nandini N

意見詳情

**Details of the Comment :**

Because of the camping place, we already have rubbish thrown in the wetlands which buffaloes eat and fall sick. Please do not approve this extension anymore for the well beings of all the animals and wild life around. People flock to South Lantau to enjoy pristine nature and wild life. With expansion of camping Pui O will not be the same. This is cheating for the nature and wild life. Please help avoid this occurrence.

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

參考編號

**Reference Number:**

221215-213051-41715

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:30:51

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alex Kim

意見詳情

**Details of the Comment :**

Since I walk by the path along the stream almost every day, I have serious concerns about the proposal to divert the path of the stream in order to build sewage collection for the holiday camp. As a resident of Ham Tin village and Pui O, I am concerned that human sewage will leak or be directly dumped into the stream which is the home of many wildlife and beautiful birds clearly use it as well as the water buffalos. Furthermore, I noticed that the holiday camp is quite ugly and there seems to be more trash that gets found in the buffalo field and stream since the holiday camp was put up. I am strongly opposed to this proposal and very concerned that expanding use of this area by JK Properties will result in more environmental destruction of this beautiful wetland and stream which is very important to the local wildlife such as fish, birds and water buffalos. We must keep the stream and wetlands as natural as possible so JK Properties' application must be rejected.

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

參考編號

**Reference Number:**

221215-214327-64777

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:43:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. DANELIA EADON

意見詳情

**Details of the Comment :**

I'm against this plan. This will only benefit the land owners, not the general community. Potential damage to local wetlands area from sewage run off and garbage, as well as general waste from building materials. At the moment there are some very dangerous construction spikes around the stream. I'm against diversion of any streams/water ways for personal profit. There also seems to be more trash around that area generally. On another note, public transport demand on weekends currently exceeds supply. More tourists = lack of transport for locals. Please reject this application.

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

參考編號

**Reference Number:**

221215-215726-65898

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 21:57:26

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Trevor

意見詳情

**Details of the Comment :**

The proposed development will negatively impact the natural stream and also the wetlands which will negatively impact the water Buffalo. This area has natural beauty and is a remnant of historic Lantau - something which should be preserved by the Hong Kong Government. The tragedy of wetland drainage and risk human waste from the camp site potentially being diverted to the stream or even near it is truly alarming.



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

參考編號  
**Reference Number:** 221215-220509-19762

提交限期  
**Deadline for submission:** 16/12/2022

提交日期及時間  
**Date and time of submission:** 15/12/2022 22:05:09

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱  
**Name of person making this comment:** 夫人 Mrs. TAM KIT

意見詳情  
**Details of the Comment :**

I strongly object to losing more wetland to commercial usage. The wetlands are essential to the nature habitats of Pui O.

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

參考編號

**Reference Number:**

221215-231447-84147

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 23:14:47

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Chi

意見詳情

**Details of the Comment :**

It totally disrupts the current harmonious ecosystem for birds, buffaloes, frogs, crabs, fishes, plants and beyond. The light and sound also seriously affect our village as close neighbours to the site.

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

參考編號

**Reference Number:**

221215-235244-53245

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

15/12/2022 23:52:44

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Jeremy Sargent

意見詳情

**Details of the Comment :**

The proposed area of expansion is an area of high ecological value comprising wetlands, streams and grazing areas. I strongly opposed to any further encroachment within this area. Sadly, the whole village has become a dumping ground for waste, containers, cars and so forth. It is absolutely appalling that in 2022, it is still acceptable for the natural environment to be treated in this way. This is particularly sad in a city like Hong Kong with a high population density, abundant resources and an educated population. If granted, the proposal will only add to the mess, increase pollution in the local streams and become a further blight on the landscape. I really hope that the relevant departments can come and take a look and see what a disgraceful state much of the village is kept in. Thank you for your attention

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

參考編號

**Reference Number:**

221216-000143-60545

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 00:01:43

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Savjith Ravi

意見詳情

**Details of the Comment :**

I Object to this proposal, wetland must protected at all cost

Thanks

Savjith Ravi J



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

參考編號

**Reference Number:**

221216-031735-71874

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 03:17:35

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Gendron

意見詳情

**Details of the Comment :**

Please do not approve this application. The zone is classified as "Coastal Protection Area". The Wetlands are important ecosystems that should be protected, not drained. This wetlands area is connected with the stream that flows to Pui O beach. Added nutrients would not only upset the balance in the river, but in the estuary and Pui O bay.

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

參考編號

**Reference Number:**

221216-090131-01089

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 09:01:31

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Allison Smith

意見詳情

**Details of the Comment :**

Please do not approve this proposal. The wetlands are a coastal protected zone. Pollution from campers will affect the stream, estuary, and Pui O bay.”  
If others have additional concerns, please add so today's comments can be as compelling as possible.

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

參考編號

**Reference Number:**

221216-090249-06327

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 09:02:49

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Will Spence

意見詳情

**Details of the Comment :**

The wetlands form an essential part of the local eco system and destroying them in this way will not only be very damaging to the local wildlife, but will also increase flood risk to the local area.

In a time where the world is focussing on ways to save our planet, plans such as this can be more damaging than ever. Please reject this for the wider benefit of everyone.

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

參考編號

**Reference Number:**

221216-093829-87730

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 09:38:29

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Rima Rafi

意見詳情

**Details of the Comment :**

The wetland is a natural habitat for so many species of birds, insects and animals. Wetland destruction can increase flood damage, cause water pollution and trigger a decline in wildlife population. Therefore, I request you, please do not approve this proposal.



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

參考編號

**Reference Number:**

221216-094021-98860

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 09:40:21

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. O'Connor

意見詳情

**Details of the Comment :**

The wetlands of Pui O are a protected area. This interdependent ecosystem cannot be replaced. It is an integral part of the natural beauty and uniqueness of the area. Living in balance with nature is important in this village and therefore encroachment into wetlands should be limited. Extending camping facilities will cut off riparian zone and vital animal migration routes. The human impact includes increased open sewage that is a health risk for all share holders, as well as noise and refuse pollution. All factors will negatively affect the local residents, both human and animal.

The only benefit is financial gain for a very small percentage of the community. Is this justifiable when there are currently already established empty holiday rentals?

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

參考編號

**Reference Number:**

221216-103709-18275

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 10:37:09

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. AK

意見詳情

**Details of the Comment :**

The wetland has unique function and related with ground water system. I disagree with this new development which will affect the environment and Pui O beach area.

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

參考編號  
**Reference Number:** 221216-111254-57800

提交限期  
**Deadline for submission:** 16/12/2022

提交日期及時間  
**Date and time of submission:** 16/12/2022 11:12:54

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/173

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

意見詳情  
**Details of the Comment :**

Please do not approve this proposal. The wetlands are a coastal protected zone enjoyed by the community at large. Pollution from campers will affect the stream, estuary, and Pui O bay, and would result in an irreversible destruction of natural habitat and communal treasure. Can we please also proceed to re-establishing/re-opening the public path behind the holiday park that has been blocked.

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

參考編號

**Reference Number:**

221216-112110-79752

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 11:21:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Marcus Turner

意見詳情

**Details of the Comment :**

I wish to object to this proposal due to the extensive and permanent environmental damage it will cause to what is supposed to be a coastal protected zone. There will be little to no benefit to the local community or general public.



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

參考編號

**Reference Number:**

221216-114547-44037

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 11:45:47

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Violeta Camarasa San Juan

意見詳情

**Details of the Comment :**

As a permanent resident in the area, I object to this application for the following reasons:

- Pui O Wetlands are an important environmental area that is already in danger and needs to be protected.
- If Pui O and Lantau Island are meant to attract tourism in the future, it is important to preserve its attractive. Pui O Wetlands are part of the reason why tourists visit the area.
- While the application is for a 3-year temporary holiday camp, this sounds like an attempt to trick the government. After 3 years, the environmental damage to the Pui O Wetlands will be irreversible. There will no more reasons for the government to protect the land. This may be a strategy by the applicant to eventually turn the temporary camp into permanent and occupy more land.

Thank you for your consideration.

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

參考編號

**Reference Number:**

221216-121726-17907

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 12:17:26

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Robert Ellis-Geoger

意見詳情

**Details of the Comment :**

I strongly object to the JK Properties proposal in setting up a caravan park.

There will be serious negative impact to the environment and life style of the people living in Pui O.

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

參考編號

**Reference Number:**

221216-162156-77244

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 16:21:56

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Christian Pfordt

意見詳情

**Details of the Comment :**

The affected piece of land is an important part of the local flora and fauna and frequented by the Lantau water buffaloes. If converted into a car park, it means that further commercial developments will possibly follow; so it is important that holistic and comprehensive planning is carried out, with potential developments communicated to the public.

The site should be visited by ecological experts first, and the project should only go ahead if they confirm that there won't be substantial damage to the Pui O wetlands landscape and wildlife.

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

參考編號

**Reference Number:**

221216-164445-49426

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 16:44:45

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Jessica Tan

意見詳情

**Details of the Comment :**

Pui O wetlands are a unique habitat and ecologically important. This has been repeated many times in many occasions and it is ridiculous that there is at all consideration for more caravan camping. If people want to camp, they can go to the public campsites at Pui O beach right next door, or existing legal private camping at Treasure Island Group. There are many essentially illegal glamping areas in Pui O already, South Lantau policy is about ecological preservation.



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

參考編號

**Reference Number:**

221216-170241-92393

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:02:41

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alistair Monument

意見詳情

**Details of the Comment :**

I totally object to this proposal. The Pui O wetlands are hugely valuable from a biodiversity, cultural and tourism point of view. This unchecked development is a scandal and I am sure will be exposed to be linked to corruption at some point. South Lantau is meant to be a conservation hotspot. Hugely important for migratory birds let alone the values feral buffalo. Save Lantau!!

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

參考編號

**Reference Number:**

221216-172031-50504

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:20:31

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Marcus Tancock

意見詳情

**Details of the Comment :**

This is another example of the shameful destruction of our precious wetlands. I object wholeheartedly

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

參考編號

**Reference Number:**

221216-172411-81097

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:24:11

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Darren Catterall

意見詳情

**Details of the Comment :**

Please protect all wetlands and biodiversity rich places in Hong Kong. There are plenty of brown field sites to develop and you have that great island in the harbour you are going to build which will have lots of room for things there. Why not let them develop their park there. Don't destroy wet lands. The world is slowly dying because we are not leaving any space for nature. 30% by 2030. Please do your bit

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

參考編號

**Reference Number:**

221216-172841-15599

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:28:41

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Dina Yang

意見詳情

**Details of the Comment :**

It s a disgrace to see that various governmental departments are still not stepping in to protect valuable wetlands for biodiversity and water purification! It s unbelievable to watch more and more wetlands shrinking in front of our eyes in the favour of commercial use. If we don t start to preserve now it will be gone once and for all and Pui O will be just another developed village like any other in Hong Kong. Its uniqueness could be turned into a nature protected educational zone instead, valuable for generations to come! Step in, stop and protect now!



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

參考編號

**Reference Number:**

221216-173011-80563

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:30:11

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Fung

意見詳情

**Details of the Comment :**

本人是地段 [REDACTED] 之地段範圍其中一位業權持有人，現提出反對上述申請編號 A/SLC/173 的申請，由於A/SLC/173 所申請範圍，會對本人的地段旁有污水排放，對本人該地段的環境會有一定程度的影響，所以貴委員會能作出適當行動，拒絕該申請人的申請，並維護本人的合法權益。

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

參考編號

**Reference Number:**

221216-173450-98475

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:34:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Wong wing Kun

意見詳情

**Details of the Comment :**

Preservation of Wetland outweigh the need for an "extention" of leisure facilities. It is against the public interest of maintaining bio diversity for sustainable development. The Application should not be approved!

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

參考編號

**Reference Number:**

221216-173533-22358

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:35:33

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Susan Smith

意見詳情

**Details of the Comment :**

This wetland area is of extreme importance for students. I am a former principal of Victoria Shinghai Academy and, each year, we would take students to the wet lands to study the ecosystem. It is also a unique area in Hong Kong and gives Lantau another reason for tourist to visit. An extended camp site is not necessary in that area .

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

參考編號

**Reference Number:**

221216-174121-69597

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:41:21

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Kinzie

意見詳情

**Details of the Comment :**

This development application has already been denied several times.

The "Coastal Protection Area" zoning has a loophole as no government department is authorized with enforcement power. This was addressed in the policy address.

The "Coastal Protection Area" zoning has a loophole as no government department is authorized with enforcement power. This was addressed in the policy address.

I was just noticing the other day how much of the wetland has been destroyed since 2007 when I moved out here. It deserves our attention. JK properties has lost a few applications due to public feedback.

The area has a number of questionable developments already.

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

參考編號

**Reference Number:**

221216-174504-47280

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:45:04

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Nightingale Y T Lok

意見詳情

**Details of the Comment :**

Objection to the application
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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221216-174852-37708

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 17:48:52

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Jeremy Mair

意見詳情

**Details of the Comment :**

I hereby object to this proposal in the view that this area is of ecological importance.

We must preserve our natural areas and the wildlife that depends on it.

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

參考編號

**Reference Number:**

221216-182443-70888

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:24:43

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss mika

意見詳情

**Details of the Comment :**

This will destroy natural habitats, do not do this
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**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

221216-182653-66578

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:26:53

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Andrea Richey

意見詳情

**Details of the Comment :**

I do not agree with the granting of additional land to the developer in order to increase their caravan lot. The area is a wetland area that should be preserved for the whole community and for the environment. Further encroachment of prawn this important Lantau wetland area will result in unsustainable climate change and irreparable and irreversible damage to our wildlife.

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

參考編號

**Reference Number:**

221216-183101-28186

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:31:01

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Amanda Yik

意見詳情

**Details of the Comment :**

I object to the granting of permission to build a holiday camp on the Pui O Wetlands. This area is of unique and significant ecological value in Lantau, and has been a very important habitat for the local buffaloes, egrets and other native wildlife. Not only will construction damage the habitat of these precious wildlife, irreparable damage to the local ecology will have widespread destructive impact to the wildlife in the whole of South Lantau. Hong Kong has more than sufficient space in the form of brown space and other more suitable areas for recreational purposes. It is essential that natural landscapes and habitats are preserved in order for natural life to thrive and sustain, and Pui O wetlands is one of those areas that must be preserved and protected.

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

參考編號

**Reference Number:**

221216-183149-79438

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:31:49

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Matthew Teague

意見詳情

**Details of the Comment :**

The proposal for this site is on a very unique wetland area that should be designated as protected land. The going ahead of this project will upset local residents who cherish this beautiful piece of land, and it must be protected at all costs as not many pieces of land for wildlife exist in public areas in Pui O or surrounding areas.



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

參考編號

**Reference Number:**

221216-184657-41746

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:46:57

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Leslie

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish,water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.

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

參考編號

**Reference Number:**

221216-184833-50970

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:48:33

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Li Kin Wing Lester

意見詳情

**Details of the Comment :**

The Government land area is belong to public, it is also part of the local buffalo herd habitat.

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

參考編號

**Reference Number:**

221216-184909-76339

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:49:09

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Sylvain rocher

意見詳情

**Details of the Comment :**

Dir sir, i know this part of pui o very well. This is a natural habitat that should be preserved for birds and water buffalos. It is of the upmost importance that we preserve biodiversity with wetlands. Everytime we expand human activities vs natural habitat, this is a risk for our own future.

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

參考編號

**Reference Number:**

221216-184918-44921

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:49:18

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. M W Leung

意見詳情

**Details of the Comment :**

該發展項目位於水牛、黃牛棲息地。  
現在水牛黃牛生存空間因為人類嘅活動，行為越來越少！  
將來人、牛衝突只會越嚟越多！  
要知道人類唔係地球上唯一生物，生物多樣性是現行環境保育嘅意識重點，香港政府現行政策及此次諮詢是背道而馳！  
因此我反對本次諮詢。

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

參考編號

**Reference Number:**

221216-185208-08623

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:52:08

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Yip Kai Chun

意見詳情

**Details of the Comment :**

Pui O wetlands are a unique habitat and ecologically important. For this reason, I oppose this project with land fill and car park spaces!



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

參考編號

**Reference Number:**

221216-185532-80964

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 18:55:32

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Sophie Bonnin-Rocher

意見詳情

**Details of the Comment :**

Please keep the wetland to nature and it's inhabitants. What will be destroyed though the proposed works cannot be undone. It will affect biodiversity including us durably.

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

參考編號

**Reference Number:**

221216-190704-64846

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:07:04

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Shiao Kuan Maddox

意見詳情

**Details of the Comment :**

It is our duty to preserve the wetland, engrits and nature habitats.
--

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

參考編號

**Reference Number:**

221216-190730-89149

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:07:30

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Kirstin Gourlay

意見詳情

**Details of the Comment :**

I am against this proposed development of the wetland. It is not in the long term interest of the community, nature or sustainable development.

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

參考編號

**Reference Number:**

221216-190840-32968

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:08:40

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Kristian Dodds

意見詳情

**Details of the Comment :**

Being a local living in Mui Wo my whole life I am aware of the type of people we are bringing into Lantau. THIS IS A LONG TERM RECIPE FOR DISASTER!

We need to consider the people and the environment. The buffaloes are heavily populated around Pui O. If there are suddenly more road accidents, more trouble with uneducated tourists what do you think will end up happening in the long term.

A lot of this current development is for short term profits that don't take into consideration the long term damage this will have on the local community and environment.

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

參考編號

**Reference Number:**

221216-191835-12950

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:18:35

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Diana Hui

意見詳情

**Details of the Comment :**

objection against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecology of wetlands.  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special. We shouldn't ruin a beautiful wetland.



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

參考編號

**Reference Number:**

221216-192921-59898

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:29:21

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Andreza Rodrigues de Jesus

意見詳情

**Details of the Comment :**

Please don't disturb the nature. I am not agree with the camping place. I am for the animals and plants and flowers and leaves and plants and human. Please take care of our environment!please !

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

參考編號

**Reference Number:**

221216-194158-57394

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:41:58

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Nadia Martins

意見詳情

**Details of the Comment :**

I object to this extension of the caravan park. We have been slowly taking over Nature and it's creating imbalances in our HK ecosystem. As we are returning to the 'normal' which was too fast paced we should focus on preserving what is not yet ruined by human intervention. There is a need to keep the Wetlands as is, with all the creatures, biodiversity and life that exists there. Please feel free to contact me for further information.

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

參考編號

**Reference Number:**

221216-194417-81352

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:44:17

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Chloe Biggs

意見詳情

**Details of the Comment :**

Please do not approve this proposal. The wetlands are a coastal protected zone. Pollution from campers will affect the stream, estuary, and Pui O bay. Those making the application do not appreciate and take care of the land that they use, leaving rubbish and destroying the natural wetland as they are inhabiting. Local residents are against the use of the land in this way and would like it to be kept for use by the animals and protected.

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

參考編號

**Reference Number:**

221216-194505-11312

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:45:05

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss S

意見詳情

**Details of the Comment :**

Objection on this application which damages the natural environment and also harmful to the residents living there.

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

參考編號

**Reference Number:**

221216-194812-52533

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:48:12

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Yeung Ting Ting

意見詳情

**Details of the Comment :**

The campsite has been expanding for last few years and it destroyed the wetland and blocked a road behind it from villages. It has decorated the campsite beautifully while keeping the surrounding very dangerous for the small road most Ham Tin villagers passing through. More tourists living in the campsites will produce more human waste and noise pollution. Please do not approve their expansion in order to protect the natural environment for the buffalo and villagers.



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

參考編號

**Reference Number:**

221216-194900-02554

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:49:00

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

Yau

意見詳情

**Details of the Comment :**

Ecologically sensitive area. Plus existing traffic and road conditions and nearby health facilities are not built for extra traffic. Concerned about the impact and difficulties in large scale events and emergencies

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

參考編號

**Reference Number:**

221216-195450-80403

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:54:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Miss Chan Chan

意見詳情

**Details of the Comment :**

Objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pu  
i O so special.

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

參考編號

**Reference Number:**

221216-195749-19071

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 19:57:49

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. CHOW LAI FOON

意見詳情

**Details of the Comment :**

反對臨時度假營。救救貝澳牛。

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

參考編號

**Reference Number:**

221216-200938-81374

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:09:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. David Ruan

意見詳情

**Details of the Comment :**

The proposed developments will have very negative impact and long term consequences for ecology and environment. I strongly object to the such a proposed development.

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

參考編號

**Reference Number:**

221216-201311-84340

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:13:11

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Andy

意見詳情

**Details of the Comment :**

I strongly object to the application. The Pui O wetlands have ecological importance, and are famous in Hong Kong, and are already being eroded away by private developments that do not serve the public good. This one should not be permitted



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

參考編號

**Reference Number:**

221216-201810-99462

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:18:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Misha

意見詳情

**Details of the Comment :****-AGAINST THE DESTRUCTION OF PUI O'S WETLANDS.**

According to WWF the Pui O wetlands are very precious and contain crucial habitats: secondary woodlands, fresh water marshes, coastal mudflats, mangroves, and sandflats - ALL of which support important species (such as Romer's tree frog and Chinese horseshoe crab)

"Healthy watersheds support healthy ecosystem that benefit both wildlife species and human beings; while damaged or destroyed watersheds reflect that the environment is in serious trouble." Getting rid of/ damaging these wetlands would be a HUGE mistake, and would negatively affect not only the wildlife around it, but also the local population. Due to the fact they are extremely valuable for flood protection, water quality improvement, shoreline erosion control, natural products, recreation and aesthetics.

All of which would be put in risk when building this car park + toilets.

If I were the HK authorities, I would pause and ask myself: should I risk the health and safety and several hundred human beings who live by this wetland, or is building an unnecessary car park and toilet more important.

I have trust that they should see this and make the right decision for their people, and protect Lantau!

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

參考編號

**Reference Number:**

221216-202016-69288

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:20:16

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Deborah McAulay

意見詳情

**Details of the Comment :**

The Pui O wetlands are a unique and beautiful habitat , supporting a wide range of local insects, birds and animals. Building a caravan park with sewage facilities would severely threaten all this, and it would send a clear message to the general public that nature and HK's ecology is not that important. If school children grow up believing HK's natural habitat is not worth protecting then it will soon disappear and we never be able to gain back what is lost. Now is the time to act to protect what we have. HK is a region with one of the highest levels of biodiversity in the world. It is priceless and let us acknowledge this gift and look after it!

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

參考編號

**Reference Number:**

221216-202358-39731

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:23:58

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Scott Powrie

意見詳情

**Details of the Comment :**

This wetland area is a critical part of the ecosystem in this area and for Hong Kong in general. It should be preserved for the birds and other aquatic species that rely on this area to survive. Please do not sell this to a developer who would destroy it.

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

參考編號

**Reference Number:**

221216-203826-34601

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:38:26

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Mark Loasby

意見詳情

**Details of the Comment :**

This proposed development is a direct threat to the local ecosystem generally and to the herd of buffaloes that live there specifically.

This proposal is in complete contradiction to the CEDD's current efforts to promote the sustainability of Lantau's environment.

There is likely to be vociferous opposition from local inhabitants who are genuinely concerned about the environment, as opposed to those who simply want to make money for themselves.

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

參考編號

**Reference Number:**

221216-204526-37222

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:45:26

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Foret charles

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish,water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.



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

參考編號

**Reference Number:**

221216-204653-43756

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:46:53

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

夫人 Mrs. Lai

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish,water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.

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

參考編號

**Reference Number:**

221216-204929-53691

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:49:29

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Mustafa

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.

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

參考編號

**Reference Number:**

221216-204947-10688

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:49:47

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Ingrid

意見詳情

**Details of the Comment :****I strongly object to this development. It will have a negative impact on the environment**

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

參考編號

**Reference Number:**

221216-205050-41402

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:50:50

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Tristan G

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.

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

參考編號

**Reference Number:**

221216-205302-51054

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:53:02

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Isabella

意見詳情

**Details of the Comment :**

objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.



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

參考編號

**Reference Number:**

221216-205525-40045

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 20:55:25

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Paul Hay

意見詳情

**Details of the Comment :**

I object in the strongest terms. Pui O is an area of wild beauty and the detrimental impact on wildlife will be irreversible. This planning application must be rejected.

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

參考編號

221216-210410-92568

**Reference Number:**

提交限期

16/12/2022

**Deadline for submission:**

提交日期及時間

16/12/2022 21:04:10

**Date and time of submission:**

有關的規劃申請編號

A/SLC/173

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

小姐 Miss Petra Bach

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

I understand that Hong Kong government land is tightly kept together under the wings of the H K government over decades since the severe freshwater shortage in the 1960s with one important reason, to protect the natural environment and water sheds and improve catchment areas to protect Hong Kong's natural water cycle and fresh water supply. This led to Hong Kong's current tree cover and rich biodiversity we enjoy today thanks to a successful and ongoing reforestation effort and related increase of biodiversity in the dedicated 25 country parks. It is an unprecedented international example of a reforestation effort providing insights into what other deforested areas may look like in future.

In addition, currently HK Government approved funding on various Environmental and Community action Projects on Nature Conservation in South Lantau Project and set up coastal protection areas.

The proposed landscaping plan with application number A/SCL/155 will take over a large Government plot for the extension of a private and commercial Caravan Park to be set on the wetland of the Pui O Coastal Protection Area. This Caravan Park includes development activities such as clearing space for the caravans, building of car park spaces and toilets requiring landfills for which the protected wetland needs to be drained. To my knowledge the applicant already started with this development before approval from the Town planning board and even was rejected afterwards. This antisocial behavior against government regulations should not be rewarded!!

This Pui O wetland is a unique freshwater marsh in Hong Kong of high ecological value with a high biodiversity of resident and visiting birds. It is regarded as an amphibian hotspot and various species of conservation interest such as the Chinese bullfrog and is a very important and the largest remaining water buffalo habitat in Hong Kong.

HK Government should protect this site of highly ecological value for future generations. With the increasing destruction of natural environments globally for urban development and agriculture in the last decades, Hong Kong's early efforts of reforestation and environmental protections in the country parks since 1960's, including ecologically important wetlands such as Pui O wetland. In future we don't need more artificial amusement parks but protected natural environments sustained for future generations. Please protect Hong Kong's beautiful natural environment of South Lantau!!!

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

參考編號

**Reference Number:**

221216-212152-64463

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 21:21:52

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. SUBBA

意見詳情

**Details of the Comment :**

We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecology of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making it so special.

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

參考編號  
**Reference Number:** 221216-213434-74989

提交限期  
**Deadline for submission:** 16/12/2022

提交日期及時間  
**Date and time of submission:** 16/12/2022 21:34:34

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱  
**Name of person making this comment:** 女士 Ms. Houghton

意見詳情  
**Details of the Comment :**

The wetland is an important part of Lantau's ecosystem and is home to a myriad of creatures. Please don't sell nature's home to a business only concerned with profiteering

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

參考編號

**Reference Number:**

221216-213615-23922

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 21:36:15

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Angela Li

意見詳情

**Details of the Comment :**

We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau  
It is a huge area and it will be detrimental to the ecologie of wetlands  
With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pu  
i O so special.

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

參考編號

**Reference Number:**

221216-213638-64192

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 21:36:38

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. AMT

意見詳情

**Details of the Comment :**

I am against any more construction on the Pui O wetlands. The wetland is not only the habitats of the beautiful wildlife in South Lantau, but it is also not adequate for human occupation. There is no proper drainage or sewer water treatment in this area.

It is a huge area and it will be detrimental to the ecologic of wetlands with rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special.



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

參考編號  
**Reference Number:** 221216-214510-78175

提交限期  
**Deadline for submission:** 16/12/2022

提交日期及時間  
**Date and time of submission:** 16/12/2022 21:45:10

有關的規劃申請編號  
**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱  
**Name of person making this comment:** 小姐 Miss Ho Yu Fysh Wong

意見詳情  
**Details of the Comment :**

香港大自然資源豐富，尤其大嶼山一帶，請珍惜

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

參考編號

**Reference Number:**

221216-214644-75865

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 21:46:44

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Justin Wilson

意見詳情

**Details of the Comment :**

I teach guitar lessons in Pui O and my students parents often wait in the village while their children do their lessons. Many parents enjoy wandering the wetland and enjoying the peace, quiet, and uniqueness of that ecosystem while their children are learning guitar. I know that it is a valuable tourism asset as sometimes the parents of my students will even bring friends visiting from out of town/downtown to see the water buffalo and little plants and animals and birds that call the wetland home. Destroying even a part of the wetland to expand the garden center, or any other commercial property will not only damage the scenic appeal of the pui o area, but also the sensitive and unique ecosystem that it contains. I have been on Lantau for quite a while and there's nothing like a peaceful walk through the wetland to clear the mind after a long and arduous day in the city. Please deny this application and protect our unique wetland ecosystem.

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

參考編號

**Reference Number:**

221216-222106-12830

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 22:21:06

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Apple Ng

意見詳情

**Details of the Comment :**

香港牛物種非常珍貴，這是他們的棲息地，現在已經買少見少，請停止不必要的發展！

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

參考編號

**Reference Number:**

221216-223417-99536

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 22:34:17

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Au Yeung Wai Yiu

意見詳情

**Details of the Comment :**

Objection, the Pui O wetlands are a very unique habitat and ecologically important for local Buffalo herd.

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

參考編號

**Reference Number:**

221216-232218-86927

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 23:22:18

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss 陳曉晴

意見詳情

**Details of the Comment :**

強烈反對批出該地點作露營車度假營。現在疫情放緩多人出國去旅行，對一班在疫情期間忽然露營之人士造就出興起露營的熱潮，想去露營卻要方便又舒適，造就商家霸地來作付費營地，以讓大眾來親近大自然作招徠，卻只是破壞生態環境，居住於該地的動物被迫離開家園，這實在令人感到十分之嘔心。

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

參考編號

**Reference Number:**

221216-232836-44209

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 23:28:36

有關的規劃申請編號

**The application no. to which the comment relates:** A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

女士 Ms. Dorine F G Jowharsha

意見詳情

**Details of the Comment :**

I am objecting against construction on the Pui O wetlands. We need to stop further destruction of the habitats of the beautiful buffaloes, egrets and other wildlife in South Lantau. It is a huge area and it will be detrimental to the ecology of wetlands. With rubbish, water pollution, noise and less habitat for the buffalo, birds and wildlife making pui O so special. What attracts tourists to this area will be lost.



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

參考編號

**Reference Number:**

221216-233328-45587

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 23:33:28

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Fung siu yin

意見詳情

**Details of the Comment :**

反對這種破壞發展。

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

參考編號

**Reference Number:**

221216-235746-74314

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

16/12/2022 23:57:46

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. JCHL

意見詳情

**Details of the Comment :**

I object the proposal as Pui O carries high ecological value. Such biodiversity shall be made available to the public for free, instead of being privatised and being locked by the few landlords. The government should also have better promotion on coastal protection to avoid the precious land being destroyed by campers

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

參考編號

**Reference Number:**

221217-000027-01929

提交限期

**Deadline for submission:**

16/12/2022

提交日期及時間

**Date and time of submission:**

17/12/2022 00:00:27

有關的規劃申請編號

**The application no. to which the comment relates:**

A/SLC/173

「提意見人」姓名/名稱

**Name of person making this comment:**

小姐 Miss Clara Tam

意見詳情

**Details of the Comment :**

Garden Plus 死心不息破壞鄉郊自然環境 嚴重影響這裏的優秀天然資源環境！作為土生土長的大嶼人實在憤怒！懇請 當局一定要伸出正義之手守護南大嶼珍貴的一片濕地資源！

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

參考編號

221216-225207-98092

**Reference Number:**

提交限期

16/12/2022

**Deadline for submission:**

提交日期及時間

16/12/2022 22:52:07

**Date and time of submission:**

有關的規劃申請編號

A/SLC/173

**The application no. to which the comment relates:**

「提意見人」姓名/名稱

Tai Tam Tuk Foundation

**Name of person making this comment:**

意見詳情

**Details of the Comment :**

COMMENTS TO PLANNING APPLICATION A/SLC/173: Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage Facilities)

1. The applied for site is within the Coastal Protection Area (CPA) of Pui O near to the gazetted Pui O Beach. It is for 584 sqm (approximately 6,000sq ft) for 22 units of camping and caravans, approx 1 storey high, with 50 sq m required for excavation of 2m depth, replanted garden with 8 species, 4 car parking spaces. The applicant, JK Group Limited runs a garden supplies centre, Garden Plus, very near the applied for site selling plants, garden furniture, lawnmowers and contracting services.

2. The existing landscape is a semi forested area of wetland between the South coastline of Lantau and South Lantau Road which buffers the village and road from flooding, storm surges and wave action.

3. The Guidance Notes for South Lantau Coast Outline Zoning, S/SLC/21 states:

3.1 Under Section 5.2:

"Pockets of woodland and coastal lowland are also found along the coast and to the north of South Lantau Road. In order to conserve the rural character and the natural landscape resources and habitats of the Area, excavation or filling of land, diversion of stream and large-scale developments should be discouraged."

3.2 Under Section 7.6.1:

"This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development.

"This zone is also intended to safeguard the beaches and their immediate hinterland, and to prevent haphazard ribbon development along the South Lantau Coast.

"There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted."

"These scenic and ecologically sensitive coastal areas should also be protected against land filling, land excavation or stream diversion and encroachment by developments."

### 3.3 Under Section 7.6.2:

"A long strip of land between the coastline and South Lantau Road stretching from Pui O to Shui Hau including areas adjoining the Country Park area in Chi Ma Wan and Lo Kei Wan is zoned "CPA"."

4. The proposal is for a temporary period of 3 years. However this requires permanent or irreversible works including excavation, laying of concrete foundations, digging of septic tank, removal of existing wetland habitat and replanting 8 species of garden ornamentals. Therefore it should be noted that while the 22 units may have a light footprint, its supporting works are not.

5. The proposed development is a camping venue for commercial purposes. It would irreversibly remove an area of the uninterrupted views, that tourists and locals have enjoyed. It would irreversibly remove an area of the wetland habitat, that is part of a healthy coastal ecosystem and also a buffer zone for extreme weather. Therefore it does not appear to "support the conservation of the existing natural landscape or scenic quality of the area". The proposed development does not appear to be an "essential infrastructure project with overriding public interest". The interest is for the applicants and their paying customers.

6. The proposed development includes septic tanks. However according to Government Audit Report 2016 ([https://www.aud.gov.hk/pdf\\_e/e67ch08sum.pdf](https://www.aud.gov.hk/pdf_e/e67ch08sum.pdf)) on village house sewage treatment, "unsatisfactory installation and maintenance of STS [septic tank and soakaway] systems would cause pollution to the environment and potential health hazards to people in the vicinity." (para. 1) The Report states that "EPD practice note specified that an STS system should be located at least 100 metres from the boundaries of gazetted beaches, and percolation tests should be carried out for the system irrespective of the number of houses to be served and the distance of the system from sensitive water bodies." (para. 7).

7. Given the increased flood risk to coastal areas due to climate change, it is anticipated that locating a STS in a CPA includes some flood risk and as stated in the Audit Report, "[a]ccording to the EPD, many village sites located in flood plains (e.g. in Yuen Long, Kam Tin, North District and Tai Po areas) were not suitable for the operation of STS systems, the systems installed in some unsewered areas were generally ineffective and sewage from these areas was a source of pollution to nearby watercourses and marine waters." (para. 5)

8. We also wish to draw the TPB's attention to HK's Climate Action 2050 Plan which states that Hong Kong aims to be carbon neutral by 2050, which means it needs to reduce carbon emissions by 26-36%, from a baseline of 2017 levels: [https://www.climate-ready.gov.hk/files/pdf/CAP2050\\_booklet\\_en.pdf](https://www.climate-ready.gov.hk/files/pdf/CAP2050_booklet_en.pdf).

We would also point out that at the recent COP 27 in November 2022, the Secretary General of the United Nations, Antonio Guterres stated that "We are on a highway to climate hell with our foot on the accelerator": <https://www.reuters.com/business/cop/sustainable-switch-cop27-warned-we-are-highway-climate-hell-2022-11-07/>

The Government is urging everyone to take leadership on decarbonisation and climate change, including decarbonising building construction, building operation, transportation, and waste.

9. While the site is under 600 sq m, however it is irreversibly changing the land and increasing carbon emissions and spending the carbon budget. There is no carbon emissions (embodied and operating) report provided with the application, which is understandable as it is not within the current planning framework. If all or even some developments are approved which have no carbon reduction plan, then there is no hope of Hong Kong reaching 2050 goals. We strongly urge TPB to consider that only carbon positive development may be appropriate development from now on.

10. A better development proposal would be to renovate existing houses within this and the surrounding Village zones, using carbon positive materials and methods, to improve insulation and energy efficient heating/ cooling, to accommodate tourists. A successful model for this is Lai Chi Wo in NE New Territories which has been granted planning permission in 2017 to renovate 12 village houses into homestays: <https://www.scmp.com/news/hong-kong/education-community/article/2106367/empty-houses-400-year-old-hakka-village-could-get>.

11. In conclusion we object to this application because it does not support the conservation of the existing natural landscape or scenic quality of the area and it is not essential infrastructure project with overriding public interest, and the presumption against development in CPA should stand.

12. This comment is prepared by Tai Tam Tuk Foundation, a charity founded in 2012 based in HK's Southern District. Our aim is to inspire young people to take action for sustainable development starting from their own backyard. TTT reaffirms that Hong Kong is facing a global climate and biodiversity emergency, which the United Nations has stated requires transformative changes in everyone starting now.



致：城市規劃委員會秘書處

香港北角渣華道 333 號

北角政府合署 15 樓

104

傳真號碼：2877 0245, 2522 8426

敬啟者：

申請編號：A/SLC/173 / 申請地區：大嶼山南岸

今次申請不但違反政府大嶼山南保育政策，同時亦違反大嶼山「Green Belt」及「海岸保護區」的規劃政策，這項目是破壞貝澳鄉村生態與保育地帶，包括濕地、河溪和天然海岸線等。

我們不想大嶼山南岸地方有不受政府規劃雜亂無章及只顧商業謀利的發展。

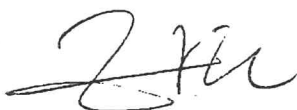
這項目在過去經營期間沒有做好符合環保條例排污渠系統，嚴重影響下游濕地與高生態價值貝澳河，與及破壞村牛的棲息地。

另外，村民知道申請公司是無牌，但不明白政府在這情況下容許繼續經營，他們經營露營車，每逢假期晚晚旅客發出狂歡叫囂的噪音，不但影響村民睡眠，同時對環境破壞，損害昆蟲雀鳥。這些負面影響做成生態災難與民怨，而申請公司經營期間沒有做保護措施附近濕地與河溪。

此外，根據有關資料，政府在 2015 年已經開展貝澳、水口、大澳及其鄰近地區的生態研究，以探討合適的保育措施，其後於 2017 年《施政報告》公布大嶼山發展和保育藍圖，方向是「北發展南保育」。同一時間，可持續大嶼山藍圖在 6 月發表關於大嶼山北發展南保育，其中重點研究提供資源作保育貝澳濕地用途。

其後，發展局黃偉綸局長在 2020 年 4 月 12 日發表網誌，稱顧問公司在 3 個先導地區進行了 12 個月的生態調查，將貝澳、水口、大澳的整體生態重要性分別評為高、極高及中等至高；又指，評為生態重要性「極高」的水口，在生態調查期間共錄得超過 560 種動植物，包括稀有或瀕危物種，如盧氏小樹蛙、素雅灰蝶等。貝澳擁有多種具生態價值的生境，如濕地、河溪、樹林等，生物多樣性豐富，調查期間共錄得超過 500 種動植物，包括一些比較罕見的物種，如金裳鳳蝶、長趾蛙等。同時，貝澳亦是擁有本港少數大面積兼具代表性的低地淡水濕地。

因此，本人反對有關項目申請。



Eric

2022 年 12 月 16 日



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**Objection to A/SLC/173**

16/12/2022 22:32

From:

To:

tpbpd@pland.gov.hk

File Ref:

Dear town planning board,

I have read about the proposal to expand the caravan park into Pui O wetlands, which would require paving over and draining the wetlands.

I object to this because

- Pui O wetland is a biodiversity hotspot and rare habitat in Hong Kong. It should be protected, not drained and covered.

- the supposedly temporary nature (3 years) of the application does not match the nature of the works. What happens after 3 years? The wetland is ruined and the way is paved for more substantial development.

- there are some oddities in the application. For example seeking 4 parking spaces while saying 2 is enough and for future planning - indicating they're looking to expand further.

Please reject this proposal, and anything similar detracting from Pui O and other wetland and protected areas.

(Data privacy etc - you may publish my comments but I do not want to publish my name, thank you)

Thank you for your attention,  
Kind Regards,

[Redacted signature]



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106

**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 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538  
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

16<sup>th</sup> December 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/SLC/173



The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Coastal Protection Area (CPA) zone**

According to The Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21, the planning intention of CPA is *“to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along South Lantau Coast.”* It also states that *“There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area of the development is an essential infrastructure project with overriding public interest may be permitted”*. The proposed temporary holiday camp (caravan holiday camp) and excavation of land (sewage facilities) are neither in support of conservation, nor an essential infrastructure project.

**2. Adverse environmental impacts**

According to the recent Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study, the overall ecological value of Pui O Priority



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網址 Website: www.cahk.org.hk

Site is considered as of “High”<sup>1</sup>, and the application site lies within this Priority Site. It is very necessary to prevent no adverse impacts to the wetland system in Pui O. However, we are still doubtful how such aim can be achieved through the proposed application:

- No plans on land recovery: Various structures/uses, including garden centre, moveable pergoia, caravan, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Adverse sewage and waste impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Despite provision of septic tank and soakaway pit, no further details can be given to elaborate how it is connected to caravans or portable toilets. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Water pollution: Attachment 3F shows site formation plan with some details on drainage arrangement. However, it is still uncertain if the proposed drainage system would ensure no pollution on surrounding area. For example, it seems that the proposed alignment of underground pipe is connecting to adjacent natural stream (Figure 1). We worry that untreated runoff due to camping activities in the site would be discharged to that stream and then pollute surrounding environment, such as the Pui O Ecologically Important Stream.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as 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.

<sup>1</sup> Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study  
[https://www.cedd.gov.hk/filemanager/eng/content\\_961/23/CE\\_62\\_2017\\_Executive\\_Summary\\_Eng.pdf](https://www.cedd.gov.hk/filemanager/eng/content_961/23/CE_62_2017_Executive_Summary_Eng.pdf)





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### 3. Undesirable precedent for similar application

Previous application No. A/SLC/155 was submitted by the same applicant at the same site. Here were some previous comments<sup>2</sup> from Office of the Licensing Authority (OLA), Home Affairs Department on this application.

*“no licence application was received by his office and no licence has been obtained for the operation of a caravan holiday camp at the Site”*

*“the OLA received one complaint regarding unlicensed guesthouse operation at the Site in November 2018. According to various site inspections, the evidence collected so far could not substantiate that the above caravan camp site was operated as unlicensed guesthouse. The OLA shall take continual actions to monitor the case and take necessary enforcement action if sufficient evidence could be established”*

Detailed information on the campsite can be accessed through a Facebook Page and website (Figure 2-4). It is clear that the campsite is already in operation before submitting this application. It would be necessary for correspondent departments to clarify again if the proposed caravan which is already in operation is regulated by Hotel and Guesthouse Accommodation Ordinance. Violation of any ordinances prior to application should not be tolerated, or it will set an undesirable precedent for planning application in future.

Yours faithfully,

Ng Hei Man

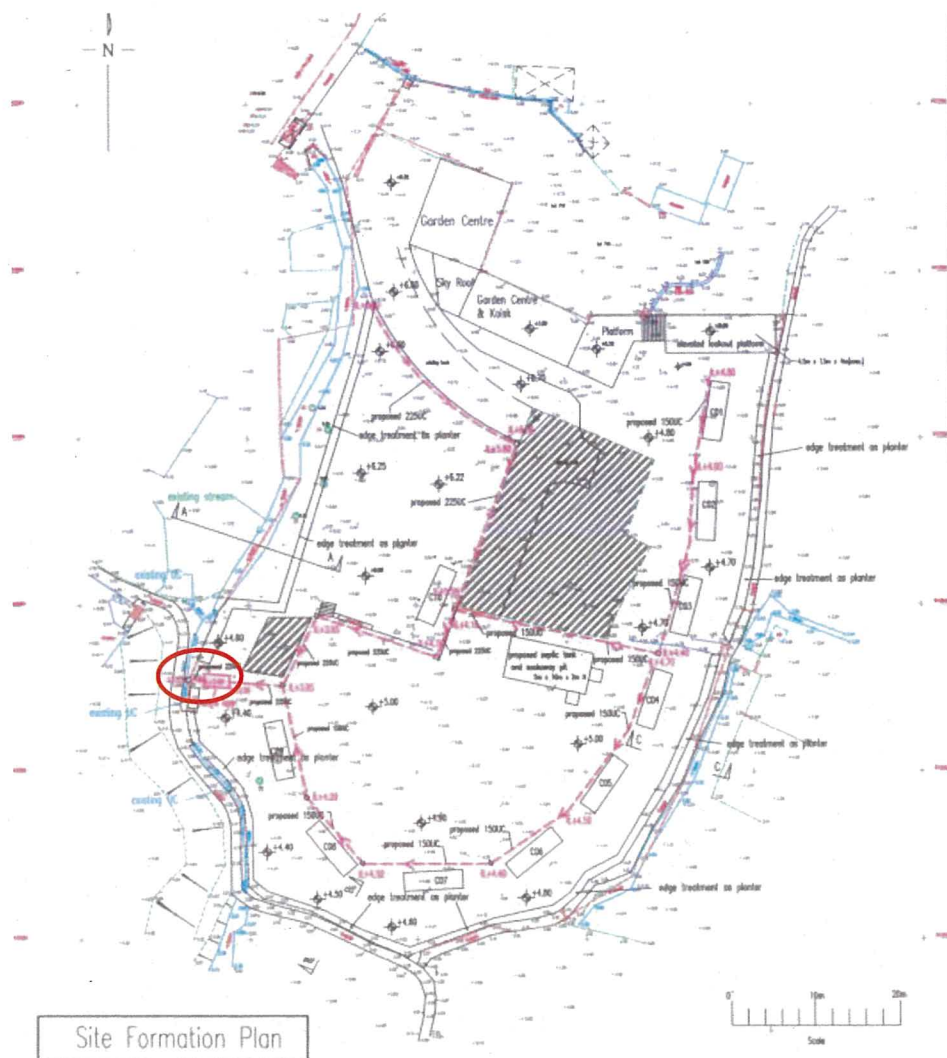
Campaign Manager

The Conservancy Association

<sup>2</sup> Section 5.2.7 of TPB Paper No. 10608

[https://www.info.gov.hk/tpb/en/papers/TPB/SKIs/A\\_SLC\\_155%20\(S.17\)/A\\_SLC-155\\_MainPaper\\_S17.pdf](https://www.info.gov.hk/tpb/en/papers/TPB/SKIs/A_SLC_155%20(S.17)/A_SLC-155_MainPaper_S17.pdf)

**Figure 1** It seems that the proposed alignment of underground pipe is connecting to adjacent natural stream (circled in red). We worry that untreated runoff due to camping activities in the site would be discharged to that stream and then pollute surrounding environment







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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk  
網址 Website: www.cahk.org.hk

Figure 2-4 Detailed information on the campsite can be accessed through a Facebook Page and website

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● 主睡房工作檯  
● 無沙灘椅  
● 200呎動感單車  
● 學習區靜音設施  
● 兒童遊樂場  
● 老樹園打卡  
● 5分鐘步行仲有沙灘  
● 附近多條行山徑  
● 門口即有冰庫之家  
快閃大優惠，優惠區小區，輕便靈活，  
睡下美食，起點下，又一大驚喜！  
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預訂

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**Objection to A/SLC/173**

16/12/2022 17:32

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear Town Planning Board

I would like to object to an application from Garden Plus/JK Properties to build a caravan park on government land on the Pui O wetland on Lantau Island.

The wetlands at Pui O are important ecological spaces and need to be protected. Already the wetlands at Pui O have been greatly abused and all sorts of loopholes used to degrade the land. These lands need to be afforded protection so the local ecology can recover and regenerate. On no account should these lands be excavated or built upon.

Thank you for your kind attention

Jenny Quinton

Ark Eden

[REDACTED]

Date 16/12/2022





# 守護大嶼聯盟

## SAVE LANTAU ALLIANCE

108

致：城規會秘書處

有關：反對 A/SLC/173 的改劃申請

守護大嶼聯盟(下稱聯盟)反對上述 A/SLC/173 擬將大嶼山貝澳丈量約份第 316 的 27 個地段的土地擬議臨時度假營(露營車度假營)(為期 3 年)和挖土工程(排污設施)。理由如下：

### 1. 申請人並沒有履行責任

申請人於 2019 年曾向城規會遞交同類申請,並於 2019 年 8 月 2 日城規會鄉郊及新市鎮規劃小組委會第 631 次會議中被否決,理由是<sup>1</sup>：

「(a) 這宗申請**不符合「海岸保護區」地帶的規劃意向**,有關意向是保育、保護和保留天然海岸線,以及易受影響的天然海岸環境,包括具吸引力的地質特色、地理形貌,或在景觀、風景或生態方面價值高的地方,而地帶內的建築發展,會維持在最低水平。設立此地帶的目的,亦是要保護地帶內的海灘及其腹地,以及預防大嶼山南岸出現雜亂無章的帶狀發展。根據一般推定,此地帶不宜進行發展。申請書內並無有力的規劃理據,以支持偏離此規劃意向,即使僅屬臨時性質亦然;

(b) 申請人**未能證明擬議發展不會對附近地區的生態及景觀造成負面影響**;以及

(c) **批准這宗申請,即使僅屬臨時性質,亦會為「海岸保護區」地帶內的同類申請立下不良先例。倘這些申請獲得批准,累積影響所及,會導致該區整體的天然環境質素下降。」**

申請人以 17A 提出覆核,城規會亦於 2019 年 12 月 20 日第 1215 次會議上審議,委員的意見並不一致,最後提出有條件准許有關申請,有關的規劃許可屬臨時性質,有效期為 3 年,2022 年 12 月 20 日止,條件包括 a-m 共 13 項<sup>2</sup>,並要求申請人留意文件附件 I 所載的指引性質的條款<sup>3</sup>。

聯盟一直關注申請人附合條件的情況,並多次向規劃署查詢有關進度。規劃署西貢及離島規劃處於 2021 年 9 月 24 日回覆聯盟的查詢時表示:「有關申請人於 2021 年 6 月 20 日前已履行了規劃許可附帶條件(f)。至於餘下的附帶條件(e)、(g)、(i)、(k)及(l),申請人根據《城市規劃條例》第 16A 條提出延長履行規劃許可附帶條件的期限的申請(編號 A/SLC/155-5 和 A/SLC/155-6),分別於 2021 年 6 月 9 日和 2021 年 8 月 5 日,城市規劃委員會(下稱「城規會」)授權規劃署助理署長就該申請作出考慮後,批准了申請人延長履行規劃許可附帶條件(e)、(g)、(i)、(k)及(l)的期限至 2021 年 9 月 20 日,及後再延長至 11 月 20 日。」

<sup>1</sup> [https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Minutes/m631rnt\\_c.pdf](https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Minutes/m631rnt_c.pdf) pp12 - 13

<sup>2</sup> [https://www.info.gov.hk/tpb/tc/meetings/TPB/Minutes/m1215tpb\\_c.pdf](https://www.info.gov.hk/tpb/tc/meetings/TPB/Minutes/m1215tpb_c.pdf) pp65 - 66

<sup>3</sup> [https://www.info.gov.hk/tpb/en/papers/TPB/SKIs/A\\_SLC\\_155%20\(S.17\)/A\\_SLC\\_155\(S.17\)%20Annex-B.pdf](https://www.info.gov.hk/tpb/en/papers/TPB/SKIs/A_SLC_155%20(S.17)/A_SLC_155(S.17)%20Annex-B.pdf) pp31-34



聯盟於 9 月初發現城規會已於 2022 年 5 月 20 日撤銷 A/SLC/155 的臨時規劃許可，理由是申請人未能在 2022 年 5 月 20 日或以前履行附帶條件(e), (g), (i), (k) 及(l)項。據聯盟的跟進，申請人不旦未能履行上述附帶條件，而附件 I 所載的指引性質的部份條款也未能履行，例如向民政事務處牌照部申請牌照。根據聯盟的了解，牌照部一直沒有收到申請人相關牌照的申請，自臨時規劃許可被撤銷後，牌照部亦曾採取執管行動。

現在申請人故技重施，由於在規劃申請的過程中，可能會影響部門的執管行動。從過去三年申請人的表現，城規會無理由再接受申請人的改劃申請。

## **2. 申請人非土地擁有者，也沒有租約紀錄**

根據 2019 年 12 月 20 日城規會第 1215 號會議紀錄第 87(d)有委員「留意到申請表格的內容與申請人的代表所作的口頭簡介有出入，申請人是否申請地點的擁有人」；申請人在第 89(a)回應：「申請人已說服土地擁有人，城規會批出規劃許可，便會把土地租給他們作度假營用途」。不過根據聯盟的土地查冊資料，相關地段的土地登記冊並沒有顯示有任何租約紀錄。

## **3. 未符條件下繼續經營，對環境可能已做成破壞**

申請人在過去多年在欠缺排污系統及無牌情況下繼續經營，香港過去 3 年受疫情封關的影響下，不少香港市民都留港使用郊野的戶外活動設施，包括申請地點的露營車，對環境已做成難以估計的損害。

## **4. 發展項目太接近濕地與貝澳河敏感敏的生態，亦影響該地農田濕地的完整性及連通性**

根據規劃署於 2019 年 8 月 2 日提交的文件第 16 頁，漁護署對有關申請有所保留，漁護署指出貝澳濕地是由幾塊被道路和貝澳河溪分隔的棄耕田所組成，這些農田在季節性或長期保持濕地狀態，對鄰近具特殊科學價值的河流生態是有緊密的連繫，考慮到濕地與貝澳河的生態敏感性、完整性及連通性，有關項目太接近貝澳河的發展，其負面影響不能低估，而申請人聲稱的保護措施是否能有效保護到毗鄰的濕地與河道，效果存疑。

## **這宗申請**

- (a) 不符合「海岸保護區」地帶的規劃意向
- (b) 申請人未能證明擬議發展不會對附近地區的生態及景觀造成負面影響；以及
- (c) 批准這宗申請，即使僅屬臨時性質，亦會為「海岸保護區」地帶內的同類申請立下不良先例。倘這些申請獲得批准，累積影響所及，會導致該區整體的天然環境質素下降。

聯盟反對是項申請，有關項目雖曾獲城規會有條件批准，但 4 度要求延期，最後一次為 2021 年 11 月 20 日，申請人拖延了兩年時間多仍未能履行責任，卻繼續經營，對環境可能已做成一定程度的破壞，城規會有條件批准改變土地用途的安排可能成為申請人的免責金牌。城規會應否決是項申請。

守護大嶼聯盟謹啟  
2022.12.16



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

By email only

16 December 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Temporary Holiday Camp  
(Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage  
Facilities) at Pui O, Lantau Island (A/SLC/173)**

The Hong Kong Bird Watching Society (HKBWS) would like to object to the planning application based on the following reasons:



**1 Not in line with the intention of the "Coastal Protection Area" (CPA) zoning**

- 1.1 The planning intention of the CPA zone under the approved South Lantau Coast Outline Zoning Plan No. S/SLC/20 is *"to conserve, protect, retain the natural coastlines and the sensitive coastal natural environment...with a minimum of built development...to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast...There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted"*.
- 1.2 Pui O is one of the last remaining buffalo fields in Hong Kong and it is well-known for its rich biodiversity. The HKBWS has recorded over 180 bird species in Pui O for the past 15 years and more, which accounts for about one-third of the total number of bird species in Hong Kong. We are concerned that the proposed recreational development would increase human disturbance and adverse cumulative environmental impacts on the nearby wetland habitats in







the area for buffalos, which are the key drivers to maintain the freshwater marshes as wetland habitats.

- 1.3 Moreover, we consider that the proposed caravan holiday camp is neither a development need to support conservation nor it is an essential infrastructure, while it would instead lead to a general degradation of the existing natural wetland landscape. As such, the current application is not in line with the planning intention of a CPA zone and thus should be rejected.

## 2 Adverse ecological impacts of the proposed development

- 2.1 There will be storage tanks to collect the wastewater and vacuum truck will be used to remove the sewerage from the tanks. Moreover, there will be ten caravans which are said to accommodate not more than 50 campers and 3-4 staffs, while the number of daytime visitors must not exceed the number of campers. That means there will be a maximum of 104 numbers of visitors, campers and staff at daytime. It is uncertain if the waste water storage tanks could cater such amount of sewerage generated by campers/visitors/staff in a week.
- 2.2 Also, there seems to be no contingency plan if all storage tanks are full, or a vacuum truck cannot be arranged in time. We are concerned the proposed development would have adverse ecological impacts on the nearby waterbodies if the sewerage from the proposed development is not properly treated.
- 2.3 Even if a Septic Tank System (STS) is proposed for sewerage treatment, the Drainage Services Department already recognized the environmental and hygiene problem of STS in various publications<sup>1,2,3</sup>. Moreover, the application site is immediate next to the wetlands in Pui O. We are concerned the treatment ability of the STS would not work effectively due to the high water table and would adversely affect the ecologically sensitive wetland habitats within the CPA zone.

<sup>1</sup> [http://www.dsd.gov.hk/SC/Files/publications\\_publicity/publicity\\_materials/leaflets\\_booklets\\_factsheets/Village%20Sewerage.pdf](http://www.dsd.gov.hk/SC/Files/publications_publicity/publicity_materials/leaflets_booklets_factsheets/Village%20Sewerage.pdf)

<sup>2</sup> [http://www.dsd.gov.hk/EN/Files/OpenDay2012/PDF/Sewage\\_Treatment\\_07.pdf](http://www.dsd.gov.hk/EN/Files/OpenDay2012/PDF/Sewage_Treatment_07.pdf)

<sup>3</sup> <http://www.legco.gov.hk/yr13-14/english/fc/pwsc/papers/p14-20e.pdf>







2.4 As the site is highly connected with the wetland habitats within CPA zone (Figure 1), we are concerned the poorly treated sewage released from proposed recreational development would pollute the connecting wetlands, and affects the organisms and wildlife which inhabit wetlands. Considering the on-site and off-site adverse ecological impacts on Pui O wetlands, we urge the Town Planning Board (Board) to reject this application.

### 3 The Town Planning Board should not encourage “develop first, apply later”

3.1 During our site visit in June 2017 and July 2019, there were already caravans at the site and it seems that the holiday camp is in operation (Figure 2). There is also a website advertising the holiday camp since 2017 (Figure 3) and the caravans can be booked at a rate of HK\$1999 per night per caravan<sup>4</sup> (Figure 4).

3.2 From Google Earth photographs, landscape changes such as vegetation clearance, land filling and storage of structures, were seen at the application site (Figure 5).

3.3 We consider that this is “develop first, apply later”. We are concerned the approval of the current application would further legitimize the current misuse of the CPA zone, leading to the promotion of “develop first, apply later” and “destroy first, develop later” attitudes among landowners in the locality.

3.4 However, referring to the justification submitted by the applicant back in June 2019, it is suggested that the site “*is already a brownfield site*”, and the Board should therefore approve the application in order to better “*conserve*” the site. We would like to remind the Board that the current applicant, namely JK Group Ltd, is actually the same applicant of the previous withdrawn application (no. A/SLC/147) in 2017. Meanwhile, the holiday camp has been started operating in the brownfield since early 2017 without approval. The approval of the current application will legitimize the encroachment of brownfield and give hopes to the developers in the locality to undertake eco-vandalism in hopes of the Board’s approval for development in the future.

3.5 We urge the Board to proactively deter “destroy first, develop later” as stated in a press release in 2011, “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and*

<sup>4</sup> <https://www.jkclub.com.hk/>  
<https://blog.holimood.com/> 【貝澳露營車】 /



*natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*<sup>5</sup>, so as to reject the current application.

#### **4 Set an undesirable precedent for future similar applications**

- 4.1 The approval of the current application would promote developments which associated with “destroy first, develop later” to encroach into the CPA zone, setting an undesirable precedent for future similar applications.
- 4.2 As the site is highly connected with the wetland habitats within CPA zone (Figure 1), and also the nearby Ecological Important Stream (EIS) at Pui O (Figure 6)<sup>6</sup>, we are concerned there will be further wetland loss and adverse cumulative ecological impacts on the connecting wetlands and EIS, and affects the organisms and wildlife which inhabit wetlands and stream, if more similar applications could be approved due to the undesirable precedent set in Pui O area.
- 4.3 We urge the Board to reject the current application to protect CPA areas in the South Lantau Coast area and the EIS from any environmental threats.

#### **5 Justifications for the decision and comments made by Government departments and the Board**

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”<sup>7</sup>. We note that all other Government bureaux/ departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological<sup>8</sup> and planning aspects in

<sup>5</sup> Press Release – Town Planning Board adopts approaches to deter, “destroy first, build later” activities. 4 July 2011. Available at:

<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

<sup>6</sup> [https://www.afcd.gov.hk/english/conservation/con\\_wet/streams\\_rivers\\_hk/Con\\_NSR/Ecologically\\_Important\\_Streams.html](https://www.afcd.gov.hk/english/conservation/con_wet/streams_rivers_hk/Con_NSR/Ecologically_Important_Streams.html)

<sup>7</sup> Hong Kong Town Planning Standards and Guidelines – Chapter 10 Conservation. Section 2.1 (ii).

<sup>8</sup> AFCD Role of Department. Available at:

[http://www.afcd.gov.hk/english/aboutus/abt\\_role/abt\\_role.html](http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html)



particular. Given AFCD's mission to conserve natural environment and the ecological integrity<sup>9</sup>, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should the departments or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,  
Wong Suet Mei  
Conservation Officer  
The Hong Kong Bird Watching Society

cc.

The Conservancy Association  
Designing Hong Kong  
Kadoorie Farm and Botanic Garden  
WWF – Hong Kong  
TrailWatch

<sup>9</sup> AFCD Vision and Mission. Available at:

[http://www.afcd.gov.hk/english/aboutus/vision\\_mission/abt\\_vision\\_mission.html](http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html)



**Figure 1.** The Google Earth Aerial photograph in September 2018 and the site photo taken in June 2017 reveal that the site (marked with red line/ red arrow) is highly connected with the wetland habitats within CPA zone. We consider that the proposed caravan holiday camp is neither a development need to support conservation nor it is an essential infrastructure, while it would instead lead to a general degradation of the existing natural wetland landscape. As such, the current application is not in line with the planning intention of a CPA zone and thus should be rejected.





**Figure 2.** There are already caravans parked at the application site as observed in June 2017 (Upper) and July 2019 (Lower) respectively.



**Figure 3.** A website advertising the caravan holiday camp and said the site just started to operate in April 2017 (Upper). The recent booking was recorded on 12 July 2019 (Middle). The map provided in the website indicates the location of the caravan is exactly the same as the current application site (Bottom).



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適合情侶、家庭、一羣好友或團體體驗。  
基本設施包括：泳池、桑拿、按摩池及露台上，晚上提供宵夜及咖啡。

行李寄存 BBQ 行山 山景 冷氣

入住日期 離開日期  
入住日期 離開日期  
人數 5

**地圖**  
地圖 衛星檢視

香港  
貝澳老圍村  
大嶼山  
在 Google 地圖上查看

義喜園士多 Lee Hei Yuen Store 合誠飯店 Taxi Stand 的士站 貝澳新圍村休憩處 貝澳露營車會俱 Club

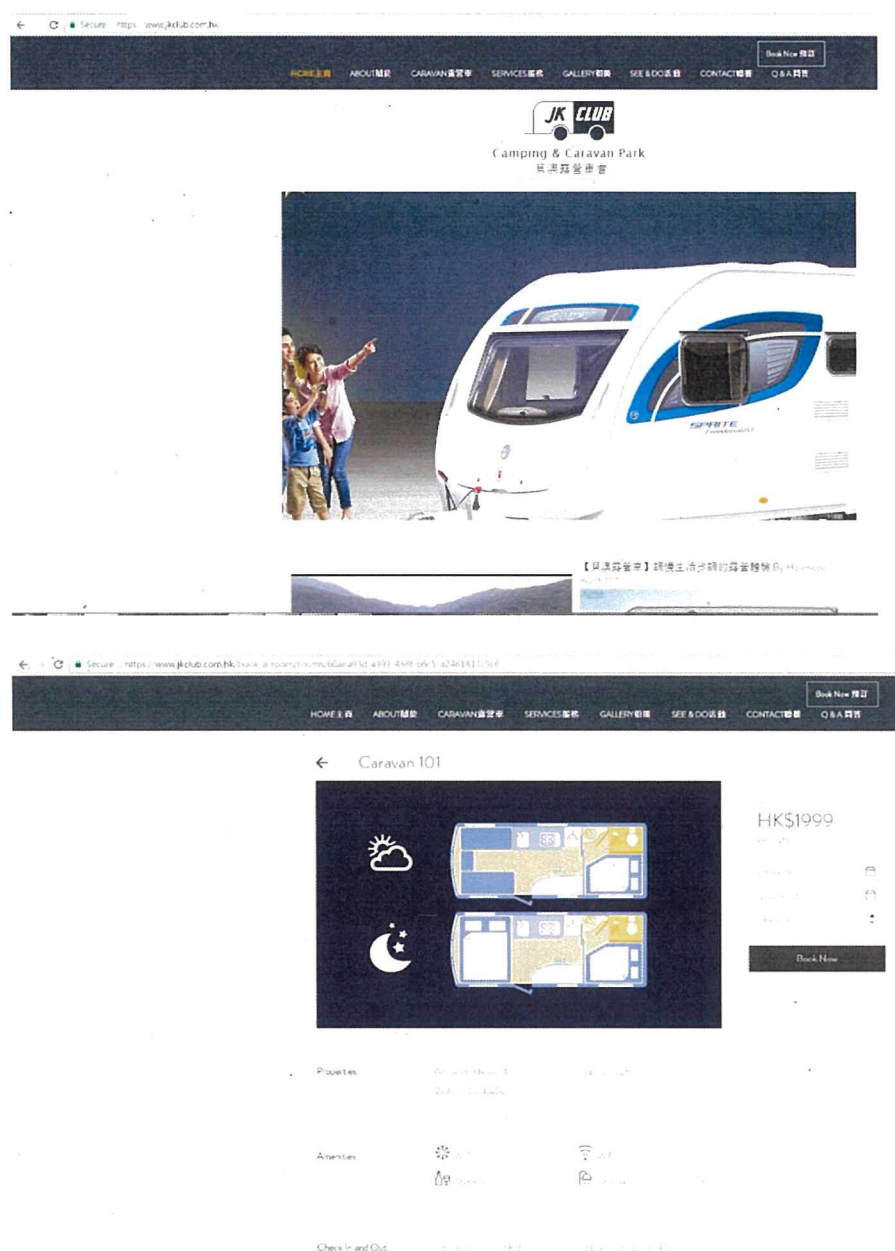
Google 林漢公立學校 Bu O Public School

在預訂確認後，我們會提供房間準確的位置和入住指示。

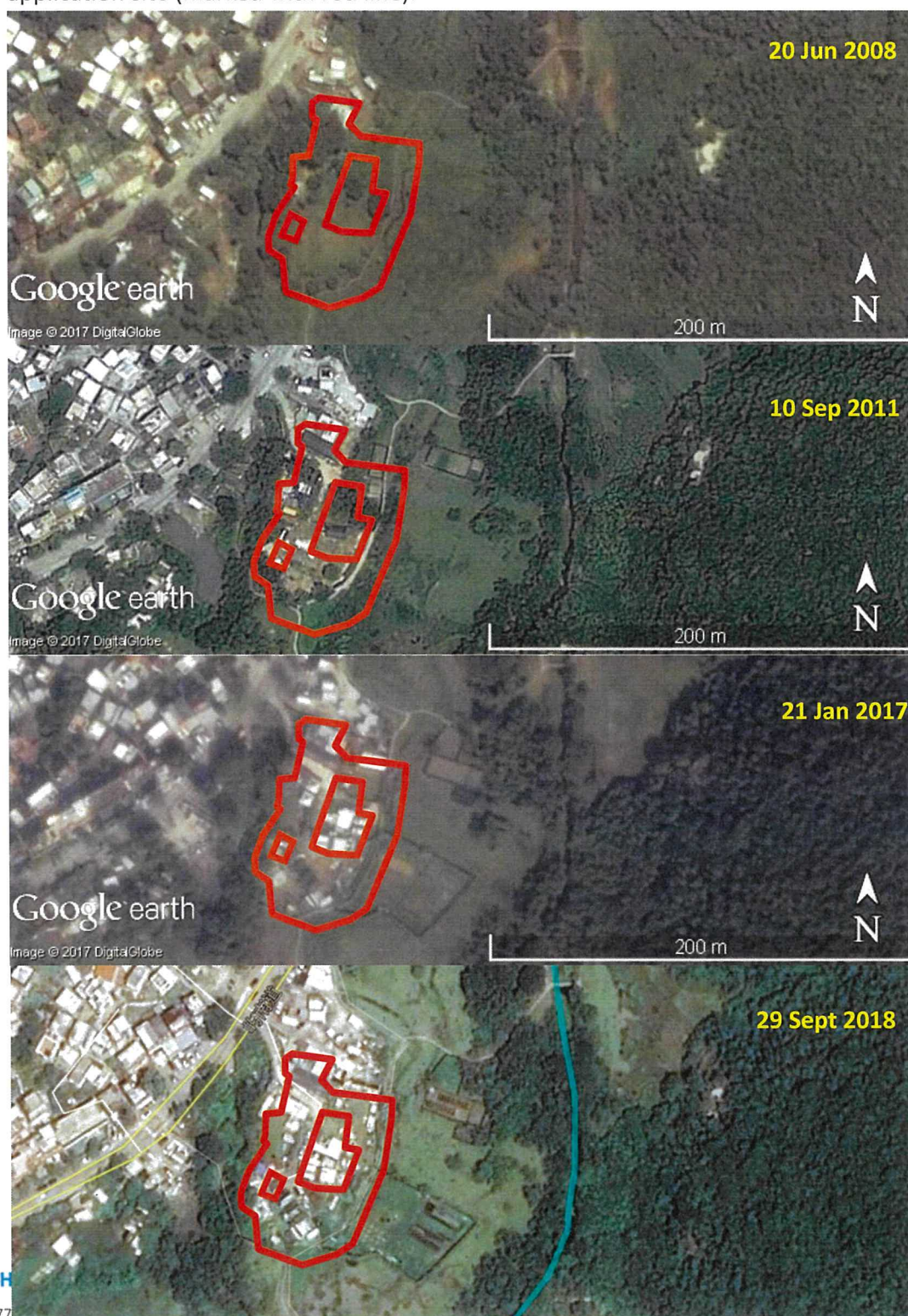
地圖資料©2019 使用條款 自轉地圖建議



**Figure 4.** A website offers an online system to book the caravan at a rate of HK\$1999 per night per caravan.



**Figure 5.** The Google Earth aerial photographs showing landscape changes such as vegetation clearance, land filling and storage of structures, were seen at the application site (marked with red line).





**Figure 6.** The site (marked with red arrow) is connected with the wetland and the nearby Ecologically Important Stream at Pui O (marked with blue line). We are concerned the approval of the current application would promote developments which associated with “destroy first, develop later” to encroach into the CPA zone, setting an undesirable precedent for future similar applications. Subsequently, it would lead to adverse cumulative ecological impacts on the connecting wetlands and EIS, and affects the organisms and wildlife which inhabit wetlands and stream. We therefore urge the Board to reject the current application to protect CPA areas in the South Lantau Coast area and the EIS from any environmental threats.

