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。

1 2 MAY 2023

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.



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

《城市規劃條例》(第131章 第 16 條 遞 交 的 許 可 申 請

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

- Construction of "New Territories Exempted House(s)"; 興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas; 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

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

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

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 「レ」 at the appropriate box 請在適當的方格內上加上「レ」號

For Official Use Only	Application No. 申請編號	A/SLC/178	
請勿填寫此欄	Date Received 收到日期	1 2 MAY 2023	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
 申請人須把填妥的申請表格及其他支持申請的文件 (倘有)・送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at 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231 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 樓及新界沙田上禾量路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1.	Name of Applicant	申請人姓名/名稱
	rame of Applicant	中明/(紅山/山)

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

Well Power Investment Development Limited 冠盈投資發展有限公司

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)

PERSONAL PROPERTY AND ADDRESS OF THE PERSONAL PROPERTY ADDRESS OF THE PERSONAL PROPE

(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)

Application Site 申請地點

3.

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

(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積

☑Site area 地盤面積 2761 sq.m 平方米 ☑About 約

☑Gross floor area 總樓面面積 328.1 sq.m 平方米☑About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

119

sq.m 平方米 🗹 About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號 Approved South Lantau Coast Outline Zoning Plan No.: S/SLC/21						
(e)		Land use zone(s) involved Coastal Protection Area 涉及的土地用途地帶					
(f)		rent use(s) 寺用途		Existing (If there are any Government, institution or communit plan and specify the use and gross floor area) (如有任何政府、機構或計區設施,請在圖則上顯示			
4.	"C	urrent Land Own	er" of Ap	plication Site 申請地點的「現行土」	也擁有人」		
	is th 是咱 is or	E一的「現行土地擁有 ne of the "current land	可人」 [®] (請 owners ^{***} &(ase proceed to Part 6 and attach documentary proof 繼續填寫第6部分,並夾附業權證明文件) = please attach documentary proof of ownership). 請夾附業權證明文件) =	f of ownership).		
V	is no	ot a "current land own 是「現行土地擁有人	er"".	码次则来(K超·归义)十)。			
	The 申請	application site is enti 地點完全位於政府士	rely on Gov 土地上(請參	ernment land (please proceed to Part 6). 整續填寫第6部分)。			
5.		tement on Owner 土地擁有人的同		t/Notification 土地擁有人的陳述	///		
(a)	app 根据	According to the re- lication involves a total	ecord(s) of	the Land Registry as at	(DD/MM/YYYY)、this 日的記錄・這宗申請共產		
(b)				"current land owner(s)"。 見行土地擁有人 _, "的同意。	#30 199		
		Details of consent o	f"current la	nd owner(s)"" obtained 取得「現行土地擁有人	」"同意的詳情		
		「現行士冊擁有	Registry whe	ddress of premises as shown in the record of the Land re consent(s) has/have been obtained 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)		
				8			
		< 1					
		(Please use separate she	ets if the space	ce of any box above is insufficient. 如上列任何方格的3	上 空間不足・譜另頁說明)		

	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)							
	J.	27								
(1	Please use separate s	neets if the space of any box above is insufficient. 如上列任何方格的空	と間不足・請另頁說明) ・							
		e steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:								
<u>R</u>		Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的								
	□ sent request for consent to the "current land owner(s)" on(DD/MM/YYYY)" ⁴ 於(日/月/年)向每一名「現行土地擁有人」"鄞遞要求同意書 ⁴									
R	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 ^{&}									
V	posted notice in a prominent position on or near application site/premises on 25/04/2023 (DD/MM/YYYY)*									
	於	(日/月/年)在申請地點/申請處所或附近的類明位置	貼出關於該申請的通							
¥		elevant owners' corporation(s)/owners' committee(s)/mutual aid al committee on09/05/2023 (DD/MM/YYYY) ^{&} (日/月/年)把通知寄往相關的業主立案法團/業主委 鄉事委員會 ^{&}								
O	thers 其他									
Γ	」 others (please 其他(請指明	27% RSS 2								
	[
		14 PZ								

6.	Type(s)	of Application 申請類別				
	Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途				
Ø	Type (ii) 第(ii)類	Plan(s)				
	Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置				
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制				
Ø	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展				
註 I Note	: 可在多於 2: For Develop	t more than one 「✓」。 一個方格內加上「✓」號 oment involving columbarium use, please complete the table in the Appendix, 及靈灰安置所用途・請填妥於附件的表格。				

(i) For Type (i) applicati	on 供第(i);	質申請			
(a) Total floor area involved 涉及的總樓面面積	3)			sq.m 平方	· ·
(b) Proposed use(s)/development 擬議用途/發展	the use and gr	oss floor area)	institution or community E設施,讀在圖則上顯示		ustrate on plan and specify 總樓面面積)
(c) Number of storeys involved 涉及匾數	101	54 59	Number of units inv 涉及單位數目	olved	
24	Domestic par	rt 住用部分 ,		sq.m 平方米	□About 約
(d) Proposed floor area 擬議樓面面積	Non-domesti	c part 非住用	部分	sq.m 平方米	□About 紛
*	Total 總計	******	*************	sq.m 平方米	□About ∰
(e) Proposed uses of different	Floor(s) 樓層	Current u	ise(s) 現時用途	Proposed	usc(s) 擬議用途
floors (if applicable) 不同樓曆的擬議用途(如適					
用) (Please use separate sheets if the space provided is insufficient)		k.	34		
(如所提供的空間不足,請另頁說 明)			>		

(ii) For Type (ii) appli	ication 供第(ii)類申請			思想的意思
- No o Area (1 - Area) - Area (1 - Area) Area (1 - Area)	☐ Diversion of stream	「道改道		
	□ Filling of pond 填塘 Area of filling 填塘面f Depth of filling 填塘深		sq.m 平方米 m 米	□About 約
(a) Operation involved 涉及工程	☑ Filling of land 填土 Area of filling 填土面積 Depth of filling 填土厚		85sq.m 平方米 re than 0.2 _{.m} 米	☑About 約
	✓ Excavation of land 挖: Area of excavation 挖: Depth of excavation 挖	上面積 土深度 .not m	9 sq.m 平方米 nore than 1.5 m 米	☑About 約 □About 約
	of filling of land/pond(s) and/or exc	avation of land)	land/pond(s), and particulars of stream ·填塘·填土及/或挖土的细節及//	
(b) Intended use/development 有意進行的用途/發展	with Ancillary Facilities for	r a Period of 5	d Holiday Camp (Caravan Ho Years and Associated Filling	
	THE STATE OF STATE STATE OF ST	rivate project 私	连裝置 、人發展計劃的公用設施裝置 to be provided as well as the di	mensions of
	each building/structure, wher	e appropriate	建築物/構築物(倘有)的長度。	
	Name/type of installation 装置名稱/種類	Number of provision 數量	Dimension of each /building/structure (m) (LxWx 每個裝置/建築物/構築物 (米)(長 x 闊 x 高)	installation (H)
(a) Nature and scale 性質及規模				
			1.5	
			V _	S
	(Please illustrate on plan the la	ayout of the instal	lation 請用圖則顯示裝置的布尼	(i)

J	proposed use/development a	nd development particula	l development restriction(s) and <u>a</u> ors in part (v) below – 可擬議用途/發展及發展細節 –	lso fill in the	
	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 平方テ	k	
	Site coverage restriction 上蓋面積限制	From 由	% to 至%		
	Building height restriction 建築物高度限制	10 Table 10 1	n 米 to 至 m 米		
		From 由	mPD 米 (主水平基準上) to 至	5	
		*********	mPD 米 (主水平基準上)		
		From 由	storeys 層 to 至 store	ys 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)				
(a) Pro	posed (s)/development with 義用途/發展 Exca	osed Temporary Barbecue Ancillary Facilities for a Pe avation of Land (Sewerage	Site and Holiday Camp (Caravan I riod of 5 Years and Associated Fillin Facilities) sal on a layout plan 請用平面圖說明建議	ng and	
(b) Dev	velopment Schedule 發展細節表	STEELEN STATE OF THE STATE OF T	The American Community of the Community of the All Community of the Commun	Salator (Se	
Pro	posed gross floor area (GFA) 擬posed plot ratio 擬議地積比率		328.1 sq.m 平方米 0.12	☑About 約 ☑About 約	
Pro	posed site coverage 擬議上蓋面 posed no. of blocks 擬議座數	積	12 % 15 (including 10 caravans)	M About約	
Pro	posed no. of storeys of each bloc	k每座建築物的擬議層數	□ include 包括 storeys of basem exclude 不包括 storeys of basem		
Prov	posed building height of each blo	ok 無麻油筑物的熔樂宣府	mPD 米(主水平基準上		

□ Domestic part 住	用部分				7111	
GFA 總樓面	面積				sq. m 平方米	□About 約
number of U	nits 單位數目	I		*************	W. 1925 4 00	V2.5
average unit	size 單位平均	面積			sq. m 平方米	□About 約
/1/23		ents 估計住客數目		7077610101010101010		
		DUI LI SAALI			10	-
✓ Non-domestic part	t 非住用部分				GFA 總樓面面	司档
eating place 1				111111111111111111111111	sq. m 平方米	□About 約
□ hotel 酒店	7.210.41				sq. m 平方米	□About ∰
1 10 1 10 10 10 10 10 10 10 10 10 10 10					he number of rooms	-11-0-2-0 (CS-2000) 180-80
					(a)	
□ office 辦公室	2				sq. m 平方米	□About 約
shop and serv		以 等文字子 學問			sq. m 平方米	□About 約
stop and set v	rices (H) (E) X/I	以2万11元			sq. III 平力示	LIADOUL Sty
☐ Government.	institution or	community facilities		(nlease specify	the use(s) and	concerned land
政府・機構す		community racing			青註明用途及有關	
exit bein-	S. L. LEGEL X. (III.			樓面面積)	月611分用处火月啊	的地面面積/總
				**************		*******

☑ other(s) 其他	t.		0.6	(please specify	the use(s) and	concerned land
			1	area(s)/GFA(s) 訂	青註明用途及有關	的地面面積/總
			- 13	樓面面積)		
			STRUCTURE	ust ust	DOWNED UPA	BUILDING HEIGHT
			81 87 85 - 812	STORAGE OF 100LS OFFICE CARMINI	153e* (480UT) 153e* (480 153e* (480UT) 153e* (480 143e* (480UT) 143e* (480	mgeotts-tytuoekevet (Tu
10			813 814	REPRESHMENT KIDS/ REPRESHMENT KIDS/ RAIN SHELTER FOR BARRECUE AL	21er (ABOUT) 31er (ABOUT) 119er (ABOUT) 119er (ABOX	T) Sinck ABOUT[g1:6 TORE 1] ITI 4 Sinck BOUT[g1:6 TORE 1]
			BiS	100E1	14 Ser* (ABOUT) (4 Ser* (ABO) 44. \$22.5er* (ABOUT) \$20.5er* (ABO)	20.00
□ Open space 休憩用	〕地	Al .		(please specify la	nd area(s) 請註明:	
private open s	AND THE PROPERTY OF	頭用地			m 平方米 □ Not I	
public open sp			3.5 98	Ember to the constant in the same	m 平方米 口 Not I	
DENVIOLEN FORE A SAME THE	77.5				11 1 72/11 12 14011	cas triair + y ij c
(c) Use(s) of different flo		able) 合棲層的用兒	6 (如適用)			
The second of th	[Floor(s)]			[Proposed use	e(s)]	
[座數]	[屠數]			[擬議用途	1	
16/7	TRUCTURE USE		COVERED	GFA	BUILDING HEIGHT	
8:		AGE OF YOOLS	15.3m² (ABOUT) 15.3m² (ABOUT)	15.3m² (ABOUT) 15.3m² (ABOUT)	3m (ABOUT)(1-STOREY) 3m (ABOUT)(1-STOREY)	***************************************
B: 81	3-812 CARA 13 REFRI	VAN ESHMENT KIOSK	143m² (ABOUT) 21m² (ABOUT)	143m² (ABOUT) 21m² (ABOUT)	3m (ABOUT)(1-STOREY) 3m (ABOUT)(1-STOREY)	Million Mariante
81	RAINS	SHMENT KIOSK SHELTER FOR BARBECUE AREA T	119m² (ABOUT) 14.5m² (ABOUT)	119m² (ABOUT) 14.5m² (ABOUT)	4.2m (ABOUT) (1-STOREY) 3m(ABOUT) (1-STOREY)	*************
	10.70	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Charlestones	Winderstoners to	angeototi(Particle)	************
		TOTAL	328.1m² (ABOUT	W. SESSED WESSELLS		*******
		(if any) 霉天地方((備有)的	擬議用途		
(d) Proposed use(s) of un						
(d) Proposed use(s) of un						
(d) Proposed use(s) of un						
(d) Proposed use(s) of un		circulation space	······································		**************************************	

7. Anticipated Complete 擬議發展計劃的預		e of the Development Proposal 時間	
「擬議發展計劃預期完成的年份」 (Separate anticipated completion Government, institution or comm	及月份 (彡 n times (ir nunity facil	month and year) should be provided for the proposed public oper	
December 2024			

8. Vehicular Access Arr 擬議發展計劃的行		nt of the Development Proposal 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	 ✓ There is an existing access. (please indicate the street na appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from South Lantau Road via a local access □ There is a proposed access. (please illustrate on plan and specified 有一條擬議車路。(請在圖則顯示,並註明車路的闊度) 	5-2-
e(No否		
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	✓ (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)	2
	No 否		
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	□ (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)	
80	No 否	∞	

9. Impacts of De	evelopm	ent Proposal 擬議發展計	劃的影響	
justifications/reasons for	or not prov	sheets to indicate the proposed n iding such measures. 量減少可能出現不良影響的措施		adverse impacts or give
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No.否	STATESTE STATESTE STATESTE STATES	供詳情	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請,請跳至下一條問題。)	Yes 是 No 否	Y 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) (清用地盤平面攤礦不有關土地/池塘养綠・以及河道改道、填塘、填土及/或挖土的網節及/或層) □ Diversion of stream 河道改道 □ Filling of pond 填塘		
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drain On slope Affected Landscap Tree Fell Visual In Others (F	onment 對環境 b 對交通 supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 be Impact 構成景觀影響 ing 砍伐樹木 inpact 構成視覺影響 Please Specify) 其他 (請列明) ate measure(s) to minimise the in at breast height and species of the a	iffected trees (if possible) :樹木,請說明受影響樹木的對	数目、及胸高度的樹幹

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現鯖申鯖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。

Background

We seeks to use various lots in D.D. 331L and adjoining Government Land, Cheung Sha, Lantau Island (the Site) for 'Proposed Temporary Barbecue Site and Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (Sewerage Facilities)' (proposed development) (Plan P02).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to operate a new caravan holiday camp with barbecue sites at the Site to meet the pressing demand for such use in Hong Kong. As no eating place is provided in close vicinity of the Site, barbecue area is provided for visitor to support the operation of the proposed development

Planning Context

The Site falls within an area zoned as "Coastal Protection Area" ("CPA") on the Approved South Lantau Coast Outline Zoning Plan No.: S/SLC/21. According to the Notes of the OZP, 'holiday camp' uses are column two within "CPA" zone, which requires planning permission from the Town Planning Board (the Board).

Development Proposal

The Site occupied an area of 2,761 sq.m (about)(Plan P01). 5 structures are proposed at the Site for reception, storage of tools, activities room, site office, changing room, washroom and refreshment kiosk and 10 caravan camps with total GFA of 328.1 sq.m (including 143sq.m (about) of caravan camp)(Plan P01).

The Site is accessible from South Lantau Road via a local access. 2 nos, of private car parking spaces are provided at the Site for staff only. No light, medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period. As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

The Site involves 1,085 sq.m of filling of concrete of not more than 0.2m (about) for site formation of structures, circulation space and parking spaces (Plan P01). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of septic tank for sewage treatment at the Site. Land excavation is required for the installation of sewerage facilities (septic tank). No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period

Operation Mode

The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 4 nos, of staff will work at the Site. It is estimated to attract maximum of 30 nos, of visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site, visitors will access the Site by public transport. No walk-in visitor is allowed at the Site.

A total of 10 caravan camping sites are provide at the Site to accommodate 30 visitors (maximum 3 visitors per caravan). A maximum of 10 portable barbecue pits are carried out by visitors at the barbecue area.

Conclusion

The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

In view of the above, the Board is hereby respectfully requested to approve the subject application for 'Proposed Temporary Barbecue Site and Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (Sewerage Facilities)'.

11. Declar	ration 聲明	
I hereby decla 本人謹此聲明	are that the particulars given in this application 月,本人就這宗申請提交的資料,據本人所	are correct and true to the best of my knowledge and belief. 知及所信,均屬真實無誤。
to the Board's	s website for browsing and downloading by the	rials submitted in this application and/or to upload such materials public free-of-charge at the Board's discretion. 本人現准許委 載至委員會網站,供公眾免費瀏覽或下載。
Signature 簽署	Com	☑ Applicant 申請人 / □ Authorised Agent 獲授權代理人
	CAU YING TUNG	Director
	Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
Professional C 專業資格	□ RPP 註冊專業規劃師	學會 / □ HKIA 香港建築師學會 /
on behalf of 代表		ent Limited 冠盈投資發展有限公司 投資發展 包有限公司
Date 日期	20/3/2023	(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况下,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

 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。
- 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,以作上減第 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, pl 如發展涉及靈灰安置所用途,請另外填妥以下資料	lease also complete the 탁:	following:
Ash interment capacity 骨灰安放容量®	× × ×	
Maximum number of sets of ashes that may be interred in the 在龕位内最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other t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 (巴售並佔用) 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)		1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
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)	on w	
Total no. of niches other than single or double niches (please s 除單人及雙人龕位外的其他龕位總數 (請列明類別)	pecify type)	
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)	55 56	
Number of niches (residual for sale) 龕位數目 (待售)		
Proposed operating hours 擬議營運時間		
 a Ash interment capacity in relation to a columbatium means — 就整灰安置所而言,骨灰安放容量指: the maximum number of containers of ashes that may be interred in 每個龜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 tha 在該靈灰安置所並非龜位的範圍內,總共最多可安放多少份骨 the total number of sets of ashes that may be interred in the columbate 在該骨灰安置所內。總共最多可安放多少份骨灰。 	an in niches in any area in the colu 按:以及	mbarium; and

Gist of Applic	ation	申請摘要		-		
consultees, uploade available at the Plan (請 <u>盡量</u> 以英文及中	d to the ning En 文填寫 劃資料]	both English and Ch Town Planning Boa quiry Counters of the 。此部分將會發送 查詢處供一般參閱。	rd's Website for Planning Depa 予相關諮詢人)	or browsing and f rtment for general	ree downloading information.)	by the public and
Application No. 申請編號	(For O	fficial Use Only) (請勿	7填寫此欄)	26 M		8
Location/address 位置/地址	18000000	62 (Part) , 63, 64, 65 , Cheung Sha, Lanta		P and 67 in D.D.3	331L and adjoini	ng Government
Site area		te ee		2,761	sq. m 平方分	₭ ☑ About 約
地盤面積	(includ	des Government land	of包括政府	T) (0)	sq. m 平方为	怅 ☑ About 約)
Plan 圖則 App		Approved South Lantau Coast Outline Zoning Plan No. S/SLC/21				
Zoning 地帶 "Co		eastal Protection Are	a" Zone	**		a
Applied use/ development 申請用途/發展	Anc	posed Temporary Ba illary Facilities for a l werage Facilities)				
i) Gross floor ar			sq.r	n 平方米	Plot Ra	atio 地積比率
and/or plot ratio 總樓面面積及/或 地積比率		Domestic 住用	7	□ About 約 □ Not more tha 不多於	m /	□About 約 □Not more than 不多於
		Non-domestic 非住用	328.1	☑ About 約 □ Not more tha 不多於	n 0.12	☑About 約 □Not more than 不多於
ii) No. of block 幢數		Domestic 住用	V.	29	1.	4
		Non-domestic 非住用		6	15	KI N
		Composite 綜合用途		n	<i>f</i> = =	3) 1)

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	ä	☐ (Not mor	m 米 re than 不多於)
72		Ť		主水平基準上) e than 不多於)
			☐ (Not mor	Storeys(s) 曆 e than 不多於)
H		7	(□Include 包括/□ I □ Carport f	亨車間
			□ Refuge Fl □ Podium Ā	oor 防火層
9	Non-domestic 非住用	3 - 4.2 (about)	☐ (Not mor	m 米 re than 不多於)
	ži	- It		主水平基準上) re than 不多於)
20		1		Storeys(s) 層 e than 不多於)
K K			(□Include 包括(□ I □ Carport f □ Basement □ Refuge Fl □ Podium ¬	宇車間 地庫 oor 防火層
	Composite 綜合用途	. A	☐ (Not mor	m 米 e than 不多於)
32		1		主水平基準上) re than 不多於)
		$_{\odot}\tilde{I}_{\odot}^{\circ}=$	☐ (Not mor	Storeys(s) 層 e than 不多於)
la de la companya de		- 28	(□Include 包括/□ H □ Carport fi □ Basement □ Refuge Fl □ Podium 円	序車間 地庫 oor 防火層
(iv) Site coverage 上蓋面積		12	%	☑ About 約
(v) No. of units 單位數目	7			
(vi) Open space 休憩用地	Private 私人	/ sq.m ³	平方米 □ Not less	than 不少於
	Public 公眾	/ sq.m 3	平方米 🗆 Not less	than 不少於

vii)	No. of parking spaces and loading /	Total no. of vehicle parking spaces 停車位總數	2
	unloading spaces 停車位及上落客貨	Private Car Parking Spaces 私家車車位	2 (PC)
		Motorcycle Parking Spaces 電單車車位	1
	車位數目	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	/
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	1
		Others (Please Specify) 其他 (請列明)	1
			\$ "
	£/	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
		Taxi Spaces 的土車位	,
		Coach Spaces 旅遊巴車位	(
		Light Goods Vehicle Spaces 輕型貨車車位	N _e
		Medium Goods Vehicle Spaces 中型貨車位	1
		Heavy Goods Vehicle Spaces 重型貨車車位	1
		Others (Please Specify) 其他 (請列明)	/

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

Note: 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。

此為空白頁。

This is a blank page.

大嶼山南區鄉事委員會辦事處 新界大嶼山芝麻灣道

先生/女士:

第16條規劃申請

現特通知大嶼山丈量約份第 331L 約地段第 62 號(部份)、第 63 號、第 64 號、第 65 號、第 66 號餘段、第 66 號 B 分段及第 67 號之 土地的擁有人,本公司計劃根據《城市規劃條例》第 16 條提出規劃 申請,於上述地點及毗連政府土地作擬議臨時燒烤場及度假營(露營 車度假營)連附屬設施(排污設施)(為期 5 年)及相關填土及挖土工程。

請將本通告張貼於貴大廈/辨事處的告示板或你認為合適的當眼處,以告知擁有人這宗申請。

申請人: 冠盈投資發展有限公司 Well Power Investment Development Limited

2023年4月25日

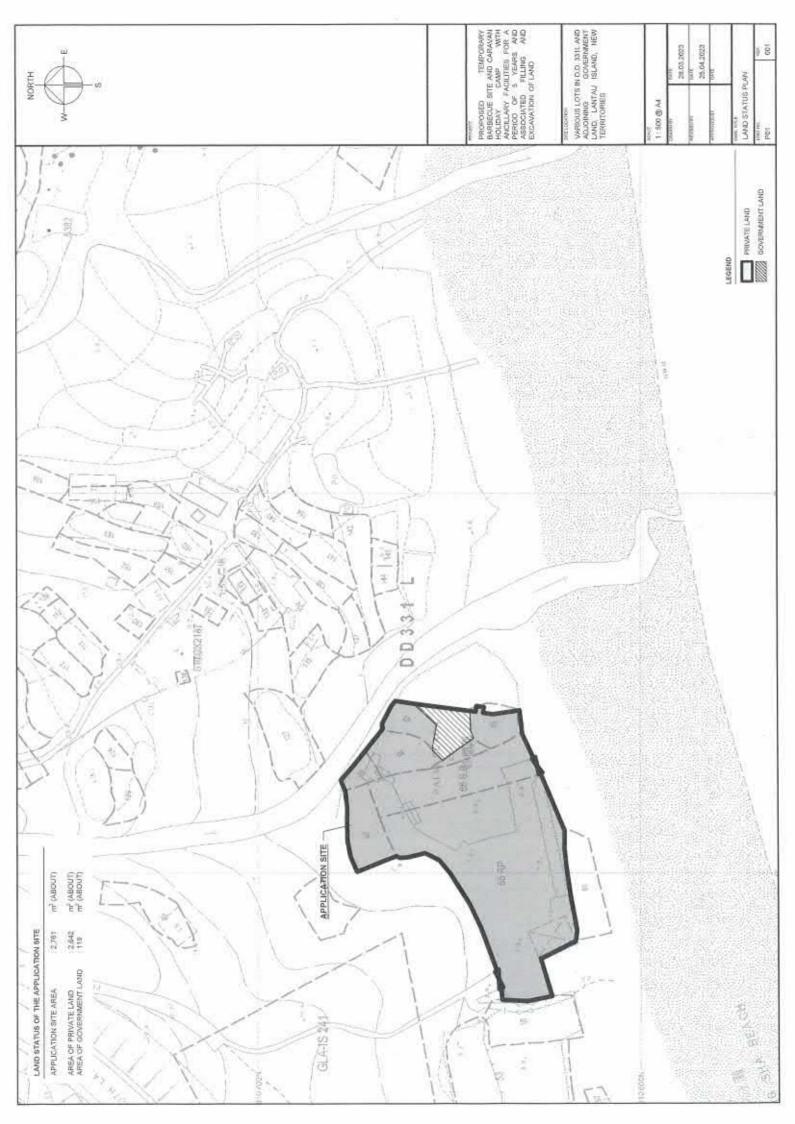
第16條規劃申請

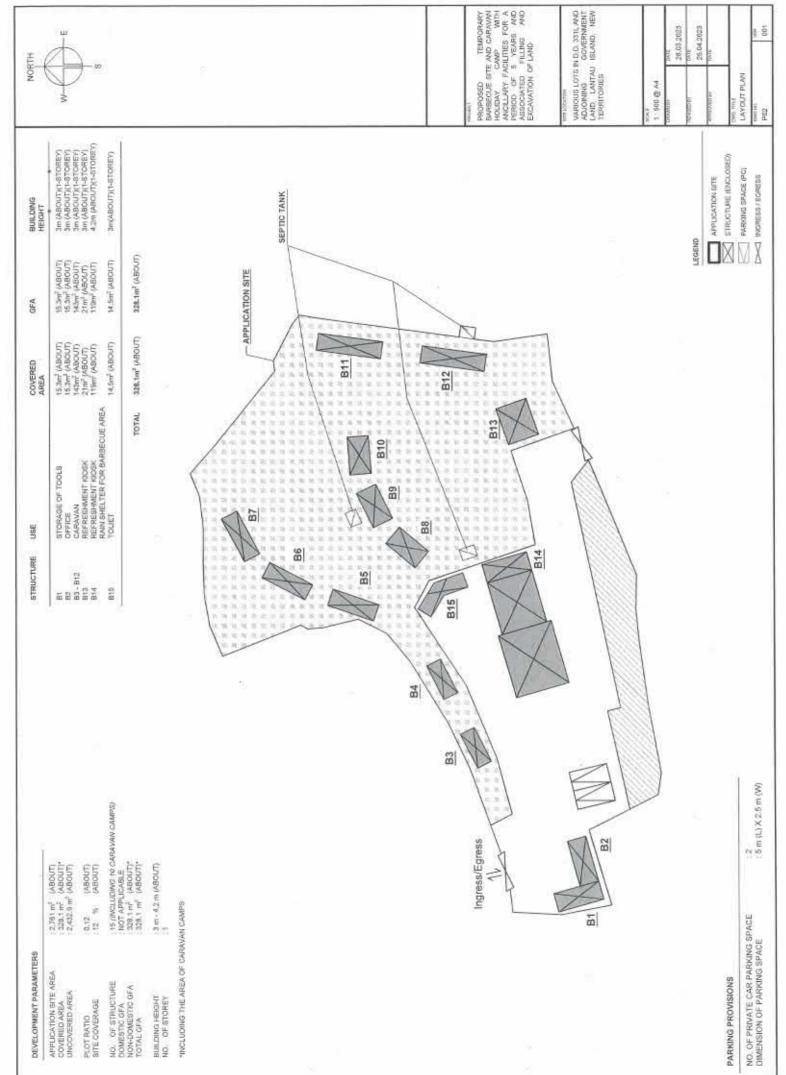
現特通知大嶼山丈量約份第 331L約地段第62號(部份)、第63 號、第64號、第65號、第66號 餘段、第66號B分段及第67號之 土地的擁有人,本公司計劃根據 地市規劃條例》第16條提出規 劃申請,於上述地點作擬議臨時燒 灣及度假營(露營車度假營)連 附屬設施(排污設施)(為期5年) 及相關填土及挖土工程。

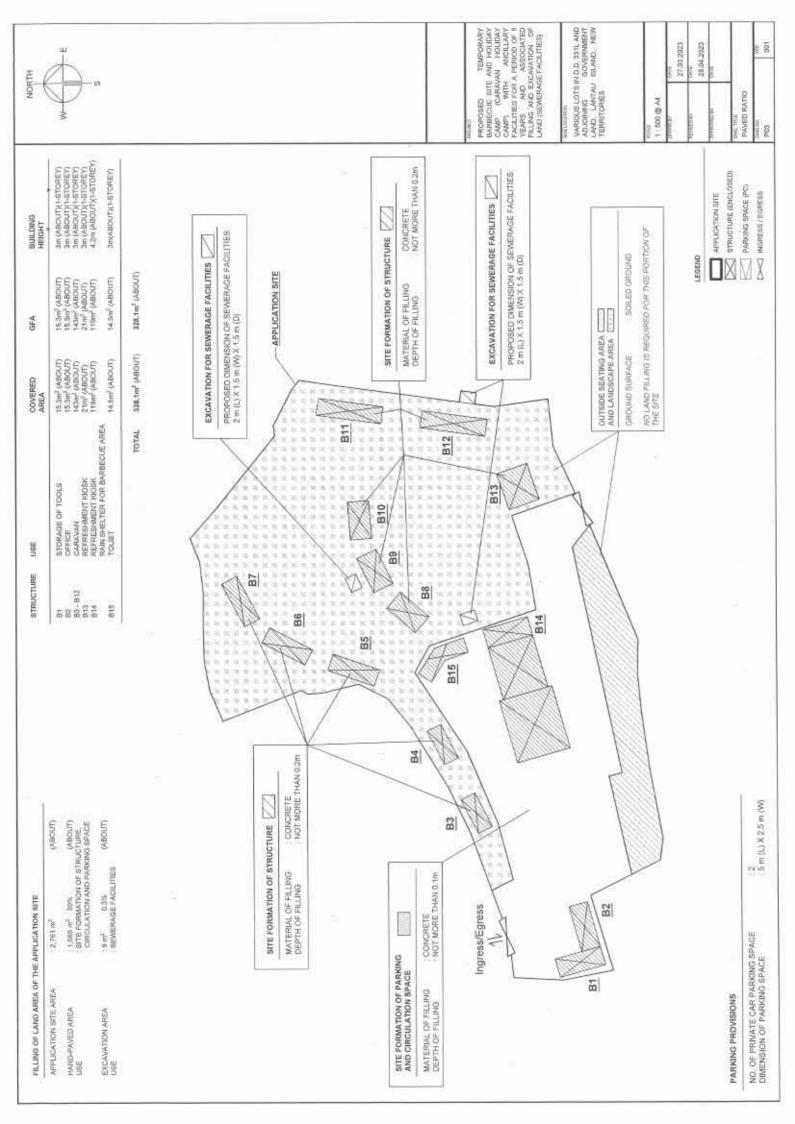
申請人: 冠盈投資發展有限公司 Well Power Investment Development Limited













城市規劃委員會:

敬啟者

Application No: A/SLC/178

Proposal: Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Place Of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period

of 5 Years and Associated Filling and Excavation of Land

致城市規劃及園境規劃師:

本申請地段前身為耕種農地,所以不會有大型及罕有品種的植物。施工前亦只有清除雜草及細小植物等,翻土工程後,廢物會經由合法運送及處理。之後再重新鋪設新草皮及 27 棵王棕樹優化環境,原有的大型樹木則完全保留,多年來附近居民、遊人及跳傘人士亦十分欣賞及讚賞有加。

附相件:1、2、3、4、5

致運輸署專員:

本申請地段本來已有一條可行駛臨時道路,(本人並不清楚道路的源由)。此道路可供中小型車輛直達申請地段使用,而申請地段只供最多兩部小型車輛作臨時泊車用途,所以不會造成交通混亂及擠塞問題,亦沒有曾經的交通意外相關案例。本場地客人大多乘坐公共車輛到來,如有旅遊巴亦會泊在馬路附近的停迫處讓客人上下車,客人會自行步入營內。

相件 6:2017 年 10 月 5 日, 救護車借用場地救援公眾泳灘受傷的外籍人士。

相件 7、8:2019 年 7 月 9 日,警車、消防及救護車借用本場地拯救公眾泳灘遇溺的學生。

相件9:吸糞車進行吸糞污水處理。

WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited



致渠務署香港及離島區主任工程師:

本人自 2016 年 4 月租用至今,申請場地曾經歷多次颱風、大潮及紅、黑雨,當中包括近年最強的十級颱風,2018 年 9 月的山竹。申請場地均沒有發生過任何水浸、河水泛濫等情況,而暴雨所帶來的雨水會經由側傍小溪及海灘自然流失及疏散,鄰近土地也沒有受過影響出現水浸、山泥傾瀉、土地下陷等情況,場地也從來沒有收到過相關部門及居民投訴個案。而營地亦有訂下守則,如遇到紅、黑雨及八號或以上風球,我們會妥善做好防風措施,穩固可能會受影響之物件及儘快安排所有客人及員工離場。

附相件:10、11、12

致環境保護署署長:

申請本人是長沙村居民,清楚明白申請地段對環境保護的重要性,因本人家人也經常到海灘 暢泳,申請地段有部分泥土需挖掘大約 150mm 深,再用混凝土鋪上,挖掘填土屬輕微施 工,而施工後的廢料會經合法處理,以確保環境優美及污染問題。。

而處理污水問題,申請人須挖掘四個坑穴,面積為 M 長 X2M 深。藏下四個 2M 長 x1.5M 直徑密閉式污水缸,再填上泥土及種植草皮綠化,用途是將營內所有污水收集,並定期檢測缸內容量,如達到警告線,會立即聯絡合資格收集污水車,吸走及排放到政府指定的排放污水處理廠,確保污水不會外流影響環境。自 2016 年租用至今,政府相關部門,與環境署、食環處也會經常巡查及用色粉試驗合格。而營內垃圾處理問題,申請人會每天安排人手將垃圾入袋,每天用人手送去附近長富街垃圾收集站,不會有堆積垃圾情況出現,而場外其他遊人棄置的垃圾,我們也會安排員工定期清潔,期望令營地內外均保持清潔及減少對環境生態的影響。

WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited



由 2016 年租用至今,本營地受到不少遊人、附近居民及村民讚賞,也因此吸引了前來海灘遊玩的人士數量增加。但也沒有因此而引致其他任何投訴水質及堆積垃圾問題。

附相件: 13、14、15、16、17、18、19、20、21、22 及場地圖表

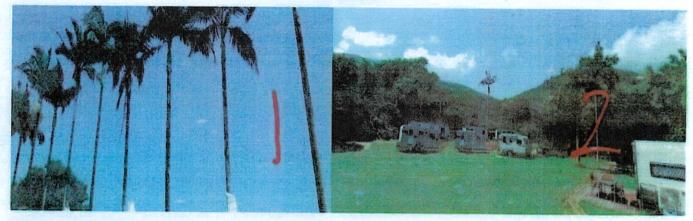
本申請地點不設揚聲器、卡啦 OK 等器材,而每晚留宿限定 40 人以下,如舉辦大型節目及遊戲日等,需於晚上七點前完成,同時也會通知附近居民及村代表,營內有專人維持秩序及監管客人噪音問題,申請地點以悠閒、寧靜舒適為目標。

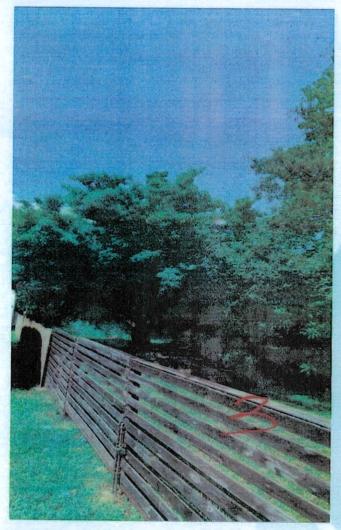
祝安好· 冠盈投資發展有限公司(海迎灘)

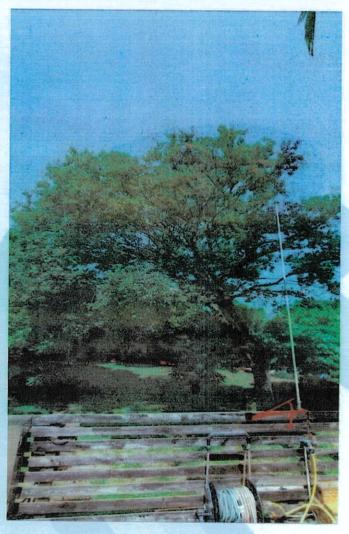
August 19, 2023

LAU YING TUNG









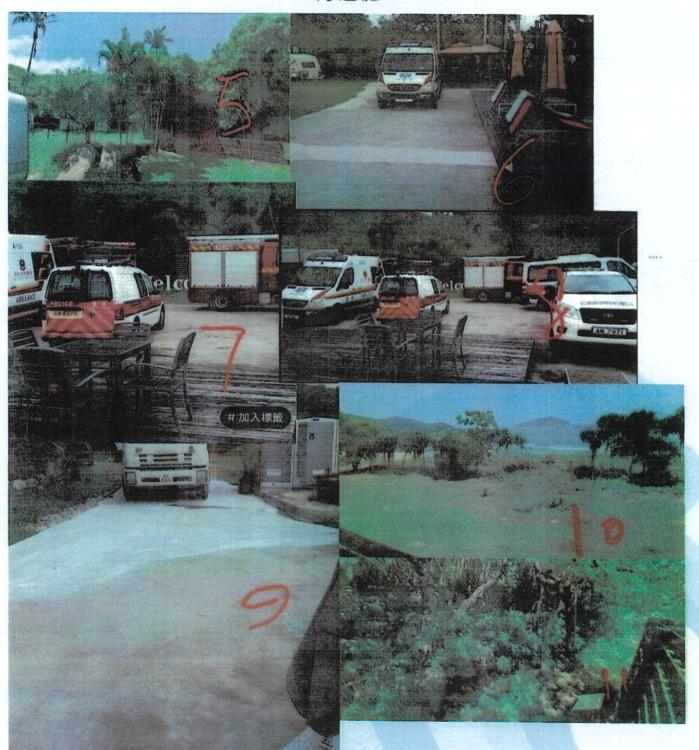
WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited



海迎灘



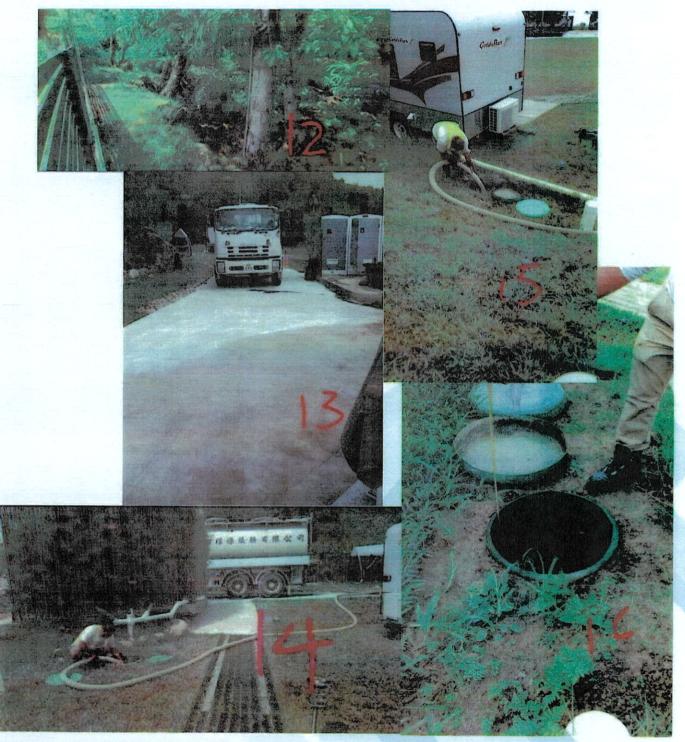
WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited

BERRY LIMBURE





WELCOME BEACH CARAVAN 海迎灘

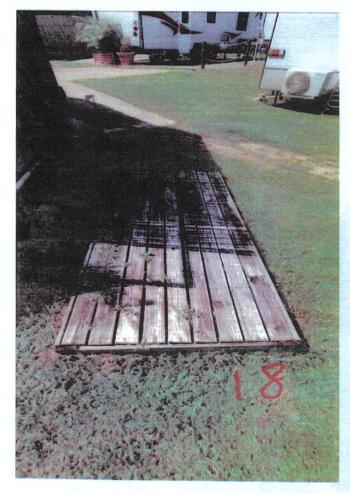
冠盈投資發展有限公司

O/B Well Power Investment & Development Limited









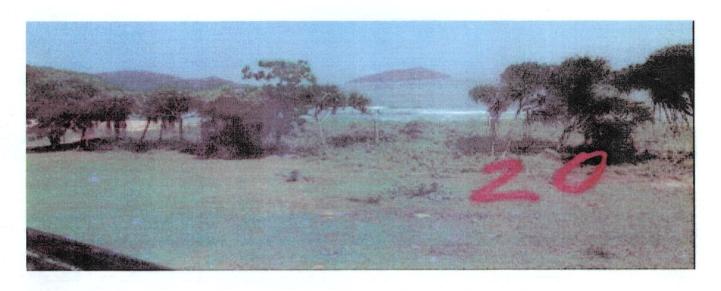


WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

0/8 Well Power Investment & Development Limited





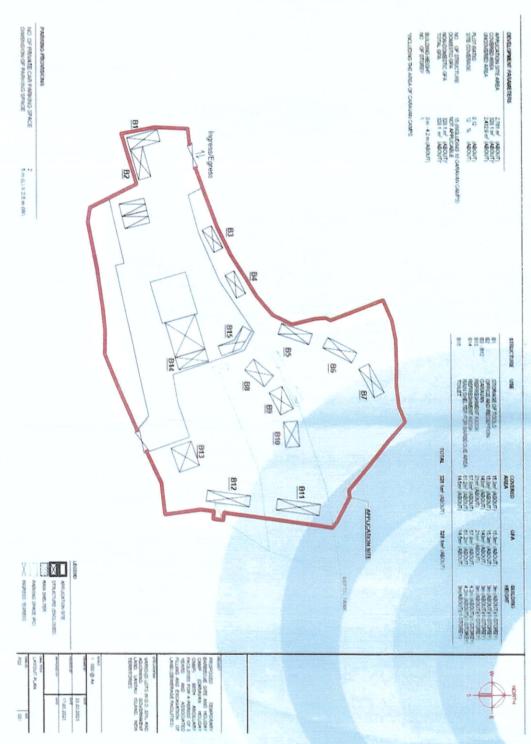


WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited





WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

0/8 Well Power Investment & Development Limited



15815_CatchB08E.jpg DD331 LOT62 - Layout Plan (20230818) rev.pdf

Dear Town Planning Board,

Please use the attachment to replace on page 9 of the Planning application sumit on 21 Aug 2023, with glad to inform you, thank you

Best Regards, Welcome Beach 冠盈投資發展有限公司



DEVELOPMENT PARAMETERS			
APPLICATION SITE AREA COVERED AREA UNCOVERED AREA	: 2,761 m ² (ABOUT) : 328.1 m ² (ABOUT)* : 2,432.9 m ² (ABOUT)		
PLOT RATIO SITE COVERAGE	: 0.12 (ABOUT) : 12 % (ABOUT)		
NO. OF STRUCTURE DOMESTIC GFA NON-DOMESTIC GFA TOTAL GFA	: 15 (INCLUDING 10 CARAVAN CAMPS) : NOT APPLICABLE : 328.1 m² (ABOUT)* : 328.1 m² (ABOUT)*		
BUILDING HEIGHT NO. OF STOREY	: 3 m - 4.2 m (ABOUT) : 1		
*INCLUDING THE AREA OF CARAVA	AN CAMPS		

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF TOOLS	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B2	OFFICE AND RECEPTION	15.3m ² (ABOUT)	15.3m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B3 - B12	CARAVAN	143m ² (ABOUT)	143m ² (ABOUT)	3m (ABOUT)(1-STOREY)
B13	REFRESHMENT KIOSK	21m ² (ABOUT)	21m² (ABOUT)	3m (ABOUT)(1-STOREY)
B14	REFRESHMENT KIOSK	57.8m ² (ABOÚT)	57.8m ² (ABOÚT)	4.2m (ABOUT)(1-STOREY)
	RAIN SHELTER FOR BARBECUE AREA	61.2m ² (ABOUT)	61.2m ² (ABOUT)	4.2m (ABOUT)(1-STOREY)
B15	TOILET	14.5m² (ABOUT)	14.5m² (ABOUT)	3m(ABOUT)(1-STOREY)
	TOTAL	328.1m² (ABOUT)	328.1m² (ABOUT)	

APPLICATION SITE



PROPOSED BARBECUE SITE AND HOLIDAY CAMP (CARAVAN HOLIDAY CAMP) WITH ANCILLARY FACILITIES FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND (SEWERAGE FACILITIES)

VARIOUS LOTS IN D.D. 331L AND ADJOINING GOVERNMENT LAND, LANTAU ISLAND, NEW TERRITORIES

28.03.2023

17.05.2023

001

1:500@A4

LAYOUT PLAN

APPLICATION SITE STRUCTURE (ENCLOSED)

LEGEND

RAIN SHELTER

SEPTIC TANK

PARKING SPACE (PC)

INGRESS / EGRESS

: 5 m (L) X 2.5 m (W)

B15

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE DIMENSION OF PARKING SPACE

Ingress/Egress



[SI]S.16 Application No.A/SLC/178-SI to provide clarifications

- 1. The revised layout plan
- 2. The replacement page of the application form
- 3. Conceptual Landscape Plan



WELCOME BEACH CARAVAN 海迎灘

冠盈投資發展有限公司

O/B Well Power Investment & Development Limited

(ii) For Type (ii) applic	ation 供第(ii)類申讀			
	□ Diversion of stream 河道改道			
	□ Filling of pond 填塘 Area of filling 填塘面積			
(a) Operation involved 涉及工程	▼ Filling of land 填土 Area of filling 填土面積			
	Area of excavation 挖土面積			
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Barbecue Site and Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (Sewerage Facilities)			
(iii) FariTipe (iii) apolis	irina 杜奎(ii) 黎 安護			
	□ Public utility installation 公用事業設施裝置			
	□ Utility installation for private project 私人發展計劃的公用設施裝置			
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建築物/構築物(倘有)的長度、高度和闊度			
	Name/type of installation 裝置名稱/種類 Number of provision 數量 Number of /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)			
(a) Nature and scale 性質及規模				
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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。

Background

We seek planning permission from the Town Planning Board (the Board) to regularize the existing barbecue site and holiday camp with ancillary facilities and associated works for filling and excavation of land at various lots in D.D. 331L and adjoining Government Land, Cheung Sha, Lantau Island (the Site).

Due to the travel restrictions affected by the outbreak of COVID-19 in Hong Kong, the demands for local holiday camping have dramatically increased. The applicant seeks to continue to operate the applied uses at the Site to meet the pressing demand for such use in Hong Kong. As no eating place is provided in close vicinity of the Site, barbecue area is provided for visitor to support the operation of the proposed development

Planning Context

The Site falls within an area zoned as "Coastal Protection Area" ("CPA") on the Approved South Lantau Coast Outline Zoning Plan No.: S/SLC/21. According to the Notes of the OZP, 'holiday camp' use is a column two use within "CPA" zone, which requires planning permission from the Board.

Development Proposal

The Site occupied an area of 2,761 sq.m (about)(Plan P01). 5 existing structures are provided at the Site for reception, storage of tools, site office, washroom and refreshment kiosk and 10 caravan camps with total GFA of 328.1 sq.m (including 143sq.m (about) of caravan camp) (Plan P01).

The Site is accessible from South Lantau Road via a local access. 2 nos. of private car parking spaces are provided at the Site for staff only. No light, medium and heavy vehicle including container vehicle, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at any time during the planning approval. Sufficient space is provided for vehicle to smoothly manoeuvre to/from and within the Site to ensure no queuing, turning back outside the Site during the planning approval period. As traffic trips generated and attracted by the proposed development is minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Portion of the Site (i.e. 1,085 sq.m) has been filled with concrete of not more than 0.5m (about) for site formation of structures, ciruclation space and parking spaces (**Plan P01**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the original soiled ground and prevent erosion from surface run-off. Therefore, land filling area is considered necessary and has been kept to minimal for the operation of the proposed development. No further filling will be carried out by the applicant after planning approval has been granted obtained from the Board. The applicant will reinstate the Site to an amenity area after the planning approval period.

The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers. The applicant will follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), i.e. the use of sewage storage tank for sewage treatment at the Site. Land excavation is required for the installation of sewerage facilities (sewage storage tank). No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period

Operation Mode

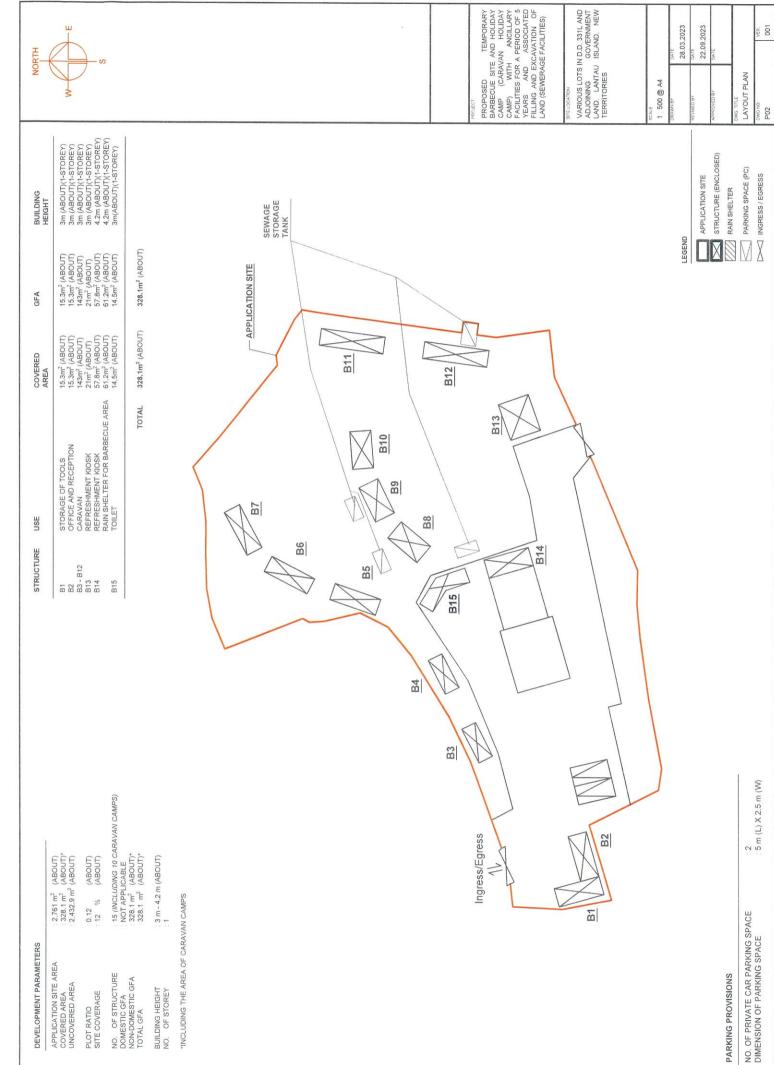
The proposed development is operated from 09:00 to 22:00 daily, including public holiday (except for overnight tent camping activities). 4 nos. of staff will work at the Site. It is estimated to attract maximum of 30 nos. of visitors per day. Visitor is required to make appointment in advance and pay entrance fee to access the Site, visitors will access the Site by public transport. The site only serve visitors of caravan, no walk-in visitors are allowed in the site. Furthermore, please note that the proposed refreshment kiosk will only be selling drinks and snacks for the convenience of the visitors.

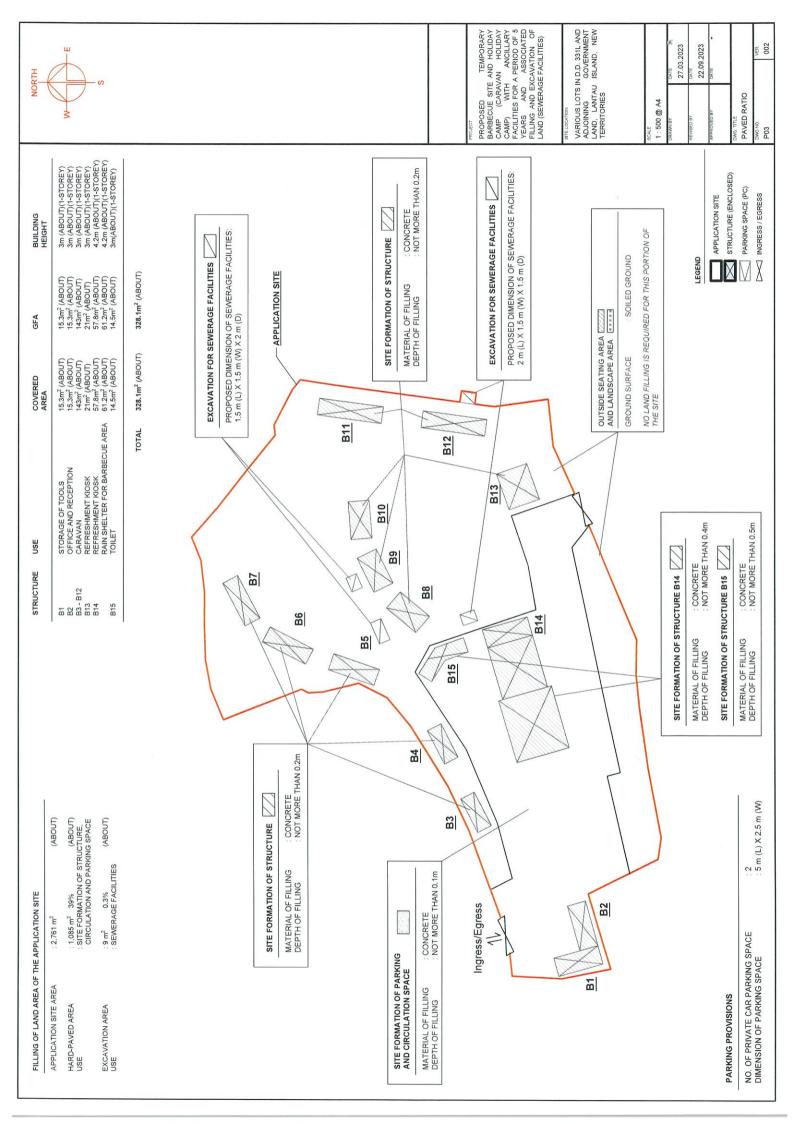
The proposed development provides a total of 10 caravan camping sites, which can accommodate up to 30 visitors, with a maximum of 3 visitors per caravan. In addition, visitor of caravans are allowed to bring a maximum of 10 portable barbecue pits to the designated barbecue area. However, it is important to note that all barbecue food must be carried in by caravan visitors, as the site does not provide any barbecue food for visitors.

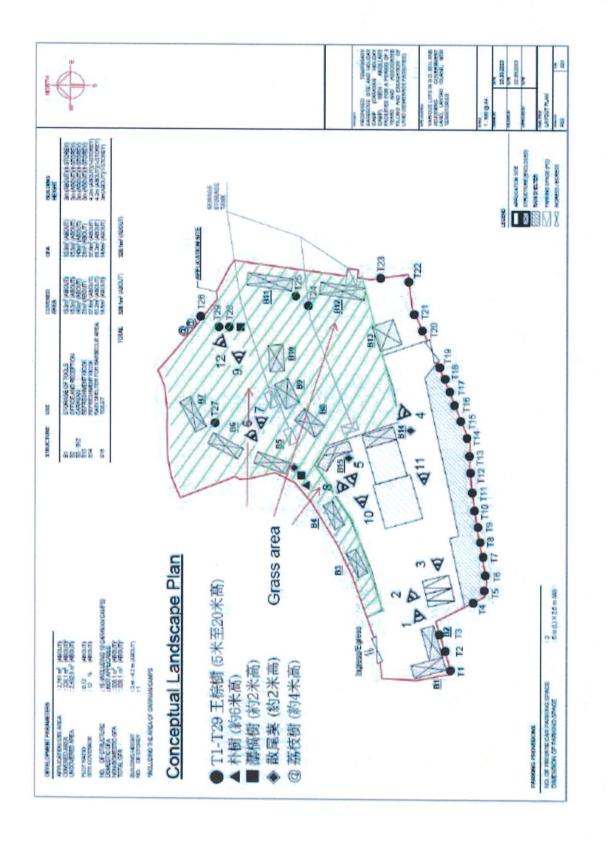
Conclusion

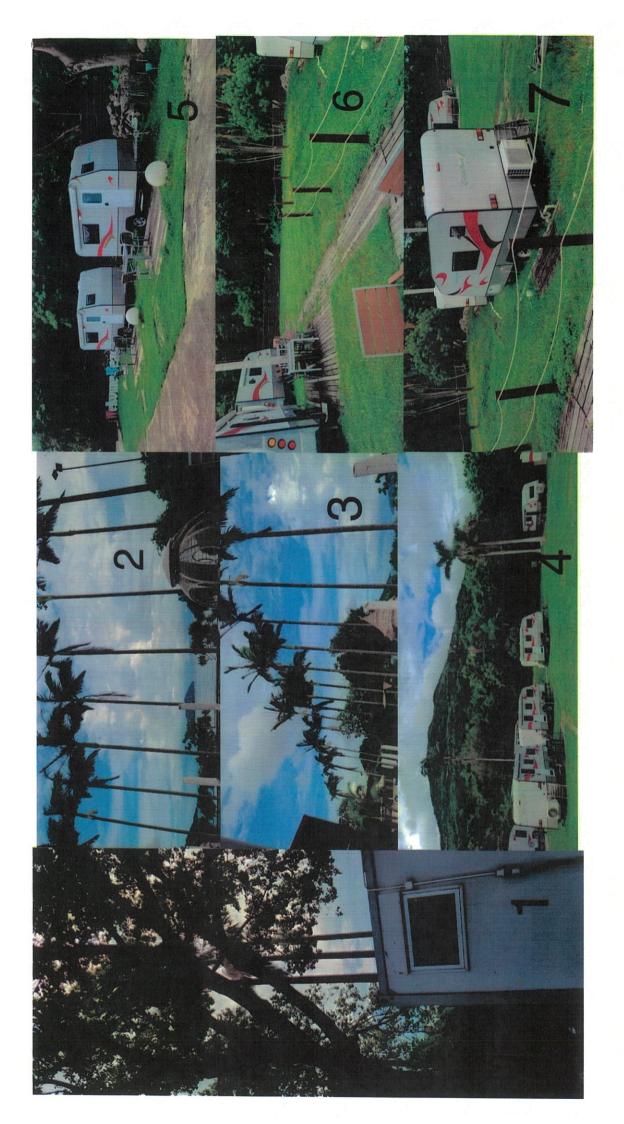
The proposed development will not create significant adverse traffic, environmental and drainage impacts to the surrounding areas. Adequate mitigation measures, i.e. submission of drainage and fire service installations proposals will be provided to minimize nuisance to the existing environment after planning approval has been granted by the Board.

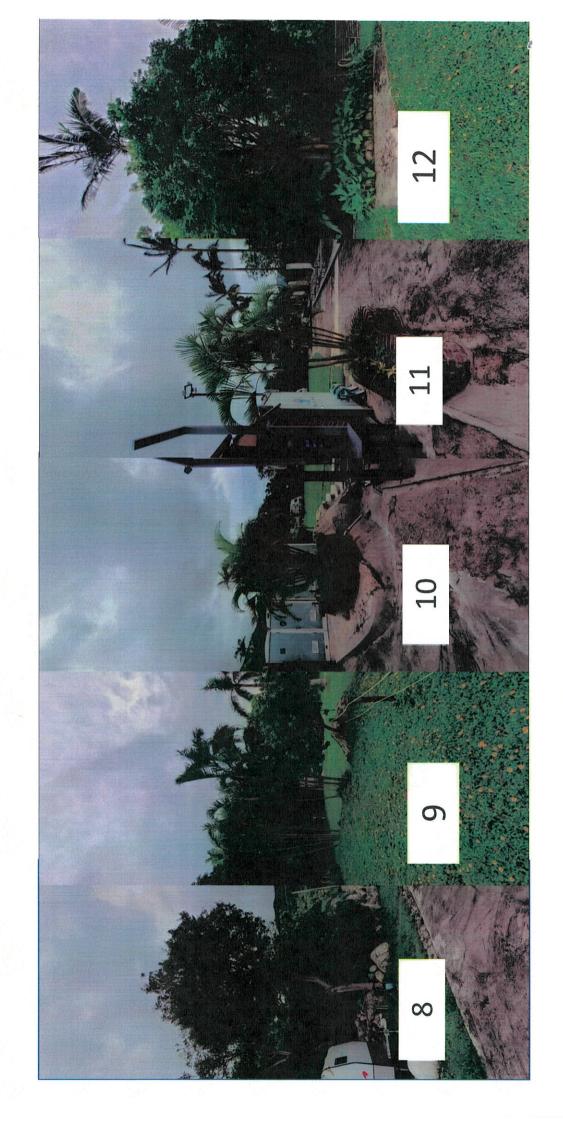
In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Barbecue Site and Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (Sewerage Facilities)'.













有關規劃申請編號A/SLC/178之事宜28/09/2023 13:20

From:

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

Cc:

1 Attachment





15815_CatchB08E.jpg 修訂版.zip

敬啟者:

本人為規劃申請A/SLC/178之申請人,現提交進一步資料,資料如下:

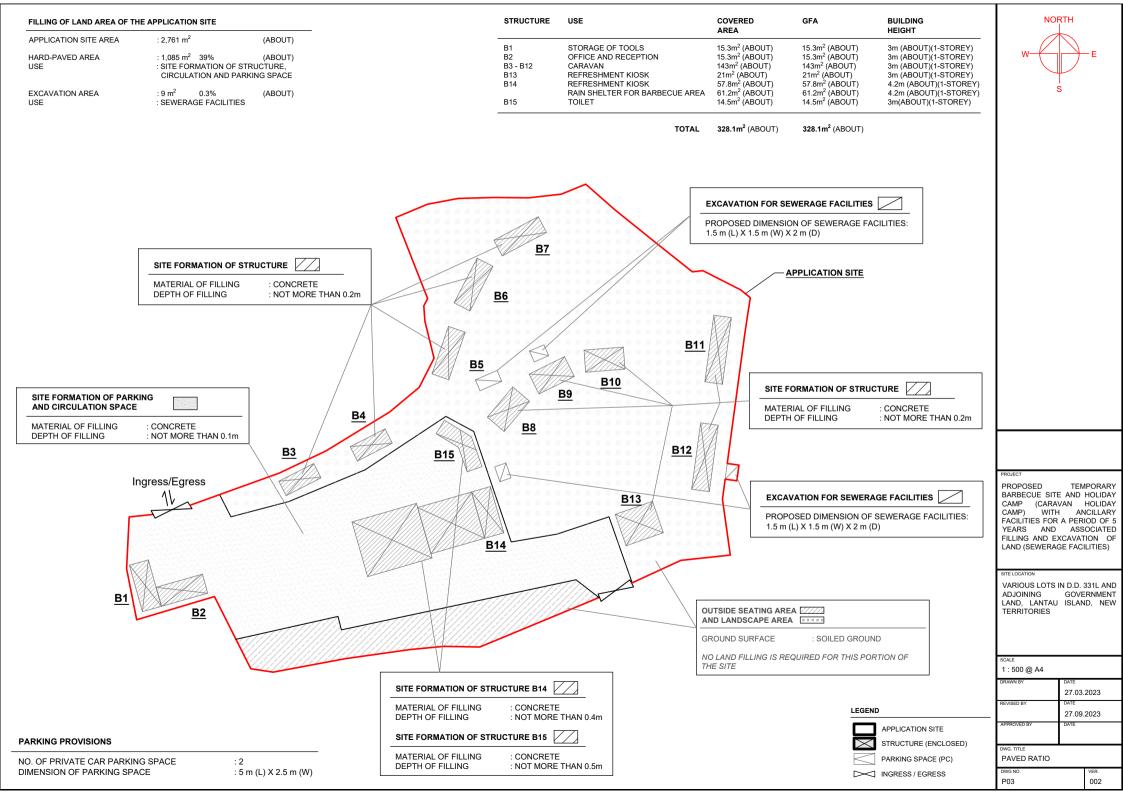
- 1. 鑒於申請地段之分區計劃大綱圖已更改, 申請年期將由5年改作3年
- 2. 申請場地之內提供4個污水收集缸,呎吋為1.5m(W) x 1.5m(L) x 2m(D),挖土總面積為9平方米。
- 3. 修訂版的Plan5 (附件1)
- 4. 修訂版的申請表格(附件2)

如有任何問題,請與本人聯絡,謝謝!

Welcome Beach



(ii) For Type (ii) applica	ation 供第(ii)類申請
	□ Diversion of stream 河道改道
	□ Filling of pond 填塘 Area of filling 填塘面積sq.m 平方米 □About 約 Depth of filling 填塘深度
(a) Operation involved 涉及工程	▼ Filling of land 填土 Area of filling 填土面積
	Excavation of land 挖土 Area of excavation 挖土面積 9 sq.m 平方米 ②About 約 Depth of excavation 挖土深度 not more than 2 m 米 □About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Temporary Barbecue Site and Holiday Camp (Caravan Holiday Camp) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (Sewerage Facilities)
(iii) For Type (iii) applic	cation 供第(iii)類申請
	□ Public utility installation 公用事業設施裝置 □ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量,包括每座建築物/構築物(倘有)的長度、高度和闊度 Name/type of installation
(a) Nature and scale 性質及規模	数量 (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)



Similar s.16 Applications within "Coastal Protection Area" Zone on the South Lantau Coast Outline Zoning Plan

Approved Applications

Application No.	Proposed Use(s) / Development(s)	Date of Consideration	Approval Condition(s)
*A/SLC/88	Holiday Camp to include Various Recreational Facilities	6.6.2008 (RNTPC)	(1) – (7)
A/SLC/155	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 5 Years and Excavation of Land (Sewage and Drainage Facilities)	20.12.2019 (on review) (TPB) [Revoked on 20.5.2022]	(1) – (6)
A/SLC/173	Proposed Temporary Holiday Camp (Caravan Holiday Camp) for a Period of 3 Years and Excavation of Land (Sewage Facilities)	13.1.2023 (RNTPC)	(1) – (3), (5) and (6)

^{*} Similar application beyond the past five years but is relevant in the consideration of the subject application.

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) Submission and/or provision of water supplies for firefighting and fire service installations.
- (7) Submission and implementation of archaeological mitigation measures

Rejected Applications

Application No.	Proposed Use(s)/Development(s)	Date of Consideration	Rejection Reason(s)
A/SLC/161	Proposed Holiday Camp (Caravan Holiday Camp and Tent Camping Ground)	11.12.2020 (on review) (TPB)	(1) – (3)
A/SLC/181	Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land	28.7.2023 (RNTPC)	(1) – (3)

Rejection Reasons

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

Detailed Comments of Government Departments

1. Land Administration

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

- should planning approval be given to the subject planning application, the owner of
 the concerned lots will need to apply to LandsD for approval to permit the structures
 to be erected or to regularise any irregularities on site. Besides, given the proposed
 use is temporary in nature, only application for regularization or erection of
 temporary structures will be considered; and
- the applicant has to either exclude the Government land from the application site or immediately apply for a formal approval for regularisation of occupation of Government land. Application for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including, among others, the payment of rent or fee as may be imposed by LandsD.

2. Licencing

Comments from of the Chief officer (Licencing Authority), Office of the Licencing Authority, Home Affairs Department:

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himslf 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; and
- 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.

3. Building Matters

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

- no in-principle objection under the Buildings Ordinance (BO) to the proposed uses on the application site;
- there is no record of approval by the Building Authority for the structures existing at the application site and BD is not in a position to offer comments on their suitability for the use related to the application; and
- the applicant's attention is drawn to the followings:
 - (i) if the existing structures are erected on leased land without approval of the BD (not being a New Territories Exempted House), they are unauthorised under the BO and should not be designated for any approved use under the captioned application;
 - (ii) before any new building works are to be carried out on the application site, the prior approval and consent from the BD should be obtained, otherwise they are Unauthorized Building Works (UBWs). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iii) for UBWs erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building

works or UBWs on the application site under the BO;

- (iv) if the proposed use under application is subject to the issue of a licence, please be reminded that any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (v) in connection with (ii) above, the site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of Building (Planning) Regulations (B(P)R) respectively;
- (vi) if the site does not abut on a specified street of width not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage; and
- (vii) detailed comments under the BO on the private development(s)/building(s) such as permissible plot ratio, site coverage, emergency vehicular access, provision of means of escape, fire resisting construction, barrier free access and facilities, compliance with the suitable building design guidelines and drainage discharge arrangement, etc. will be formulated at the formal building plan submission stage.

Recommended Advisory Clauses

- to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) that approval of the subject planning application by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant is reminded to approach relevant authority/government department(s) direct to obtain necessary approval on tree works;
- 2. to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that:
 - operators of proposed campsite may make reference to "A Guide to Licence Applications for Guesthouse (Holiday Camp) Caravan Camp Site under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (HAGAO)" and "A Layman's Guide to Application of Certificate of Compliance under the Clubs (Safety of Premises) Ordinance (Cap. 376) (CuSPO)" at the following links to consider whether their operations should be licensed under HAGAO and/or CuSPO. Notwithstanding of the above, his office has all along adopted a facilitating approach in assessing licence or Certificate of Compliance applications and where necessary, imposing suitable conditions;
 - https://www.hadla.gov.hk/filemanager/en/docs/Guide_for_Caravan_ Camp_Site_Eng.pdf; and
 - https://www.hadla.gov.hk/filemanager/en/docs/Laymans_Guide.pdf;
 - for any structures which constitute as "building works" or "building" under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Building Authority or a Certificate of Compliance issued by the LandsD when making an application under the HAGAO and/or CuSPO; and
 - the applicant's particular attention should also be drawn to the numerous caravans already erected at the Site as revealed during the previous site inspection by the staff of his Office and the situation had been referred to Buildings Department, Lands Department and PlanD on 16.12.2019 for any

follow-up actions deemed necessary.

3. to note the comment of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO), Development Bureau that the applicant is reminded to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works;

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

 as the application is near Upper Cheung Sha Beach that is under the management of Leisure and Cultural Services Department will likely be affected, the applicant should be advised not to cause any damage and encroach to the adjoining beach. Besides, the applicant should be advised not to conduct any illegal dumping, occupation or camping inside the beach regarding the above application; and

5. 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 to submit relevant layout plans incorporated with the proposed FSIs to his 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 FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) licensing requirement would be formulated upon receipt of formal application via the licensing authority; and
- however, the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt	☐ Mark Subject Restricted	☐ Expand personal&pub
	A/SLC/178 Cheung Sh 07/06/2023 02:55	a CPA Tent City		
From: Fo: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>			

A/SLC/178 Welcome Beach

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

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

Zoning: "Coastal Protection Area"

Applied Development: 10 Caravan Camp / BBQ / 2 Vehicle Parking / 5 Years /

Filling of Land

Dear TPB Members,

The 2017 application was withdrawn but the operation went ahead

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

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

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

Planning Intention

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

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

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

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

Mary Mulvihill

From:

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

Date: Monday, 3 July 2017 1:12 AM CST Subject: Re: A/SLC/146 Cheung Sha CPA

Dear TPB Members,

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

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

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

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

Mary Mulvihill

From:

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

Sent: Thursday, March 9, 2017 1:30:57 AM **Subject:** A/SLC/146 Cheung Sha CPA

A/SLC/146

Lots in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island Site area 3,015.7 m² Includes Government Land of about 472.1 m²

Zoning: "Coastal Protection Area"
Applied Development: Holiday Camp

Dear TPB Members.

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

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

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

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

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

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

Mary Mulvihill -



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

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

9th June, 2023.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period of 5 Years and Associated Filling and Excavation of Land (A/SLC/178)

Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Filling of Land (A/SLC/179)

Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Filling of Land (A/SLC/180)

- 1. We refer to the captioned.
- 2. All these applications are within the Coastal Protection Area zone of South Lantau and are not too far away from the shoreline. There are several gazetted beaches along the South Lantau Coast.
- 3. We urge the Board to consider whether conditions would need to be imposed to ensure that these proposed uses would not cause any environmental impacts, especially water quality impact, if these applications are to be approved.
- 4. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden RECEIVED

- 9 JUN 2023

Town Planning
Board

香港新界大埔林錦公路 Lam Kam Road, Tai Po, New Territories, Hong Kong Email: eap@kfbg.org



The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place —期十三樓 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

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

網址 Website:www.cahk.org.hk

9th June 2023

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/178

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 zone "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", and "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".

From the application, however, we cannot see any details to justify that the caravan holiday plan would fulfill the above planning intention, especially with about 39% filling area with concrete.





The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place —期十三樓 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, 電子郵件 E-mail:cahk@cahk.org.hk

Kwai Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk

電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

2. Adverse environmental impacts in adjacent area

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

- No plans on land recovery: Various structures/uses, including 15 structures of about 3m to 4.2m in height, and 328.1m² covered area for office, storage of tools, caravan, toilet, refreshment kiosk, and rain shelter for barbecue area 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 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. Similarly, insufficient details are available to identify sources of wastewater arising from operation, particularly potential oily wastewater from the barbecue area and how these pollution sources would be treated. 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.
- 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.

3. Undesirable precedent of "destroy first, build later"

This site has been subject to land formation and vegetation clearance (Figure 1-6) since 2011. It is suspected that this is a case of "destroy first, build later".

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter "destroy first, build later" activities in 2011. It stated that "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent



電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

development on the site concerned". Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully, Chow Oi Chuen Campaign Officer The Conservancy Association

¹ TPB Press Release. Available at: http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm

電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

Figure 1-6 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of "destroy first, build later"

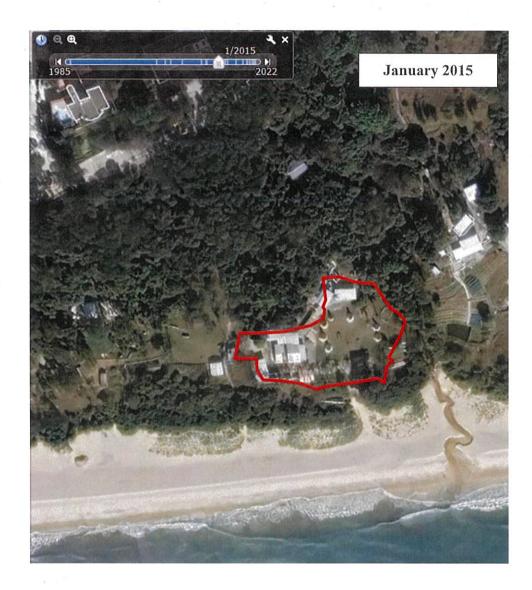








Since1968









Since1968







Seg 2 4

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角渣華道 333 號北角政府合署 15 樓

傳真: 2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426 By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/SLC/178 Received on 26/09/2023, 28/09/2023

意見詳情(如有需要,請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人一直認同《可持續大嶼藍圖》,以「北發展、南保育」原則,推動大嶼山可持續發展的方向,因此,就有關申請編號: A/SLC/178 的申請,值得鼓舞及支持。

因為有關申請的臨時度假營,包括如露營車度假營、康體文娛場所如燒烤場,以及連附屬設施 等等的建設和發展,不但與「北發展、南保育」理念配合,由於相關土地屬私人業權,在不影 響環境下,相信對推動簡單的地方經濟非常有利,也可防止大型地產項目發展的機會,此舉兼 顧地方經濟與保育,一舉多得,是支持大嶼山可持續發展的最佳回應。

<u>故對早前的申請編號:A/SLC/181、申請編號:A/SLC/182 及申請編號:A/SLC/183,同樣支持。</u>

「提意見人」姓名/名稱 Name of person/company making this comment 余漢坤/離島區議會主席

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&pub
Re: A/SLC/178 Cheung Sha CPA Tent City 23/10/2023 02:55
From: To: tpbpd <tpbpd@pland.gov.hk> File Ref:</tpbpd@pland.gov.hk>
Dear TPB Members,
Some minor tweaking but no reduction in the extensive area to be covered in concrete.
The amount of land to be filled in for parking is disproportionate to the requirements for two vehicles.
Caravans have wheels so why the concrete structures. Tool shed but no hobby farm?
The damage to the local ecosystem would be extensive.
Members should not reward Destroy to Build activities.
Mary Mulvihill
From: To: tpbpd <tpbpd@pland.gov.hk> Date: Wednesday, 7 June 2023 2:55 AM CST Subject: A/SLC/178 Cheung Sha CPA Tent City</tpbpd@pland.gov.hk>
A/SLC/178 Welcome Beach
Lots 62 (Part), 63, 64, 65, 66 S.B, 66 RP and 67 in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island
Site area 2,761 m² Includes Government Land of about 119 m²
Zoning : "Coastal Protection Area"
Applied Development : 12 Caravan Camp / BBQ / 2 Vehicle Parking / 5 Years / Filling of Land

Dear TPB Members,

The 2017 application was withdrawn but the operation went ahead

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

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

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

Planning Intention

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

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

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

Mary Mulvihill

From:

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

Date: Monday, 3 July 2017 1:12 AM CST Subject: Re: A/SLC/146 Cheung Sha CPA

Dear TPB Members,

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

Unfortunately these materials were not shared with members of the public. This is an application for a development on Lantau. Surely local residents would not

be expected to expend the time required to catch a bus to ferry pier, ferry to Central, long walk to MTR to get to Quarry Bay and reverse process to get back, all in office hours, to check out content?

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

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

Mary Mulvihill

From:

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

Sent: Thursday, March 9, 2017 1:30:57 AM **Subject:** A/SLC/146 Cheung Sha CPA

A/SLC/146

Lots in D.D.331 and adjoining Government Land, Cheung Sha, Lantau Island Site area 3.015.7 m² Includes Government Land of about 472.1 m²

Zoning: "Coastal Protection Area" Applied Development: Holiday Camp

Dear TPB Members.

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

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

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

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

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

As there is a presumption against development and the proposed use is neither conservation focused nor an essential use the application should be rejected in

order not to crease an undesirable precedent.

Mary Mulvihill



The Conservancy Association

18th October 2023

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/178

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/22, the planning intention of CPA zone "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" and "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".

From the application, however, we cannot see any details to justify that the caravan holiday plan would fulfill the above planning intention, especially with about 39% filling area with concrete.

RECEIVED

1 8 OCT 2023

Town Planning
Board

The Conservancy Association

2. Adverse environmental impacts in adjacent area

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

- No plans on land recovery: Various structures/uses, including 15 structures of about 3m to 4.2m in height, and 328.1m² covered area for office, storage of tools, caravan, toilet, refreshment kiosk, and rain shelter for barbecue area 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 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. Similarly, insufficient details are available to identify sources of wastewater arising from operation, particularly potential oily wastewater from barbecue pits and how these pollution sources would be treated. 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.
- 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.

3. Undesirable precedent of "destroy first, build later"

This site has been subject to land formation and vegetation clearance (Figure 1-6) since 2011. It is suspected that this is a case of "destroy first, build later".

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter "destroy first, build later" activities in 2011. It stated that "the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent



長春社 Since1968

The Conservancy Association

development on the site concerned". Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully, Chow Oi Chuen Campaign Officer The Conservancy Association

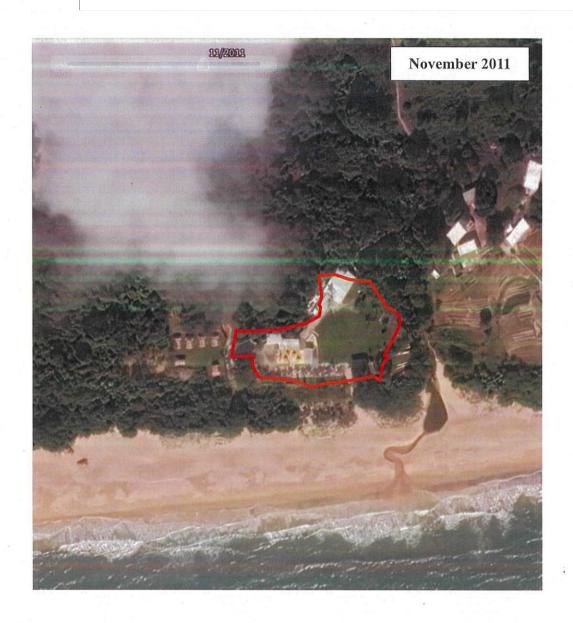
¹ TPB Press Release. Available at: http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm



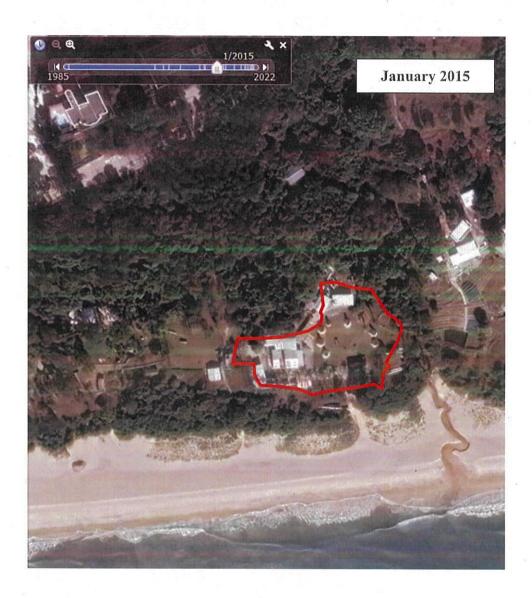
Figure 1-6 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of "destroy first, build later"



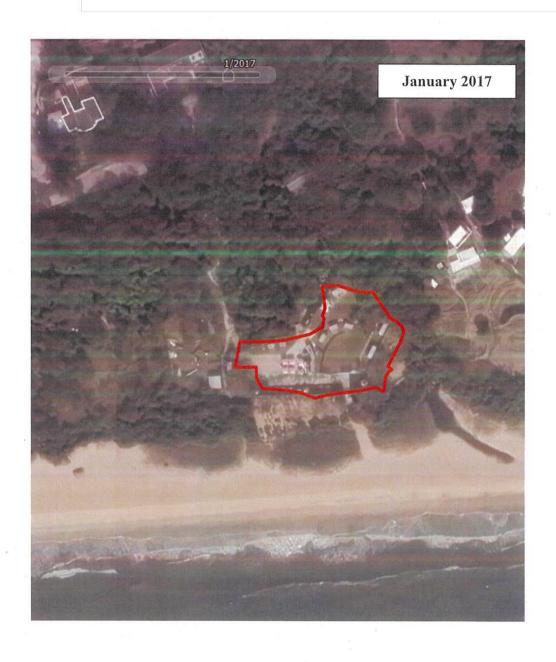




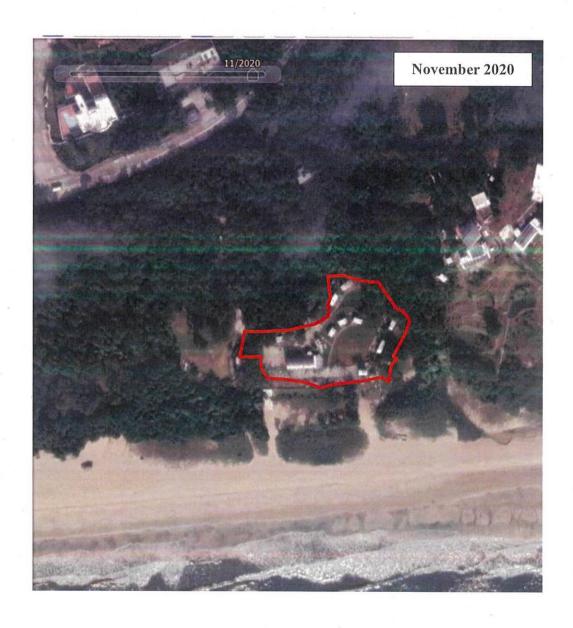


















嘉道理農場暨植物園公司 Kadoorie Farm & Botanic Garden Corporation

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

27th October, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp (Caravan Holiday Camp) and Place of Recreation, Sports or Culture (Barbecue Site) with Ancillary Facilities for a Period of 3 Years and Associated Filling and Excavation of Land (A/SLC/178)

- 1. We refer to the captioned.
- 2. The planning authority is now proposing to amend the zonings of some areas under the South Lantau Coast OZP; for instance, some areas in Pui O have been recommended to be amended from Coastal Protection Area (CPA) zone to Recreation (REC) zone. However, the CPA zone covering the application site has not been proposed to be amended during the current rezoning exercise. In addition, the current site is also covered by 'Regulated Area', which is a new statutory plan designated by the Development Bureau in September 2023 for protecting the natural environment and ecology of South Lantau Coast¹.
- 3. We would also like to remind the Board the following, which was mentioned by a spokesperson of the Board²:

Town Planning Board adopts approaches to deter "destroy first, build later" activities

'.....The Board is determined to conserve the rural and natural environment and will
not tolerate any deliberate action to destroy the rural and natural environment in the



¹ https://www.info.gov.hk/gia/general/202309/15/P2023091500536.htm

² https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm



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

hope that the Board would give sympathetic consideration to subsequent development on the site concerned...'

- 4. Under the above circumstances, we urge the Board to consider whether the proposed use is in line with the planning intention of CPA zone, which is intended to:
 - ".....intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast.

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

- 5. Also, we urge the Board to seriously consider whether the approval would encourage more similar applications to spread in the CPA zone of South Lantau Coast, and whether the approval would violate what the Board has mentioned in the past as shown in paragraph 3 above.
- 6. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden