

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SLC/178**

- Applicant** : Well Power Investment Development Limited
- Site** : 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
- Site Area** : 2,761m<sup>2</sup> (about) (including about 119m<sup>2</sup> of Government Land)
- Lease** : Block Government Lease (demised for agricultural purpose)
- Plan** : Draft South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/22 (currently in force)
- Approved South Lantau Coast OZP No. S/SLC/21  
(at the time of submission)
- Zoning** : “Coastal Protection Area” (“CPA”)  
*[No change to the zoning]*
- Application** : 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<sup>1</sup>

**1. The Proposal**

- 1.1 The applicant seeks planning permission for regularising an existing temporary holiday camp (caravan holiday camp) and place of recreation, sports or culture (barbecue site) with ancillary facilities for a period of three years and associated filling of land (at a depth of not more than 0.5m) and excavation of land (at a depth of not more than 2m) at the application site (the Site). The Site falls within an area zoned “CPA” on the draft South Lantau Coast OZP No. S/SLC/22 (**Plans A-1 to A-3**) and within the boundaries of South Lantau Coast Regulated Area (SLC RA) Plan No. RA/SLC/1 designated on

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<sup>1</sup> The application was received on 12.5.2023 where the previous approved South Lantau Coast OZP No. S/SLC/21 was still in force. According to the Notes of the approved OZP No. S/SLC/21, while temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, filling and excavation of land even for temporary use are still required. On 15.9.2023, the draft OZP No. S/SLC/22 was published. In relation to the designation of SLC RA on the same date, the provisions in the covering Notes have been revised. Now, the applicant is applying planning permission based on the extant draft OZP No. S/SLC/22 where permission is required for temporary holiday camp and barbecue site with ancillary facilities for a period of 3 years and associated filling and excavation of land at the application site.

15.9.2023. According to the Notes of the OZP, 'Holiday Camp', which is a Column 2 use in the "CPA" zone, and filling and excavation of land require planning permission from the Town Planning Board (the Board). Furthermore, according to Part B (applicable to land within the boundaries of SLC RA) of the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Board. The Site is currently occupied by the applied uses without planning permission.

- 1.2 The existing caravan holiday camp with barbecue site comprising 10 caravans and five single-storey structures (including reception and office, tool storage room, toilet, two refreshment kiosks and a canopy for barbecue purpose), with a total gross floor area (GFA) of about 328.1m<sup>2</sup>, of which about 143m<sup>2</sup> is for the 10 caravan units (**Drawing A-1**). All 10 caravans and five structures are proposed to be maintained. The Site is currently fenced off by wooden fence and can be accessed from South Lantau Road through a local footpath (**Plans A-2 to A-4a**), which could allow small to medium size vehicles including emergency vehicles to go through. Two private car parking spaces are provided at the Site for staff use only. Portion of the Site of about 1,085m<sup>2</sup> has been filled with concrete with a depth of not more than 0.5m for site formation of caravans and structures, circulation space and parking spaces, while the remaining portion is covered by greenery and landscape area or outdoor seating area atop wooden platforms. According to the Conceptual Landscape Plan submitted by the applicant, a total of 35 trees has been planted within the Site. Excavation of land (with an area of about 9m<sup>2</sup> and a depth of not more than 2m) is required for installing four sewage storage tanks (1.5m (W) x 1.5m (L) x 2m (H) each) for collecting sewage from the applied uses. The excavated areas have been covered and grassed after the installation work (**Drawings A-2 and A-3**).
- 1.3 According to the applicant, the caravan holiday camp operates from 9:00 a.m. to 10:00 p.m. daily, including public holiday (except for overnight caravan visitors), which is supported by four staff. With a maximum capacity of three visitors per caravan, the caravan holiday camp can accommodate up to 30 visitors, who are expected to access the Site by public transport. The barbecue area can accommodate a maximum of 10 barbecue pits to be brought by the caravan visitors, and will serve the visitor only. No barbecue food is sold on-site and the refreshment kiosks sells drinks and snacks only. Visitors will be required to make reservation in advance for caravan holiday camps. The applicant undertakes that the Site will be reinstated to an amenity area upon the expiry of the planning permission. The applied development parameters of the application are shown in the following table:

<b>Site Area (about)</b>	2,761m <sup>2</sup>
<b>Land Filling Area (about)</b>	1,085m <sup>2</sup> (not more than 0.5m in depth)
<b>Land Excavation Area for Sewerage Facilities (about)</b>	9m <sup>2</sup> (not more than 2m in depth)
<b>Total GFA (about)</b>	328.1m <sup>2</sup>
<b>Site Coverage (about)</b>	About 12%
<b>No. of Structures</b>	15 (including 10 caravans) (all are existing structures)
<b>Building Height</b>	1 storey (about 3 - 4.2m)

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

- (a) application form with attachments received on 12.5.2023 (Appendix I)
- (b) further information (FI) received on 21.8.2023 and 23.8.2023 (Appendix Ia)
- (c) FI received on 26.9.2023 and 28.9.2023 (Appendix Ib)  
[accepted but not exempted from publication and recounting requirement]

1.5 On 23.6.2023, the Rural and New Town Planning Committee (the Committee) agreed to the applicant's request to defer making a decision on the application for two months.

## 2. **Justifications from the Applicant**

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

- (a) the applied caravan holiday camp use is to meet the pressing local holiday camping demand after the COVID-19 pandemic;
- (b) the caravan visitors are expected to access the Site by public transport. No light, medium and heavy vehicle is allowed to be parked/stored and enter/exit the Site. Only two private car parking spaces for staff are provided. As vehicle trips generated and attracted by the applied uses are minimal, adverse traffic impact to the surrounding road network is not anticipated;
- (c) concrete land filling is required to provide stronger ground reinforcement to stabilise the original soiled ground and to prevent soil erosion from surface runoff. Land filling is kept to minimal and no further filling is required. The Site will be reinstated to an amenity area upon the planning permission expires;
- (d) The Site has been turfed with 27 palm trees planted when the Site was developed for the applied uses before. Existing trees with considerable size have been retained;
- (e) Professional Persons Environmental Consultative Committee Practice Notes are followed for the use of sewage collection tank for sewerage treatment. Sewage stored will be closely monitored and collected by contractors for disposal at sewage treatment works to ensure no spillage and impact to the surrounding environment. 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the Environmental Protection Department will be strictly followed to minimise all possible environmental impacts on the nearby sensitive receivers. No public announcement system or any form of audio amplification system will be used; and
- (f) no flooding, landslide and land subsidence event has occurred at the Site and surrounding area during the previous extreme weather incidents, including Typhoon Mangkhut in September 2018. The stormwater could be drained away along the nearby stream and beach. Relevant site rules have been established to deploy precautionary measures for staff and visitors in the event of adverse weather incidents.

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

The applicant is not the ‘current land owners’ but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB-PG No. 31A) by posting site notice and sending notice to South Lantau Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection. For the Government land portion, the requirements as set out in TPB-PG No. 31A are not applicable.

### **4. Background**

The Site is not subject to any planning enforcement action.

### **5. Previous Application**

There is no previous application at the Site.

### **6. Similar Applications (Plan A-1)**

6.1 There are four similar applications (Nos. A/SLC/155, 161, 173 and 181) for proposed holiday camp covering three sites in the “CPA” zone in South Lantau Coast over the past five years, with two applications approved by the Committee/the Board upon review and two rejected by the Committee/the Board upon review. There is one application (No. A/SLC/88) for proposed holiday camp in the “CPA” zone beyond the past five years but is relevant in the consideration of the subject application. Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

#### Approved Applications

6.2 Three approved planning applications (Nos. A/SLC/88, A/SLC/155 and A/SLC/173) were submitted when the application sites were zoned “CPA” on the OZP. The application sites have been rezoned to “Recreation” on the draft OZP No. S/SLC/22.

6.3 Application No. A/SLC/88 was submitted due to the lapse of the previous planning permission under Application No. A/SLT/47. The application was approved with conditions by the Committee on 6.6.2008 mainly on the grounds that there had been no significant changes in the planning circumstances since the previous approval; the development was not incompatible with the surrounding areas; the development was in line with the recommendation of the ‘Revised Concept Plan for Lantau’ in 2007 in which Pui O was recommended to be developed into a family-oriented recreation hub; and the sewage concerns could be addressed by imposing an approval condition. An Occupation Permit for a three-storey holiday camp building at the application site was issued by the Building Authority on 6.11.2015. The approved development has been implemented.

- 6.4 Application No. A/SLC/155 was approved by the Board upon review on 20.12.2019 mainly on the grounds that the application site was close to South Lantau Road; the proposed development was an environmental improvement as compared to the previous vehicle repair workshop; other parts of the subject “CPA” zone had already been disturbed; and the proposal was in line with the initiative for South Lantau in the Sustainable Lantau Blueprint (the Blueprint) to encourage conservation with sustainable leisure and recreational uses. Subsequently, the planning permission under Application No. A/SLC/155 was revoked on 20.5.2022 due to non-compliance with approval conditions related to the implementation of the landscape proposal and drainage proposal and the provision of fire service installations and water supplies, loading/unloading bays and parking spaces and septic tanks. The applicant subsequently submitted Application No. A/SLC/173 (covering the same site of Application No. A/SLC/155), which was approved with conditions by the Committee on 13.1.2023 mainly on the grounds that the planning circumstances had remained unchanged as those under the previous approval; sympathetic consideration was given to the application as the revocation was due to failing to obtain the Short Term Waiver for complying with the implementation of relevant approval conditions; and approval of the application was in line with the Board’s previous decision.

#### Rejected Applications

- 6.5 Application No. A/SLC/161, located at Pui O Wetland, was rejected by the Board upon review on 11.12.2020 mainly on the grounds that the application was not in line with the planning intention of the “CPA” zone; the applicant failed to demonstrate that the proposed development would not have adverse ecological, water quality, drainage and sewerage impacts on the surrounding areas; and approval of the application would set an undesirable precedent for similar applications.
- 6.6 Application No. A/SLC/181, located at Pui O Wetland, was rejected by the Committee on 28.7.2023 mainly on the grounds that the application was not in line with the planning intention of the “CPA” zone; the applicant failed to demonstrate that the proposed development would not have adverse landscape, sewage, drainage and environmental impacts; and approval of the application would set an undesirable precedent for similar applications.

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

#### **7.1 The Site is:**

- (a) currently occupied by the applied use with 10 caravan holiday camp units, a designated barbecue site covered by a canopy and ancillary facilities (e.g. tool storage room, reception and office, chemical toilets and refreshment kiosk);
- (b) part of the Site has been paved for placing the caravans and associated structures, as well as serving as circulation spaces, while the remaining part of the Site is

grassed as landscape area. Two pieces of wooden platforms are placed along the southern boundary of the Site for seating area purpose; and

- (c) accessible from South Lantau Road through a local track.

7.2 The surrounding areas have the following characteristics:

- (a) the Site is situated on a rural coastal plain fronting Upper Cheung Sha Beach to the south which is managed by Leisure and Cultural Services Department. It is surrounded by vegetated slopes;
- (b) to the immediate east is a natural stream flowing towards the sea in north-south direction. To the further east are some village houses, temporary structures and agricultural land; and
- (c) to the further north across South Lantau Road is the low-density residential development cluster in Cheung Sha.

## **8. Planning Intention**

The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

## **9. Comments from Relevant Government Departments**

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

### **Land Administration**

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

- (a) the Site comprises (i) Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government and (ii) Government land. No permission has been given for occupation of the Government land within the Site. Any occupation of Government land without the Government’s prior approval is not allowed;

- (b) there are unauthorized building works on Lot 66 R.P. in D.D. 331L which are already subject to lease enforcement actions according to case priority. The lot owner should rectify/regularise the lease breaches as demanded by LandsD;
- (c) recent site inspection revealed that there are unauthorized building works on the Site other than those mentioned in (b) above. His office reserves the right to take further lease enforcement actions;
- (d) in view of (b) and (c) above, he has reservation on the subject planning application; and
- (e) other detailed comments are at **Appendix III**.

### **Lantau Development**

#### **9.1.2 Comments of the Head of the Sustainable Lantau Office, Civil Engineering and Development Department (H(SLO), CEDD):**

- (a) the Blueprint, which was promulgated in 2017, embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation 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, Cheung Sha falls within the themed cluster of “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. The temporary caravan holiday camp and place of recreation, sports or culture (barbecue site) at the Site are considered in line with the initiatives set out in the Blueprint and Masterplan and help complement the ‘Cheung Sha Water-based Activities’ as proposed in the Masterplan; and
- (b) taking into account the above, provided that the proposed development would not cause adverse environmental and ecological impact to the surroundings including the stream located to the east of the Site and no adverse comments from concerned departments on the technical aspects including the environmental and ecological, his office has no objection to the subject planning application.

### **Nature Conservation**

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

Existing operation of holiday camp was observed on the Site. Concrete floor have been formed on the majority of the Site. The Site itself is of limited ecological value. He has no comment on the application.

### **Environment**

#### 9.1.4 Comments of the Director of Environmental Protection (DEP);

He notes that the applicant confirmed that broadcasting instrument or loud speakers would not be provided on site. The applicant also confirmed that a confined storage tank (instead of septic tank) will be used for temporary storage of sewage, and licensed collectors will be employed to collect and dispose of the sewage generated on site. In view of the above, he has no comment on the subject planning application.

### **Landscape, Urban Design and Visual**

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

##### **Landscape**

- (a) according to the aerial photo of 2022, the Site is situated in an area of rural coastal plains landscape character predominated by tree groups, farmlands with Upper Cheung Sha Beach located to the south of the Site. The area immediately adjacent to the north and west of the Site is densely vegetated with existing trees. An existing natural stream leading to the beach is observed to the east of the Site; and
- (b) from the site photos on 19.5.2023, the Site is already occupied by the proposed temporary structures (15 single-storey structures) and tree plantings. The applied uses are currently in operation. The original landscape resources and landscape character of the area in the “CPA” zone had already been altered.

##### **Urban Design and Visual**

- (c) the original vegetation cover of the Site has been cleared and the visual character of the “CPA” zone where the Site is located has already been affected. Given that the proposed development is low-rise (maximum 4.2m high) and temporary in nature, significant adverse visual impact on the area is not anticipated; and



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

### **Drainage**

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

He has no comment on the subject planning application subject to submission and implementation of drainage proposal being provided to the satisfaction of the Director of Drainage Services (D of DS).

### **Traffic**

- 9.1.7 Comments of Commissioner for Transport (C for T);

She has no comment on the subject application from traffic engineering perspective.

### **Fire Safety**

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

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

### **Licensing**

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

- (a) no licence or Certificate of Compliance applications for operations for operation of guesthouse/clubhouse at the Site was received by the OLA;
- (b) without knowing the setting up details of the campsite, it is not sufficient for his Office to assess whether licence application under the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO") and/or the Clubs (Safety of Premises) Ordinance (Cap. 376) ("CuSPO") is required at this stage;
- (c) detailed licensing requirements will be formulated upon receipt of application under the HAGAO and/or CuSPO, if applicable; and
- (d) other detailed comments and advisory comments are at **Appendices III and IV** respectively.

### **Building Matters**

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

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

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

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Chief Engineer/Hong Kong & Islands, WSD (CE/HK&Is, WSD);
- (c) Chief Highway Engineer/New Territories East, Highways Department;
- (d) Commissioner of Police;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Leisure and Cultural Services;
- (g) District Officer (Islands), HAD;
- (h) Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau; and
- (i) Head of Geotechnical Engineering, CEDD (H(GEO),CEDD).

## **10. Public Comments Received During Statutory Publication Periods**

- 10.1 On 19.5.2023 and 6.10.2023, the application and FI were published for public inspection respectively. During the statutory public inspection periods, seven public comments were received, including one supporting and six opposing comments (**Appendix V**).
- 10.2 The supporting comment from the Chairman of the Islands District Council is mainly on the grounds that the applied uses are in line with the overarching principle of “Development in the North; Conservation for the South” embraced in the Blueprint and strikes a balance between local economy and conservation.
- 10.3 Six opposing comments from Kadoorie Farm & Botanic Garden Corporation, The Conservancy Association and an individual were received raising objection to and/or concerns on the application. The main grounds of objection and concerns include that the applied uses are not in line with the planning intention of the “CPA” zone; extensive area of land filling; absence of details regarding site reinstatement after the approval period; adverse sewage impacts as well as crowd control and waste management concerns; this is a suspected “destroy first, build later” case; and approval of the application would set an undesirable precedent for similar applications.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for regularising an existing temporary holiday camp (caravan holiday camp) and place of recreation, sports or culture (barbecue site) with ancillary facilities for a period of three years and associated filling of land and excavation of land at the Site zoned “CPA” on the OZP.
- 11.2 The Blueprint promulgated in 2017 embraces the overarching principle of “Development in the North; Conservation for the South”. The predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources and where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context. In South Lantau, camping grounds at appropriate locations could be explored for the public to enjoy the natural resources of Lantau. In 2020, the 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, Cheung Sha falls within the themed cluster of “South Lantau Eco-recreation Corridor”. It is proposed that proactive conservation measures plus some sustainable nature-based recreation and education events/activities/facilities could add to the diversity of the corridor. H(SLO), CEDD advises that the applied uses are considered in line with the initiatives in the Blueprint and the Masterplan and help complement the ‘Cheung Sha Water-based Activities’ as proposed in the Masterplan. Provided that the applied uses would not cause adverse environmental and ecological impact to the surroundings including the stream located to the east of the Site and no adverse comments from concerned departments on technical aspects including environmental and ecological (see paragraph 11.6 below), he has no objection to the application.
- 11.3 The planning intention of the “CPA” zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. While the temporary holiday camp and barbecue site are not entirely in line with the planning intention of the “CPA” zone, DAFC has no comment on the application and considers that the Site itself is of limited ecological value as existing operation of holiday camp was observed while concrete floor have been formed on the majority of the Site. Taking into account the above and the planning assessments below, the applied uses on a temporary basis of three years could be tolerated.
- 11.4 The applied caravan holiday camp comprises 10 caravans and five single-storey structures with a site area of about 2,761m<sup>2</sup>, a total GFA of about 328.1m<sup>2</sup>. About 40% of the Site has been filled with concrete while the remaining portion is still covered by greenery and landscape area or outdoor seating area atop wooden platforms. Given the temporary nature of the applied uses with a daily maximum of 30 caravan visitors, the proposal is considered not entirely incompatible with the surrounding natural environment. CTP/UD&L, PlanD considers the original landscape resources and landscape character of the area in the “CPA” zone had already been altered. In this

regard, according to the Conceptual Landscape Plan submitted by the applicant, a total of 35 trees has been planted within the Site and half of the Site is grassed. An approval condition requiring reinstatement of the Site to an amenity area is recommended should the Committee decide to approve the application.

- 11.5 On technical aspects, filling and excavation of land may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the applicant has demonstrated that there has been no flooding or geotechnical issue at and around the Site even in extreme weather conditions. Also, the applicant proposes to use confined storage tank for temporary storage of sewage with licenced collectors for collection and disposal. To this end, CE/HK&Is, DSD, H(GEO), CEDD and DEP have no comment on the application. Other relevant government departments, including C for T, CE/C, WSD and CE/HK&Is, WSD also have no adverse comment on the application.
- 11.6 There were five similar applications covering four sites, with three approved by the Committee/the Board upon review and two rejected by the Committee/the Board upon review. The three approved applications concerning two sites in Pui O, which are situated along South Lantau Road (No. A/SLC/155 and A/SLC/173) and Chi Ma Wan Road (No. A/SLC/88) respectively, which were not incompatible with the surrounding areas; in line with Government's initiatives for leisure/recreational uses; and had no adverse technical issues, were approved for holiday camp and/or ancillary uses. The two rejected applications (No. A/SLC/161 and A/SLC/181) are located at Pui O Wetland with high overall ecological value, as identified under the Ecological Study for Pui O, Shui Hau, Tai O and Neighbouring Areas – Feasibility Study conducted by CEDD. As the applied uses are not incompatible with their surrounding areas; in line with Government's initiatives; and have no insurmountable technical issues, the planning circumstances of the subject application are considered similar to the approved applications. Approval of the subject application is in line with the Committee's previous decision.
- 11.7 Regarding the public comments objecting to/raising concerns on the application as detailed in paragraph 10, the government departments' comments and planning assessments above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, the Planning Department considers that the applied temporary uses under application could be tolerated for a period of three years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on temporary basis for a period of three years, as applied for, until **24.11.2026**. The following conditions of approval and advisory clauses are also suggested for Members' reference:

### **Approval Conditions**

- (a) no more than 10 caravans, as proposed by the applicant, are allowed to be provided

on-site at any time during the planning approval period;

- (b) the submission of a fire service installations and water supplies proposal 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 24.5.2024;
- (c) in relation to (b) above, the implementation of the fire service installations and water supplies proposal 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 24.8.2024;
- (d) the submission of a drainage proposal within 6 months from the date of the planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 24.5.2024;
- (e) in relation to (d) 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 24.8.2024;
- (f) in relation to (e) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a) or (f) 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;
- (h) if any of the above planning condition (b), (c), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) upon the expiry of the planning permission, the reinstatement of the Site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

#### Advisory Clauses

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

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

the applied uses are not in line with the planning intention of the "Coastal Protection Area" zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It is also intended to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast. There is a general presumption against development in this zone. There is no strong planning

justification in the submission for a departure from such planning intention, even on a temporary basis.

### **13. Decision Sought**

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

### **14. Attachments**

<b>Appendix I</b>	Application form with attachments received on 12.5.2023
<b>Appendix Ia</b>	FI received on 21.8.2023 and 23.8.2023
<b>Appendix Ib</b>	FI received on 26.9.2023 and 28.9.2023
<b>Appendix II</b>	Similar Applications
<b>Appendix III</b>	Detailed Comments of Government Departments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comments
<b>Drawing A-1</b>	Layout Plan
<b>Drawing A-2</b>	Paved Ratio Plan
<b>Drawing A-3</b>	Conceptual Landscape Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a to A-4f</b>	Site Photos

**PLANNING DEPARTMENT  
NOVEMBER 2023**