

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2023年6月2日
此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

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

- (i) Construction of "New Territories Exempted House(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

1-2 JUN 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.

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

2301481 30/5 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SLC/181
	Date Received 收到日期	2 JUN 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。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
張敬安 Cheung King On	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
許軍兒 Hui Kwan Yee	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	D.D.316 Lot No.2406 in Pui O, 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	<input checked="" type="checkbox"/> Site area 地盤面積 212.0 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 114.0 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/SLC/21 大嶼山南分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	CPA
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	212.0 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	0.5 m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(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	Temporary Holiday camp and barbecue Site for a Period of 3 Years and filling of land		

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Temporary Holiday camp and barbecue Site for a Period of 3 Years and filling of land

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	..... 114.0 sq.m 平方米	<input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	..... 0.5377	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	..... 53.77 %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	..... 2	
Proposed no. of storeys of each block 每座建築物的擬議層數	..... 1 storeys 層	
	<input type="checkbox"/> include 包括 storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括 storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	..... 5.5 m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

渡假營屋連化學洗手間(57m²) x2

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

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

燒烤區域 (3.3*5.7=18.81 m²) x2

.....

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

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

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

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

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

2023年9月

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>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？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>

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

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

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

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

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。

1. 渡假營之申請正屬於第二欄所列。

2. 渡假營乃適合闔家老少和年青友好之消遣勝地，地點鄰近貝澳灣又可向大眾提供更多機會接觸大自然，亦可推動在港旅遊及振興經濟，創造就業機會。

3. 渡假營屬小型經營，構築物亦並非永久性，不會對自然環境造成不良影響，亦不會影響區內現有天然景觀或風景質素的保存。

4. 鄰近亦有獲批准並已建成的大型渡假營（香港維多利亞山莊、JK Club）。

5. 開設渡假營有助達至善用土地之效果，而渡假營之經營者及上下全部員工均明白需慎重保護附近一帶生態環境。

6. 渡假營地祇招待小量客人，不設有或提供停車位，客人均需乘坐公共交通工具而至，對交通完全沒有影響。

7. 申請場地連同場內燒烤場一般皆是以預約形式供客人租用使用，如客人數目未滿額，亦歡迎外來人士進入享用，但場地均有人數上限限制，本場地(Lot 2406)之最多容納客人數目為12人。

8. 場地內早晚均會有一個員工，亦即會有一個員工在場地過夜。

9. 申請場地是以木欄圍封，在非營業時間是掩門關閉，但是不會鎖上，以便客人有緊急事故仍可安全進出；

10. 場地是沒有燒烤食品，客人均會自行帶備食品享用。

誠意懇請給予批准，更承諾樂意絕對遵守所有訂立之附帶條件。

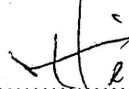
營業時間為星期一至星期日上午八時至晚上十一時（包括公眾假期）

11. Declaration 聲明

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

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

Signature
簽署


.....
許軍兒 Hui Kwan Yee
.....

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

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

29 MAY 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況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	D.D.316 Lot No.2406 in Pui O, Lantau Island		
Site area 地盤面積	212.0	sq. m 平方米	<input type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/SLC/21		
Zoning 地帶	CPA		
Applied use/ development 申請用途/發展	Temporary Holiday camp and barbecue Site for a Period of 3 Years and filing of land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	114.0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

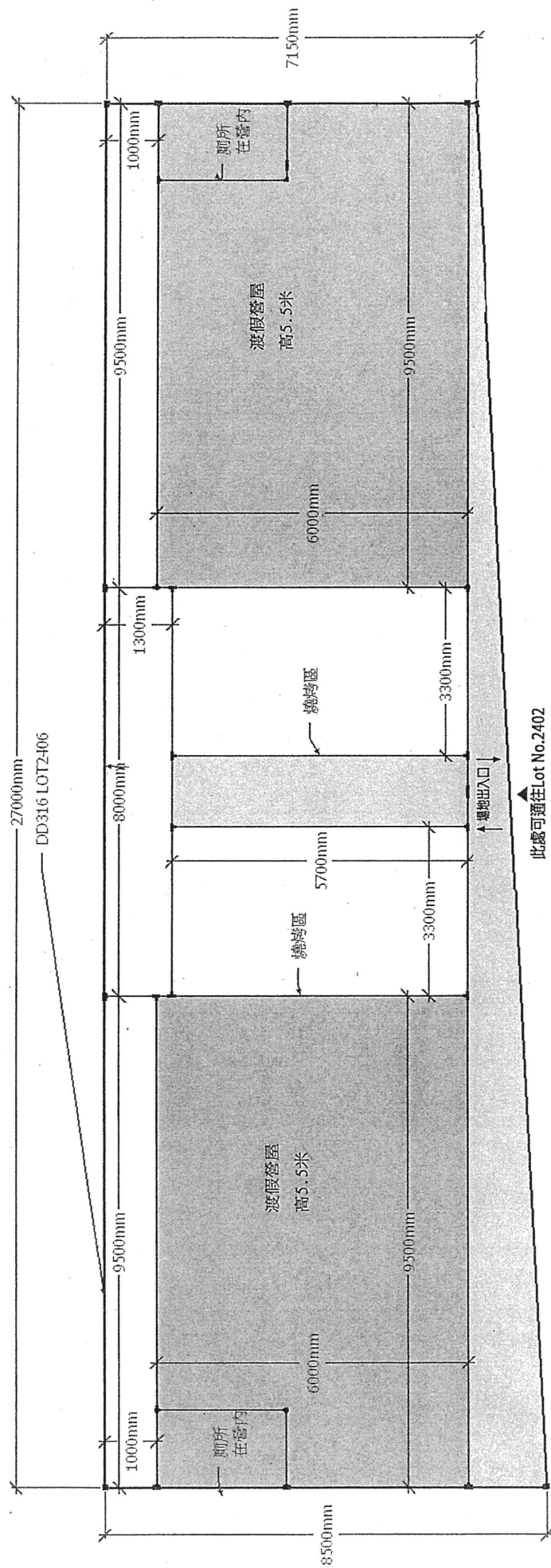
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	5.5	m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	53.77 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 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) <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

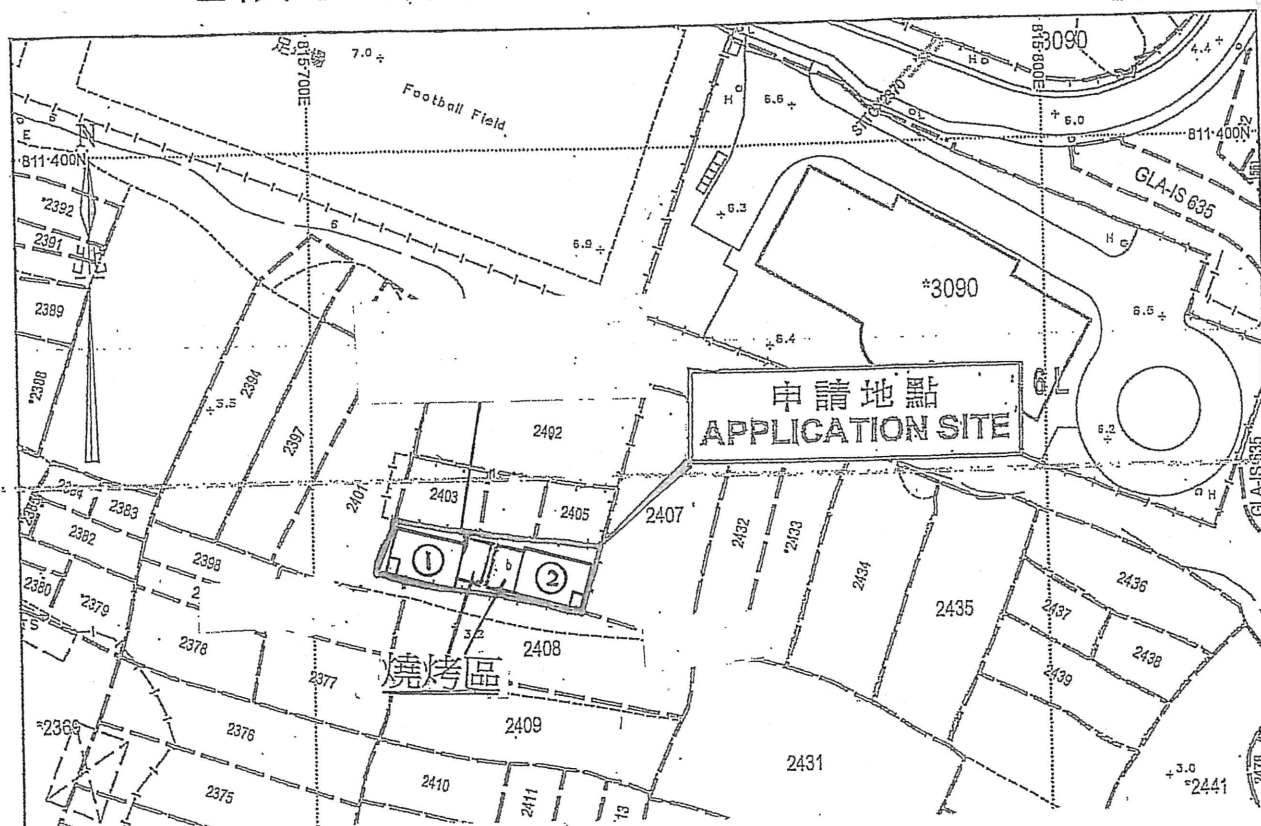
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

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



*需經由Lot No.2402進入此場地

地段索引圖 LOT INDEX PLAN Site Plan



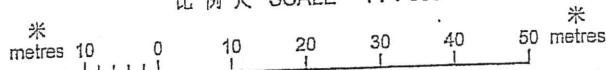
DD 316 Lot 2406 構築物資料：

號數	用途	面積	高度	備註
1	渡假營屋連化學洗手間	9.5 x 6.0 = 57.0m ²	5.5m	
2	渡假營屋連化學洗手間	9.5 x 6.0 = 57.0m ²	5.5m	
		建築物總面積：114.0m ²		

備註：全部建築物均為一層高。

地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality : _____
 Lot Index Plan No. : ags_S00000086075_0001
 District Survey Office : Land Information Centre
 Date : 08-Dec-2021
 Reference No. : 14-NW-1A,14-NW-1B,14-NW-1C,14-NW-1D

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 SMO-P01 20211208142631 10

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Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

D.D.316 Lot No.2406

前往營地路線：

需由大嶼山梅窩碼頭，轉乘向東涌方向的 3M 巴士，在貝澳新圍巴士站下車，再向貝澳球場方向步行，從球場側門進入

*職員或運輸亦由此路線進出場地



致：城市規劃委員會秘書

大嶼山貝澳丈量約份第 316 約地段第 2406 號
申請編號：A/SLC/181

本人為上述申請之代理人，現就 貴會轉介數個部門對相關申請之意見作以下補充陳述：—

一.就渠務署之意見的回應：—

1. 污水排放安排：會用儲水式塑膠大型水缸儲存，水缸之容量為 1000W x 1200D x 1100H，每星期一次污水車抽走；
2. 排水安排：會用儲水式塑膠大型水缸儲存，每星期一次污水車抽走，污水車是停泊於籃球場旁車路再接駁喉管到營地進行抽水；
3. 場內排水（如雨水）是會滲入土地內自然排走；
4. 供水喉及連接化學洗手間和儲水式塑膠大型水缸的喉管均是鋪設於地面；
5. 供水安排：將會向水務署申請水錶，擬議水喉及水錶位置圖請參閱附圖；
6. 消防裝置安排：每個營區均有兩個滅火筒，滅火沙桶，消防斷電照明裝置；
7. 固體廢物安排，每日有員工運送固體廢物到附近垃圾收集站；
8. 申請人完全明白及必定會依照渠務署之指示提交排水建議書並於接納後落實工程，但希望可於是項規劃許可獲批後才將相關事項列入附帶條件中按照部門指示進行。

二.就環保署之意見的回應：—

1. 因填土工程在多年前已做好，絕對沒有工程帶來潛在的水質影響；
2. 場地產生的廢水及淋浴設施的污水，定期會有持牌收集商進行維修及吸走污水處理，而淋浴設施已在化學廁內，除了淋浴設施外，沒有外置的排水設施（例如：洗手盤）；
3. 排水系統跟第二點一樣，除了雨水，所有污水均進入收集污水的大型容器內，定期會有收集商收走處理；
4. 場地絕對沒有提供任何廣播設施或擴音器，夜間也有員工勸喻人客不能製造噪音。

三.就康樂及文化事務署之意見的回應：—

1. 如球場側門上鎖，在進球場邊也有小徑可以方便出入（見附圖）。

懇請 貴委員會代為轉介相關部門，並請給予批准。祝安！

代理人：

（許軍兒）

日期：5-7 JUL 2023

聯絡地址：

聯絡電話：



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

Approved Application

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)

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 Application

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)

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.

Application under processing

Application No.	Proposed Use(s)/Development(s)	Date of Consideration
A/SLC/178	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	TBC Deferred on 23.6.2023, pending the submission of further information from the applicant
A/SLC/179	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land	TBC Deferred on 23.6.2023, pending the submission of further information from the applicant
A/SLC/180	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Associated Filling of Land	TBC Deferred on 23.6.2023, pending the submission of further information from the applicant

Detailed Comments of Government Department

1. Land Administration

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

- should planning approval be given to the subject application, the owner of the Lot 2406 in D.D. 316L will need to apply to LandsD for approval to permit the structures to be erected or to regularize any irregularities on site. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structures will be considered. Such application will be considered by LandsD acting in the capacity 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 other things, the payment of rent or fee as may be imposed by LandsD; and
- this office has not given permission to any party for occupation of the alleged path between Lot No. 2402 and Lot No. 2406 both in D.D. 316L (the Area). Any occupation of government land without the Government's prior approval is not allowed. The concerned party should apply to this office for permission to use the Area. The application 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 the application is approved, it will be subject to such terms and conditions, including, amongst other things, payment of rent or fee as may be imposed by LandsD.

2. Licencing

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

- according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant hold out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);

- under the Clubs (Safety of Premises) Ordinance (Cap. 376) (“CuSPO”), “club” means any corporation or association of persons formed for the purpose of affording its members facilities for social intercourse or recreation and which:
 - (i) provides services for its members (whether or not for the purpose of gain); and;
 - (ii) has a club-house of which only its members and their accompanied guests have a right of use.
- if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a licence under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a camping site falls within the ambit of the HAGAO and/ or CuSPO depends on the actual circumstances of each case; and
- if 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.

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 unauthorised 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

1. to note the comments of the Director of Electrical and Mechanical Services that the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of electricity supply lines;
2. to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau that the applicant is reminded to inform Antiquities and Monuments Office immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works; and
3. to note the comments of the Director of Fire Services that:
 - in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. However, the applicant is advised that sufficient hose reel shall be provided to ensure that every part of each structure can be reached by a length of not more than 30m of hose reel tubing. Moreover, the applicant should also submit a legible FSIs proposal incorporated with the proposed FSIs to the Fire Services Department for approval. In addition, the applicant should also be advised on the following:
 - (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 received 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.

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

參考編號

Reference Number:

230613-145026-57736

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

13/06/2023 14:50:26

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Catherine Cormack

意見詳情

Details of the Comment :

This is important grazing land for the wild free-roaming buffalo and the lab itself is on a flood plain so not suitable for building on

2

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

230614-155208-87075

提交限期**Deadline for submission:**

30/06/2023

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

14/06/2023 15:52:08

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Yeung Chung Tai Anthony

意見詳情**Details of the Comment :**

貝澳係香港其中一個僅餘的淡水濕地，生態多樣性十分高，不應該因娛樂活動而破壞環境，環境破壞了失去了的生物難以復原。

3

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

230615-114943-58566

提交限期**Deadline for submission:**

30/06/2023

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

15/06/2023 11:49:43

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Ken Bell

意見詳情**Details of the Comment :**

Hi, the land that is proposed for a 3 year temporary use is one of the rarest of environmental habitats in Hong Kong and indeed, the Greater Bay Area. Fresh water /brackish marshland with extremely high ecological value. It is an area with value for many generations to come and indeed for long term sustainable tourism and enjoyment by HK / GBA residents alike. The short-term business proposal project would permanently destroy this habitat forever.

I would respectfully ask for your consideration to reject this short term proposal on this site with long-term value. I would suggest that it may be considered on other alternative short-term sites for its short-term transactional nature.

3 附加

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

參考編號

Reference Number:

230615-121202-77584

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

15/06/2023 12:12:02

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ken Bell

意見詳情

Details of the Comment :

*Resubmitting because of an error in my email earlier [REDACTED]

Hi, the land that is proposed for a 3 year temporary use is one of the rarest of ecological habitats in HK and indeed the Greater Bay area; freshwater / brackish marshland with extremely high ecological value. It is an area with long-term value for many generations to come, for long-term sustainable and environmental tourism as well as enjoyment for HKers and GBA tourists alike. The short term 3 year business proposal would permanently destroy this area forever.

I respectfully object to this application and the short term transactional BBQ proposal should not destroy this area but perhaps considered on other short-term land use areas away from this beautiful ecological habitat with long-term value for local villagers benefiting from ecotourism and the enjoyment of many tourists and residents.

4

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

230615-152457-09905

提交限期**Deadline for submission:**

30/06/2023

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

15/06/2023 15:24:57

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Yip

意見詳情**Details of the Comment :**

This marshland area, being designated as a "Coastal Protection Area", has a high ecological value for generations to come. Please reject the proposal as the area should not be destroyed by a short-term profit making business transaction.

5

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

230615-155249-47656

提交限期**Deadline for submission:**

30/06/2023

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

15/06/2023 15:52:49

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Phil Mak

意見詳情**Details of the Comment :**

The proposed development will destroy a unique ecological habitat that has already been designated as a Coastal Protection Area. As a concerned citizen, I believe that it is important to preserve and protect our natural resources for future generations.

The construction of a barbecue campsite on a protected area will have negative impacts on the environment and wildlife. It will also disrupt the natural balance of the ecosystem and cause long-term damage.

I urge you to reconsider this proposal and find an alternative location for the development that does not harm our protected areas. Thank you for considering my concerns.

Sincerely,
Phil

6

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



A/SLC/181 DD 3161L Pui O Conservation

23/06/2023 02:01

From:

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

File Ref:

A/SLC/181

Lot 2406 in D.D. 316L, Pui O, Lantau Island

Site area 212m²

Zoning : "Coastal Protection Area"

Applied Development : ?? Holiday Camp / BBQ / ?? Vehicle Parking / **3 Years / Filling of Land**

Dear TPB Members,

No previous application history and should be considered together with 179, 180 and other similar applications for the same purpose, and probably under the same operation.

These unapproved and illegal enterprises have already commenced and the entire site is fenced off and filled in. The accommodation is in the form of semi-permanent cabins.

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 lots were previously part of the buffalo roaming wetlands and the operation 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

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

參考編號

Reference Number:

230626-063053-93205

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

26/06/2023 06:30:53

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Martin Bradley

意見詳情

Details of the Comment :

I strongly object . South Lantau needs to be kept green and beautiful for generations to come !

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

參考編號

Reference Number:

230626-015458-80971

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

26/06/2023 01:54:58

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. David Sutton

意見詳情

Details of the Comment :

This is another terrible idea that is bad for the whole area. There are already caravans at Lo Wai which have polluted the little stream that runs nearby. The South Lantau wetlands are a fragile and very important eco-system. The dumping of waste and the constant building of 'camping sites' legal or otherwise is destroying them, not just for the residents but for all the people that come here at weekends and holidays to visit them. It is high time the government put its foot down and put a stop to this once and for all

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

參考編號
Reference Number: 230625-204722-65873

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 25/06/2023 20:47:22

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. chow kun hung

意見詳情
Details of the Comment :

反對扼殺動物生存空間，要保護環境

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

參考編號

Reference Number:

230625-204220-53445

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 20:42:20

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss ms chow

意見詳情

Details of the Comment :

反對發展，要保護自然

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

參考編號

Reference Number:

230625-203838-35711

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 20:38:38

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andrew Chan

意見詳情

Details of the Comment :

Please do not further develop the green area. Temporary works still disturb the wildlife and cause harm which can take decades to restore. Development here is not necessary and should be blocked for the long term interests of the HK population.

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

參考編號

Reference Number:

230625-165226-70465

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 16:52:26

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Steven

意見詳情

Details of the Comment :

I object to this application. There has already been extensive rubble dumping, areas fenced off, a tiny holiday camp attempt here and this is a blatant attempt to retrospectively justify this attempted development: there is no reason to believe it will be "temporary". While there are no departments able to actually enforce the Coastal Protection Area and OZP, your department must do everything possible to prevent further cynical manipulation of planning terms degrading this valuable natural ecosystem.

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

參考編號

Reference Number:

230625-162855-98012

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 16:28:55

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Vim Fuego

意見詳情

Details of the Comment :

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

參考編號
Reference Number: 230625-150153-02376

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 25/06/2023 15:01:53

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Terry Boyce

意見詳情
Details of the Comment :

I object to this proposal because I believe the use of the land for this purpose is detrimental to the natural environment and for the wildlife that lives there.

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

參考編號

Reference Number:

230625-142904-20547

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 14:29:04

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Oliver MULCOCK

意見詳情

Details of the Comment :

I object, no consideration for the eco system.

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

參考編號

Reference Number:

230625-142236-31798

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 14:22:36

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Catherine CORMACK

意見詳情

Details of the Comment :

I object. This is important habitat for a number of species

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

參考編號

Reference Number:

230625-124912-79173

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 12:49:12

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Imogen

意見詳情

Details of the Comment :

I object.

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

參考編號

Reference Number:

230625-121542-33689

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 12:15:42

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss India Granger

意見詳情

Details of the Comment :

I object to the development because it's a delicate ecosystem. When it's gone it'll be gone forever. The next generation will never see the beautiful landscapes I enjoyed.

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

參考編號

Reference Number:

230625-120035-42706

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 12:00:35

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Boroka Panna kopacz

意見詳情

Details of the Comment :

I object. Nature needs to be left alone at least at some areas and especially where there is so rich biodiversity. Nature is voiceless needs a voice. We are the voice. I object' let nature be!

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

參考編號

Reference Number:

230625-115909-48555

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 11:59:09

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Camilla Larsson

意見詳情

Details of the Comment :

I object

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

參考編號

Reference Number:

230625-113225-68024

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 11:32:25

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Cordingley P.

意見詳情

Details of the Comment :

I strong object to this latest proposal. The Pui O wetlands are already under stress and at risk. Even a temporary land development will negatively impact the wetlands.

Protect and cherish what is left of the wetlands.

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

參考編號

Reference Number:

230625-111204-63856

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 11:12:04

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Shaila Subba

意見詳情

Details of the Comment :

I Object to the proposal for the temporary holiday camp. Making money to destroy the natural habitat of so many birds and animals that live there is not worth it. It says temporary, but we all know it will become permanent and will destroy the ecosystem of the wetland. Why is the planning department intent on destroying our coastal wetland area? Why is there no Coastal Protection area? It will be very sad to see the coastal wetland area turn into a busy cemented place like any other place in HK. People come to Pui O to experience tranquility from their hectic life. Don't destroy it!

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

參考編號

Reference Number:

230625-110724-91956

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 11:07:24

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Jennifer Baccanello

意見詳情

Details of the Comment :

I object due to grave environmental concerns.

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

參考編號

Reference Number:

230625-105903-23236

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 10:59:03

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Anna Thompson

意見詳情

Details of the Comment :

The proposed changes will continue to erode South Lantau's ecosystem.

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

參考編號

Reference Number:

230625-104140-17583

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 10:41:40

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Markus Fackler

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

230625-005806-41456

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

25/06/2023 00:58:06

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Kelly

意見詳情

Details of the Comment :

This is wetlands. It belongs to the buffalo and we should not ruin that. We take away their land and there will be more buffalo attacks in the community. They are imports for us to teach young people

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

參考編號

Reference Number:

230624-161252-47073

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

24/06/2023 16:12:52

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Stone

意見詳情

Details of the Comment :

This application should be turned down as it involves dumping soils, waste on an area of natural beauty to create a camping site. This is adding to the already unplanned and unmanaged development taking place on the wetland. The government should instead be developing a holistic strategy to manage this area, instead of degrading it, for future generations

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

參考編號

Reference Number:

230624-160247-61349

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

24/06/2023 16:02:47

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tamas King

意見詳情

Details of the Comment :

This proposal breaches coastal protection policy and is in an area in which is vital habitat for animals.

The area has no facilities and is already overwhelmed with people. Allowing this will only further damage the area and add additional stress to fragile environment

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

參考編號

Reference Number:

230624-160045-51532

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

24/06/2023 16:00:45

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Tom burney

意見詳情

Details of the Comment :

I object to this proposal as it will eat away at our wetlands and create rubbish problems. The owners have this site have already shown no consideration for the surrounding area through dumping of construction waste on the site and broke furniture. This would be bad for the local people, the wild life and the future of the area

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

參考編號
Reference Number: 230624-154104-31951

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 24/06/2023 15:41:04

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Robert Hackel

意見詳情
Details of the Comment :

I oppose the project as it's a coastal protection area with valuable wetland for migratory and resident birds and other animals.

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

參考編號

Reference Number:

230624-153049-10865

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

24/06/2023 15:30:49

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Martin Williams

意見詳情

Details of the Comment :

This should be a non-starter, with no need for consideration.

Filling in land, in "Coastal Protection Area" - and in one of Hong Kong's last remaining lowland wetlands, a known hotspot for biodiversity.

That should be enough for an emphatic "NO!"

This also should add to pressure for actual zoning with legal enforcement possible for this "protection area", rather than the long term ridiculous state of affairs allowing far too much piecemeal damage, including at/near this very location.

But govt does not seem so sincere re protecting area. If it was, would be doing it; and just might help landowners in some ways too...

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

230626-203450-33477

提交限期**Deadline for submission:**

30/06/2023

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

26/06/2023 20:34:50

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Paul Aston

意見詳情**Details of the Comment :**

Re: Lot 2406 in D.D. 316L

I disagree with the development as:

- (1) It has been designated by the Hong Kong Government "Coastal Protection Area" and should be protected. The intent of designating it as such, would have been made with eye to protect it, and not to let it be destroyed by trivial and minor works.
- (2) The proposed development is only for a period of 3 years, but the damage done to marsh would be irreversible.
- (3) The habitat in that area is a draw for both Hong Kong and foreign tourists. Destroying the habitat would ultimately destroy the local tourist industry.
- (4) Minor developments like this will destroy the esthetics of a rather beautiful area.

33

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

230626-210044-73591

提交限期**Deadline for submission:**

30/06/2023

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

26/06/2023 21:00:44

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Ian Corrigan

意見詳情**Details of the Comment :**

I object. This is habitat that is precious and used by buffalo and other animals. The plans would look completely out of place in this habitat. There is ample camping provided at Pui O already.

34

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

參考編號

Reference Number:

230626-230538-32397

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

26/06/2023 23:05:38

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ian

意見詳情

Details of the Comment :

The grassland in which the proposed campsite and BBQ site is situated at is an important, sensitive, and rich ecological resting site for migratory birds passing by Hong Kong. By developing further recreational facilities in Pui O, it would only serve to further deteriorate the site as an undesirable resting location for such birds - it would be an absolute shame if they would have to find refuge elsewhere, when so many natural habitats have been lost to human development. Under the conservation strategy for Lantau, the grassland should be considered, and protected as part of the "Coastal Protection Area". It is frustrating to see such proposed developmental plans - especially when it is stated by the Lantau development Task Force, that preserving such areas are part of their strategies in conservation.



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城規會秘書處

有關：強烈反對規劃申請編號 A/SLC/181 擬作臨時度假營及康體文娛場所（燒烤場）
（為期 3 年）及填土工程

守護大嶼聯盟(下稱聯盟)強烈反對上述申請，理由如下：

1. 有關地段涉及先破壞，後違規發展多年

聯盟請委員注意，DD316L 2406 及 DD316L 2402 於 2014 年 7 月由張先生以 \$566,800 購入的 7 個地段的其中兩個。根據聯盟收到的相片紀錄，該兩個地點於 2015 年 1 月已展開未經申請的挖土行為。該位置被規劃為「海岸保護區」，礙於 S/SLC/21 的分區大綱圖沒有 DPA 的蓋覆，以致規劃署未能採取執管行動。

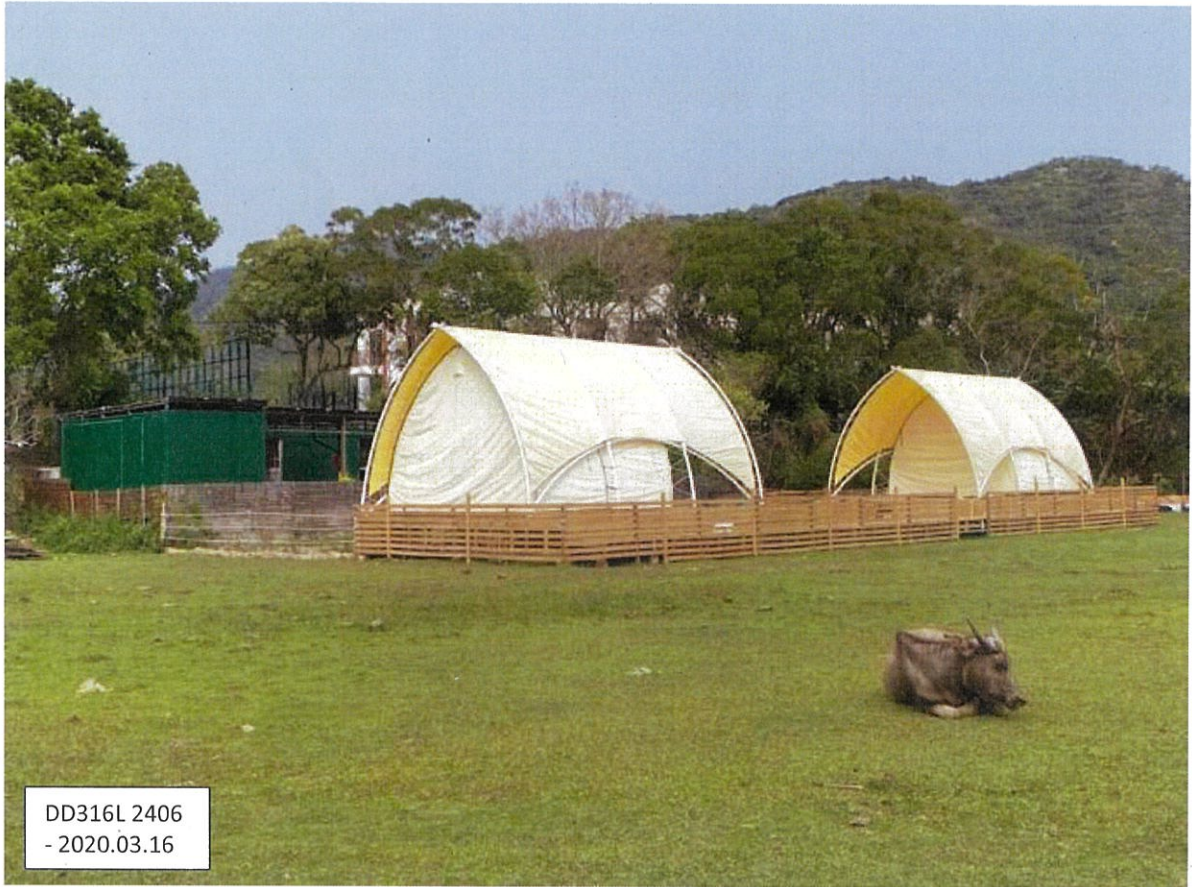
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24 JUN 2023

City Planning Board



守護大嶼聯盟分別在 2019 年 12 月 27 日及 2020 年 1 月 17 日前往視察，發現在 DD316 L2406 及 DD316 L2402 疑似有違規發展。當時 DD316L 2423 設有貨櫃屋、浴室及水電供應系統及 DD316 L2402 設置平台，擬發展帳幕，及至 2020 年 3 月 16 日 DD316L 2406 及 2402 的發展可以確實在濕地上違規地經營出租的露營帳幕用途。



有關項目由貝浪營舍 (Bull Wave Camp Plus) 經營，根據民政事務總署牌照事務處的回覆，有關項目需要申請賓館牌照，但該署並沒有收到相關的申請。由於兩個地段的構築物違反地契及建築物條例，根據土地註冊處的紀錄，地政處於 2022 年 3 月向 DD316L 2402 發出警告信，於 2021 年 8 月及 2022 年 9 月分別發出警告信；而據悉屋宇署於 2022 年 3 月按建築物條例第 131 章向 2402, 2366, 2423 一業主發出清拆令。說明上述地段的業權人最少早於 2015 年開始在未經批准下進行違規發展。根據民政事務處牌照部的資料，該部並沒有收到有地段項目的牌照申請。

2. 佔用其他私人地段及政府土地

是項申請的土地(DD316L 2406)與 A/SLC/179 的規劃申請土地(DD316L 2402)屬同一項目，根據地政處的地理資訊地圖的地段索引，整個項目包括 4 個地段及一幅政府土地(見下圖藍色範圍)，其他兩個地段分別由兩間公司持有：L2403 由 TUNG CHUNG REALTY INVESTMENT LIMITED 持有，而 L2405 由 EAGLE EMPIRE GROUP LIMITED，兩地段之間的橙色範圍應屬政府土地，亦非牌照地。聯盟不明申請人將 L2402 及 L2404 兩個地段的發展分別提出申請的作用，而申請人實際作用的土地範圍遠遠超出申請的地段面積。



3. 擬發展作臨時度假營及康體文娛場所（燒烤場）的位置在 S/SLC/21 的分區大綱圖被規劃為海岸保護區，

其規劃意向是保育、保護和保留天然海岸線，以及易受影響的天然海岸環境，包括具吸引力的地質特色、地理形貌，或在景觀、風景或生態方面價值高的地方，而地帶內的建築發展，會維持在最低水平。設立此地帶的目的，亦是要保護地帶內的海灘及其腹地，以及預防大嶼山南岸出現雜亂無章的帶狀發展。根據一般推定，此地帶不宜進行發展。



根據可持續大嶼辦事處在 2020 年 1 月公佈的貝澳、水口、大澳及其鄰近地區的生態研究結果顯示，貝澳擁有多種具生態價值的生境，包括濕地、河溪、及樹林等，生物多樣性豐富，生態調查期間共錄得超過 500 種動植物，包括一些具保育價值的物種 3 (例如:金裳鳳蝶 及長趾蛙等)。貝澳擁有本港少數大面積兼具代表性的低地淡水濕地，它為野生動物提供棲息和覓食地，特別是倚賴濕地的鳥類和兩棲類，亦孕育數種稀有水生植物(例如:水蕨)。其中的淡水沼澤尤其重要，研究發現

它和毗鄰的生境是水鳥在大嶼山一個重要的棲息地點，當中包括一些候鳥。貝澳河是本港被列為重要生態價值的河溪，它與相鄰的濕地緊密相連發揮各種生態功能¹。

因此，上述的發展項目，將會帶來更多的人類活動對環境的干擾，對被認為是高生態價值的濕地河溪都會帶來嚴重的壓力。

4. 聯盟請委員注意，申請人申請作 3 年的臨時用途，是有特定的意義。根據 S/SLC/21 註釋第 6 點²：

(6)任何土地或建築物的臨時用途(預料為期不超過五年)，只要符合一切其他有關法例、政府土地契約條款的規定，以及任何其他政府規定，便屬經常准許的用途，無須符合有關地帶指定的用途或這份《註釋》的規定。

因此，有關申請表示只作 3 年的臨時用途，根據註釋第 6 點，有關申請屬於經常准許的用途，過去亦有類似用作露營車活動的規劃申請，有委員以臨時用途的因素同意有關申請，不過有關申請又再延長 5 年。而事實上，上述申請並未符合其他有關法例的要求，而有關項目一旦獲批，申請人更加會名正言順進行相關的商業活動，屆時環境被干擾，生態被破壞，項目可以隨時撤離，但環境生態就難以復原。因此，聯盟懇請委員按照政府大嶼山北發展、南保育的政策方向，以守護南大嶼生態環境為首要價值，拒絕是項申請。

5. 有關申請地點完全沒有排污系統，活動參加者可能需要使用貝澳沙灘康文署的公共廁所及沖涼設施。聯盟請委員注意，申請人在疫情期間已開展營運，當時為了標榜其營地的衛生管理，將消毒劑直接噴上帳幕及其他設施上³，消毒劑除水流入濕地再排出海灘，污染海灘的水質，對泳客及海洋生態都做成嚴重的影響。

6. 聯盟亦懇請委員注意，有關項目在未獲委員批准改變土地用途的申請，已開始做生意，屬於先發展、後申請的項目。項目由貝浪營舍 (Bull Wave Camp Plus) 經營，根據貝浪營舍的官方網頁⁴，該營舍已有「訂票」的安排。証明有關項目已在未經批准情況下，違規經營。

基於以上原因，聯盟強烈反對規劃申請編號 A/SLC/181 擬作臨時度假營及康體文娛場所（燒烤場）（為期 3 年）及填土工程。

守護大嶼聯盟謹啟

2023.06.24

¹ https://www.devb.gov.hk/filemanager/tc/content_876/LanDAC_Paper_No_02_2020_Chi.pdf 第 6 點

² https://www1.ozp.tpb.gov.hk/plan/ozp_plan_notes/tc/S_SLC_21_c.pdf

³ 消毒劑直接排落濕地及流出貝澳泳灘 <https://www.facebook.com/bullwavecampplus/videos/156146889431104>

⁴ <https://www.bullwavecampplus.com/index.html>

36

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

230627-161848-87979

提交限期**Deadline for submission:**

30/06/2023

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

27/06/2023 16:18:48

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Marie Rasborn

意見詳情**Details of the Comment :**

I strongly dissagree to make the wetland in PuiO into a tourist attraction.
Please keep it as it is for the benefit of the ecological system..& also for all residents on Lantau concern.

Thank you
Marie Rasborn

37

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

230628-013753-12055

提交限期**Deadline for submission:**

30/06/2023

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

28/06/2023 01:37:53

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

A/SLC/181

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Alexandra Aird

意見詳情**Details of the Comment :****I object**

38

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

參考編號

Reference Number:

230628-123348-79944

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

28/06/2023 12:33:48

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Trida

意見詳情

Details of the Comment :

我反對項目。

此項目破壞大自然生態。

短暫但仍會帶來不良影響。

39

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

參考編號

Reference Number:

230628-182101-24951

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

28/06/2023 18:21:01

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Sharon

意見詳情

Details of the Comment :

This construction will ruin the loved wetlands for Lantau residents & our beloved buffalos. We don't need any more camp grounds. Greed will destroy the environment.

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

參考編號

Reference Number:

230630-130245-29669

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 13:02:45

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Elena

意見詳情

Details of the Comment :

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

參考編號
Reference Number: 230630-091102-10453

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 09:11:02

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Samantha Bell

意見詳情
Details of the Comment :

I object

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

參考編號

Reference Number:

230630-090314-20648

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 09:03:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Politis

意見詳情

Details of the Comment :

I very much object to this application. It is destroying the nature of Lantau and we do not need more camping sites in Pui O. I also do not feel that people who apply after already destroying the land illegally should be rewarded.

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

參考編號

Reference Number:

230630-074914-65095

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 07:49:14

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Cysl Azur

意見詳情

Details of the Comment :

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

參考編號

Reference Number:

230630-073553-73054

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 07:35:53

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Takato Misako

意見詳情

Details of the Comment :

I object to the plan.

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

參考編號

Reference Number:

230630-070659-49173

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 07:06:59

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jonathan Lodder

意見詳情

Details of the Comment :

I object to building any structure on protected coastal wetlands. These are protected areas and should be kept natural.

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

參考編號

Reference Number:

230630-064002-43344

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 06:40:02

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. D Cornell

意見詳情

Details of the Comment :

I object

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

參考編號
Reference Number: 230630-060018-11651

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 06:00:18

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Rebecca Lee Martyn

意見詳情
Details of the Comment :

I object.

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

參考編號

Reference Number:

230630-042452-24497

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 04:24:52

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andrew Lupton

意見詳情

Details of the Comment :

I object to the continual abuse of important natural land development in South Lantau and request this application be rejected.

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

參考編號

Reference Number:

230630-032542-03451

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 03:25:42

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Caroline Brimblecombe

意見詳情

Details of the Comment :

I object to this development which would adversely affect important wetland. Thank you.

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

參考編號

Reference Number:

230629-234547-50258

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 23:45:47

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Gill

意見詳情

Details of the Comment :

I object to this destruction of the wet lands

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

參考編號
Reference Number: 230629-234307-30740

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 23:43:07

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Kaona Cheung

意見詳情
Details of the Comment :

I object

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

參考編號

Reference Number:

230629-201350-30093

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 20:13:50

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Vanessa Mac Donald

意見詳情

Details of the Comment :

I object to this. Let's keep nature beautiful and not destroy it.

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

參考編號

Reference Number:

230629-193658-23817

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 19:36:58

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wayne Leung

意見詳情

Details of the Comment :

Strongly objection. Why make an illegal commercial activity which ruins the nature legal? Though it's temporary, it destroy the nature of Hong Kong irreversibly.
Rather, I would ask the Government of Hong Kong to punish a case as such instead of legalizing it.
Again, strongly objection!

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

參考編號

Reference Number:

230629-191658-09639

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 19:16:58

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lucy McNally

意見詳情

Details of the Comment :

Strongly against the development of any dwellings or campsites in the wetlands of Pui O as it will negatively impact the natural habitat of the wildlife in the reserve.

This area must stay protected for the continued sittings of rare birds and the habitat of the water buffalo.

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

參考編號

Reference Number:

230629-180425-69707

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 18:04:25

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Kelly

意見詳情

Details of the Comment :

I object - it ruins our wetlands and the buffalo's home. Buffalo's are important Lantau history and should be encouraged

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

參考編號

Reference Number:

230629-175553-44895

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 17:55:53

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Riley Christopher Edward

意見詳情

Details of the Comment :

I object to the wanton defacing of a conservation area.

The applicants have also attempted to proceed in the recent past illegally. illegal action should not be rewarded by subsequent planning permission.

This planning application must not be granted for the above reasons.

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

參考編號
Reference Number: 230629-170036-37570

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 29/06/2023 17:00:36

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss James

意見詳情
Details of the Comment :

I object!

This is yet another project taking advantage of the loophole that still allows destructive development in areas zoned "Coastal Protection Area" and "Green Belt"

Please stop

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

參考編號

Reference Number:

230629-165835-84111

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 16:58:35

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. James

意見詳情

Details of the Comment :

I object!

This is yet another project taking advantage of the loophole that still allows destructive development in areas zoned "Coastal Protection Area" and "Green Belt"

Please stop

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

參考編號

Reference Number:

230629-153430-39096

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 15:34:30

有關的規劃申請編號

The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Carolyn Co

意見詳情

Details of the Comment :

I object

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

參考編號

Reference Number:

230629-153355-64410

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

29/06/2023 15:33:55

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Daisy Bisenieks

意見詳情

Details of the Comment :

NO to anymore development in this area.

This coastal green belt deserves more environmental protection by the authorities. Any private property should be compensated and preserved as a functioning habitat to many plants and animals, including the importance of buffalo whose role in wetland biodiversity is evident in much global research.

This protection could be more mutually beneficial to other species and humans by preserving and having more legal protections as a viable habitat that could also be used for less imposing, more environmental sensitive sightseeing ecotourism, not the presence of a campsite!

In these moments, Hong Kong has an opportunity to show leadership and long term vision and thinking in environmental protections in a world with increasing environmental degradation, mass extinction and climate change that are affecting every living being, including humans.



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)

30th June, 2023.

By email only

Dear Sir/ Madam,

Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site)
for a Period of 3 Years and Filling of Land
(A/SLC/181)

1. We refer to the captioned.
2. This application site is within the Coastal Protection Area zone of South Lantau and is 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 the proposed uses would not cause any environmental impacts, especially water quality impact, if this application is to be approved.
4. We also urge the Board to investigate the existing and 'historic' use/ status of this particular land lot with relevant authorities first before considering this application. We believe the Board should have well noted that the Government is now proposing to impose a statutory mechanism called 'Regulated Area' and there is a 'Material Date' (i.e., 9 December 2022) under this mechanism¹.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



¹ <https://www.legco.gov.hk/yr2022/english/bc/bc08/papers/bc0820230508cb1-447-1-e.pdf>



長春社

Since 1968

The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

Add.: Jockey Club - The Conservancy Association Urban Forestry Green

Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon

網址 Website: www.cahk.org.hk

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

電子郵件 E-mail: cahk@cahk.org.hk

30th 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/181

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 100% land filling.





長春社

Since 1968

The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊
Add.: Jockey Club - The Conservancy Association Urban Forestry Green
Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon
網址 Website: www.cahk.org.hk

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

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 2 structures of about 5.5m in height, two holiday camps with toilet 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 proposed 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 sensitive 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 2014. 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 development on the site concerned”¹. Therefore, this application should not be given

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



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Since 1968

The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

Add.: Jockey Club - The Conservancy Association Urban Forestry Green
Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon

網址 Website: www.cahk.org.hk

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

電子郵件 E-mail: cahk@cahk.org.hk

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



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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”





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

參考編號

Reference Number:

230630-151044-33776

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 15:10:44

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Andy

意見詳情

Details of the Comment :

Strong objection to any development and/or filling in of the Pui O wetlands, including this latest application. Lowland freshwater ecosystems are some of the most threatened habitats in Hong Kong, and many if not most have been lost already. The wetlands in south Lantau are slowly disappearing and those at Pui O are amongst the most impressive remaining. They deserve full protection

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

參考編號

Reference Number:

230630-153817-81657

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 15:38:17

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Nissa Peng Cornish

意見詳情

Details of the Comment :

I strongly object to filling-in and development of the natural habitats in and around the Pui O beach and wetlands. These habitats are precious contributors to Hong Kong's biodiversity, which is threatened constantly, and conserving them is our responsibility as proud Hong Kongers. I trust that our Government also sees the long term value in conservation of these diminishing spaces over development applications like this one aimed at short-term financial gain for a select few.

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

參考編號
Reference Number: 230630-154234-27261

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 15:42:34

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Julie Giles

意見詳情
Details of the Comment :

I strongly object

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

參考編號

Reference Number:

230630-183755-43739

提交限期

Deadline for submission:

30/06/2023

提交日期及時間

Date and time of submission:

30/06/2023 18:37:55

有關的規劃申請編號

The application no. to which the comment relates:

A/SLC/181

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lawrence Wong

意見詳情

Details of the Comment :

I object.

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

參考編號
Reference Number: 230630-190544-14356

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 19:05:44

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

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

意見詳情
Details of the Comment :

I object.

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

參考編號
Reference Number: 230630-235605-09298

提交限期
Deadline for submission: 30/06/2023

提交日期及時間
Date and time of submission: 30/06/2023 23:56:05

有關的規劃申請編號
The application no. to which the comment relates: A/SLC/181

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Roderick Anthony PARKES

意見詳情
Details of the Comment :

The idea that wetland can be "temporarily" filled in is ecological illiteracy of the highest order.
The application must be rejected.

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

By email only

30 June 2023

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Barbecue Site) for a Period of 3 Years and Filling of Land at Pui O, Lantau Island (A/SLC/181)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the intention of the "Coastal Protection Area" (CPA) zoning and adverse ecological impacts of the proposed development

1.1 The planning intention of the CPA zone under the approved South Lantau Coast Outline Zoning Plan No. S/SLC/21 is *"to conserve, protect, retain the natural coastlines and the sensitive coastal natural environment...with a minimum of built development...to safeguard the beaches and their immediate hinterland and to prevent haphazard ribbon development along the South Lantau Coast...There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or the development is an essential infrastructure project with overriding public interest may be permitted"*.

1.2 Pui O is one of the last remaining buffalo fields in Hong Kong and it is well-known for its rich biodiversity. The HKBWS has recorded over 180 bird species in Pui O for the past 15 years and more, which accounts for about one-third of the total number of bird species in Hong Kong. We are



concerned that the proposed recreational development would increase human disturbance and adverse cumulative environmental impacts on the nearby wetland habitats in the area for buffalos, which are the key drivers to maintain the freshwater marshes as wetland habitats.

- 1.3 Moreover, we consider that the proposed holiday camp and barbecue site is neither a development need to support conservation nor an essential infrastructure. It would instead lead to a general degradation of the existing natural wetland landscape, such as loss in wetland caused by land filling, waste and pollution produced during both the construction and operation phase of the development, and increase in human disturbance to the surrounding habitats. As such, the current application is not in line with the planning intention of a CPA zone and thus should be rejected.

2 The Town Planning Board should not encourage “develop first, apply later”

- 2.1 From Google Earth photographs from 2014 to 2022, landscape changes such as vegetation clearance, storage of material or machines, building of structures, were seen at the application site (Figure 1).
- 2.2 We suspect that this is “develop first, apply later”. We are concerned the approval of the current application would further legitimize the current misuse of the CPA zone, leading to the promotion of “develop first, apply later” and “destroy first, develop later” attitudes among landowners in the locality.
- 2.3 We urge the Board to proactively deter “destroy first, develop later” as stated in a press release in 2011, “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹, so as to reject the current application.

¹ Press Release – Town Planning Board adopts approaches to deter, “destroy first, build later” activities. 4 July 2011. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

3 Set an undesirable precedent for future similar applications

- 3.1 The approval of the current application would promote developments which are associated with “destroy first, develop later” to encroach into the CPA zone, setting an undesirable precedent for future similar applications.
- 3.2 As the site is highly connected with the wetland habitats within CPA zone, we are concerned there will be further wetland loss and adverse cumulative ecological impacts on the connecting wetlands, and affects the organisms and wildlife which inhabit wetlands, if more similar applications could be approved due to the undesirable precedent set in Pui O area.
- 3.3 We urge the Board to reject the current application to protect CPA areas in the South Lantau Coast area from any environmental threats.

4 Justifications for the decision and comments made by Government departments and the Board

- 4.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features”². We note that all other Government bureaux/ departments are also bound to the HKPSG, and the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) have the responsibility to advise the Board on the ecological³ and planning aspects in particular. Given AFCD’s mission to conserve natural environment and the ecological integrity⁴, and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object to this application. Should the departments or the Board feel otherwise, we urge that the appropriate justifications are provided.

² Hong Kong Town Planning Standards and Guidelines – Chapter 10 Conservation. Section 2.1 (ii).

³ AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.htm

⁴ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.htm

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully,

The Hong Kong Bird Watching Society

Figure 1. The Google Earth aerial photographs from 2014 to 2022 showing landscape changes such as vegetation clearance, storage of material or machines, building of structures, were seen at the application site (the approximate location indicated by the red box). We suspect that this is “develop first, apply later”.

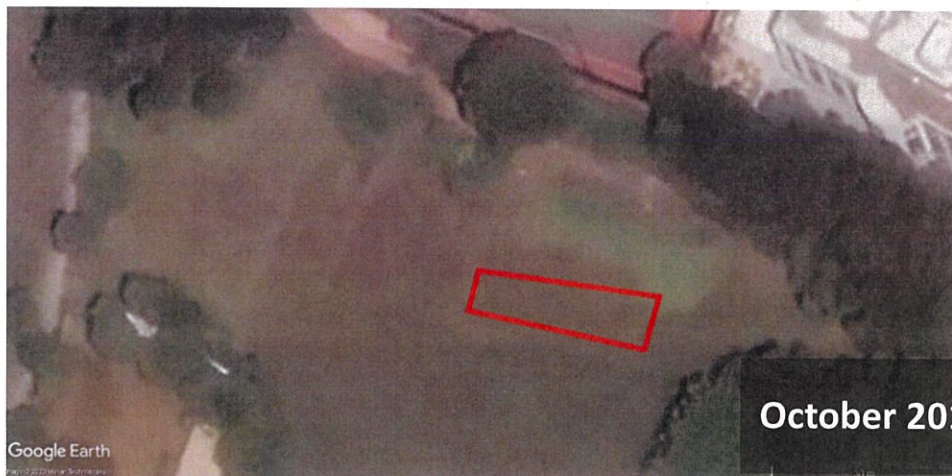


Figure 1 (con't)

