

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。

21 JUN 2024

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.

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

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 or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

2401455

13/6

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/188
	Date Received 收到日期	21 JUN 2024

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Hong Kong Network for the Promotion of Inclusive Society
香港傷健共融網絡有限公司

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

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

Top Bright Consultants Limited

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)	Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories
(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 6,035 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 780 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)	300 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt ("GB")
(f) Current use(s) 現時用途	Holiday Camp (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
22/5/2024 (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 21/5/2024 (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所用途，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 type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米	<input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米	<input type="checkbox"/> About 約
(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			

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

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Holiday Camp for a Period of 5 Years

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	.....780..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.129.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....12.9..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....20.....	
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
	.....2-6..... 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 42 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)Please refer to Table 3 on Chapter 5 of the
Supplementary Planning Statement

.....

.....

☐ 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]
.....	Please refer to Table 3 on Chapter 5 of the Supplementary Planning Statement.
.....
.....
.....
.....

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

Please refer to Table 3 on Chapter 5 of the Supplementary Planning Statement and.....
Layout Plan of the Proposed Development.

.....

.....

.....

.....

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)

About 9 months after the Lands Department issued a Short Term Wavier to the land owners
to permit the proposed structures erected within the application site.**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行車通道安排**

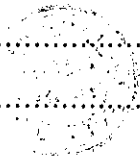
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify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

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。																																	
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																															
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？ (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																															
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">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> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>			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"/>																															
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"/>																															
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) N/A																																	

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。

Please refer to Chapter 6 of the Supplementary Planning Statement



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


.....
Lo Ming Kong

Name in Block Letters
姓名（請以正楷填寫）

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

Admin. Officer

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

Top Bright Consultants Limited



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

Date 日期

12/06/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories		
Site area 地盤面積	6,035	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 300	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23		
Zoning 地帶	Green Belt ("GB")		
Applied use/ development 申請用途/發展	Proposed Temporary Holiday Camp for a Period of 5 Years		
(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	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NIL <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	780 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.129 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NIL	
	Non-domestic 非住用	20	
	Composite 綜合用途	NIL	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	2-6	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NIL	m 米 <input type="checkbox"/> (Not more than 不多於)
		NIL	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NIL	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	12.9 % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	NIL		
(vi) Open space 休憩用地	Private 私人	NIL	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NIL	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	NIL
	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)	NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	NIL
	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)	NIL NIL NIL NIL NIL NIL

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Plan Showing the General Area, _____		
Extract from Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23, _____		
Layout of the Proposed Development _____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Geotechnical Planning Review Report _____		

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

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

此為空白頁。
This is a blank page.

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Proposed Temporary Holiday Camp for a Period of
5 Years in “Green Belt” (“GB”) zone at Lots 332 (part),
333(part), 334(part), 335 (part), 337 (part), 338 (part),
339 (part), 340 (part), 341 (part), 342 (part), 344, 345
(part), 346 (part), 347 (part), 348, 350, 351, 352 (part),
354 (part), 355 (part), 356 (part), 357, 358, 360 (part),
361, 362 (part), 363 (part), 365 (part), and 366 (part) and
Adjoining Government Land in DD332L, Cheung Sha,
Lantau Island, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Hong Kong Network for the Promotion
of Inclusive Society Limited

Planning Consultant:



Top Bright Consultants Ltd.

June, 2024

Executive Summary

This planning application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant to the Town Planning Board (the “Board”) to seek planning permission for the proposed temporary holiday camp (the “Proposed Development”) for a period of five years at Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories (the “Application Site”).

The proposed temporary holiday camp is a response to the Government’s policy, Sustainable Blueprint and Youth Development Blueprint on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. The Proposed Development, can provide a leisure spot in conjunction with existing tourist and heritage attractions to allow more people to explore the beauty of nature, and increase educational opportunities and interactions between parents, teenagers and children.

The Application Site is located at Cheung Sha on the south of Lantau Island. The Application Site, covering a total of 6,035 square meters, is on and off used as holiday camp, which is not operated by the Applicant. It is mostly covered by grass and 32 existing trees are found. In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the original terrain. All the trees will be retained to ensure that the ecological environment will not be affected.

The Proposed Development comprises 20 temporary structures amounting to a total GFA of about 780 square meters, including static camping tents atop raised wooden platforms, seating out areas with platforms and pavilions, an office/visitor centre, a storeroom, washroom and other supporting facilities. There will be no parking and loading/unloading space provided within the Application Site. The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays.

The Application Site falls within the “Green Belt” (“GB”) zone on the Approved South Lantau Coast Outline Zoning Plan (“OZP”) No. S/SLC/23. According to the Notes of the OZP, ‘Holiday Camp’ is a Column 2 use in the “GB” zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The justifications of this application are: In Line with the 2023 Policy Address; Policy Support from the Government; In line with the Youth Development Blueprint; Meeting Soaring Demand for Outdoor Relieving Areas; Would Not Contravene the Planning Intention; Compliance with TPB PG-No. 10; Promoting Local Tourism; Compatible with Surrounding Land Uses; Approval of Similar Applications; Site Suitability for Proposed Use; and Planning Gains. The Applicant therefore respectfully requests the Board to approve this application for a period of five years.

行政摘要

這宗規劃申請乃代表申請人向城市規劃委員會(“城規會”)呈交,擬議在新界大嶼山長沙丈量約份第 332 約地段第 332 號(部份)、第 333 號(部份)、第 334 號(部份)、第 335 號(部份)、第 337 號(部份)、第 338 號(部份)、第 339 號(部份)、第 340 號(部份)、第 341 號(部份)、第 342 號(部份)、第 344 號、第 345 號(部份)、第 346 號(部份)、第 347 號(部份)、第 348 號、第 350 號、第 351 號、第 352 號(部份)、第 354 號(部份)、第 355 號(部份)、第 356 號(部份)、第 357 號、第 358 號、第 360 號(部份)、第 361 號、第 362 號(部份)、第 363 號(部份)、第 365 號(部份)、第 366 號(部份)及毗連政府土地(“申請地點”),用作擬議臨時度假營(為期五年)的規劃申請(“擬議發展”)。

擬議臨時度假營是響應政府政策、可持續發展藍圖及青年發展藍圖,在大嶼山提供康樂活動場地,以滿足日益增加的休閒、康樂及娛樂需求。在生態敏感度較低的地區,可以開發一些低污染的休閒康樂活動。擬議發展提供一個康樂活動場地,與附近的旅遊和文物景點產生協同效應,讓更多人欣賞大自然,增加教育機會和父母、青少年與孩子之間的互動。

申請地點位於大嶼山南部長沙。申請地點總面積為 6,035 平方米,間斷用作度假營(不是由申請人營運)。現時申請地點的大部份地方被草覆蓋,並有 32 棵樹木。為避免對現有自然環境造成不必要的影響,擬建發展的佈局及工程將尊重原有地形,所有樹木都將會保留。

申請地點將包括 20 個臨時構築物,總樓面面積約 780 平方米,用作設在木平台上的固定露營帳篷、涼亭休息區、辦公室/遊客中心、儲物室、洗手間和其他配套設施。申請地點將不提供停車位和上落貨位。擬議發展的營運時間為星期一至日 24 小時營業,包括公眾假期。

申請地點座落於大嶼山南岸分區計劃大綱核准圖編號 S/SLC/23 中的“綠化地帶”。擬議發展屬該地帶第二欄的用途,須先向城規會提出規劃申請。

這宗規劃申請的理由為:符合 2023 施政報告方針;政府政策支持;符合青少年發展藍圖;滿足對戶外活動的需求;不會違背規劃意向;符合城市規劃指引編號第 10;促進本土旅遊業;與附近土地用途配合;相似用途之前已獲規劃許可;場地適合作度假營;及會帶來規劃增益。因此,申請人希望城規會批准為期五年的臨時用途。

TABLE OF CONTENTS

TABLE OF CONTENTS	Page
LIST OF FIGURES	i
LIST OF APPENDICES	ii
 SUMMARY OF APPLICATION	 1
1. INTRODUCTION	2
2. SITE CONTEXT	3
Location	
Existing Site Conditions	
Surrounding Land Uses	
Access	
3. LAND STATUS	5
4. PLANNING CONTEXT	5
The Sustainable Lantau Blueprint	
Statutory Plan	
Town Planning Board Guidelines for Application for Development within “GB”	
Zone under Section 16 of the Town Planning Ordinance – TPB PG-No. 10	
Similar Applications approved within “GB” Zone/Lantau Island	
5. DEVELOPMENT PROPOSAL	7
Proposed Use	
Site Layout and Design	
Site Operations	
Traffic Arrangement	
Drainage and Sewage Facilities	
Landscape Proposal	
Environmental Considerations	
Geotechnical Planning Review Report	
Fire Services Installations	
6. JUSTIFICATIONS	11
In Line with the 2023 Policy Address	
Policy Support from the Government	
In line with the Youth Development Blueprint	
Meeting Soaring Demand for Outdoor Relieving Areas	
Would Not Contravene the Planning Intention	
Compliance with TPB PG-No. 10	
Promoting Local Tourism	
Compatible with Surrounding Land Uses	
Approval of Similar Applications	
Site Suitability for Proposed Use	
Planning Gains	
7. CONCLUSION	15

LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Plan Showing the General Area
Figure 4	Extract from the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
Figure 5	Layout Plan
Figure 6	Landscape Plan
Figure 7	Layout of the Proposed Development

LIST OF APPENDICES

Appendix A	Geotechnical Planning Review Report
------------	-------------------------------------

SUMMARY OF APPLICATION

Applicant:	Hong Kong Network for the Promotion of Inclusive Society Limited (HKNPIS)(香港傷健共融網絡)
Proposed Use:	Proposed Temporary Holiday Camp for a Period of 5 Years
Existing Use:	Holiday Camp
Location	Lots 332(part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories
Site Area:	Private land: about 5,735 square meters Government Land: about 300 square meters Total: about 6,035 square meters
Lease	Block Government Lease demised as agricultural use
Statutory Plan:	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
Zoning:	Green Belt ("GB")
TPB Guidelines:	Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10)
Previous Application:	A/SLC/182 – withdrawn by the Applicant on 11.12.2023

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Hong Kong Network for the Promotion of Inclusive Society Limited (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a proposed temporary holiday camp (the "Proposed Development") for a period of five years at Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories (the "Application Site").
- 1.02 The Application Site is subject to a previous application (No. A/SLC/182) which was withdrawn by the Applicant on 11.12.2023. The current application is submitted by a different applicant and in response to the comments received from various Government departments on the previous application. Compared with the previous application, the proposed use, boundary, layout and development parameters remain unchanged while the new applicant will take up the operation of the Proposed Development. Further information will also be submitted including a Geotechnical Planning Review Report (GPRR).
- 1.03 The Applicant, Hong Kong Network for the Promotion of Inclusive Society Limited, is a charitable institution (IR File No. 91/11809) established under Section 88 of Hong Kong Inland Revenue Ordinance in 2011. The aim of the society is to facilitate equal participation of different people in the community and promote an inclusive and altruistic culture in society. They hold and organize activities, including sports, education and empowerment, arts and culture, as well as universal design regularly. The Applicant intends to run a holiday camp in a natural environment bringing the learning and fun with multi-activities to its members.
- 1.03 The proposed temporary holiday camp is a response to the Government's policy, Sustainable Blueprint and Youth Development Blueprint on the provision of passive recreational activities in South Lantau to meet the ever-increasing needs for leisure, recreation and entertainment. The Sustainable Blueprint embraces the overarching principle of "Development in the North; Conservation for the South". In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. The Proposed Development, can provide a leisure spot in conjunction with existing tourist and heritage attractions to allow more people to explore the beauty of nature, and increase educational opportunities and interactions between parents, teenagers and children.
- 1.04 The Application Site has a total area of about 6,035 square meters and is on and off used as holiday camp, which is not operated by the Applicant. The Proposed Development comprises 20 temporary structures amounting to a total GFA of about 780 square metres, including static camping tents atop raised wooden platforms, seating out areas with platforms and pavilions, an office/visitor centre, a storeroom, washroom and other supporting facilities. Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes.
- 1.05 The Application Site falls within the "Green Belt" ("GB") zone on the Approved South Lantau Coast Outline Zoning Plan ("OZP") No. S/SLC/23. According to the Notes of the OZP, 'Holiday Camp' is a Column 2 use in the "GB" zone. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.06 In accordance with the 'Town Planning Board Guidelines for Application for Development within "Green Belt" Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10), the scale, intensity and uses of the Proposed Development will be compatible with its surrounding environment; the existing natural

features being respected; and no adverse impacts on existing infrastructure and environmental quality due to the Proposed Development are anticipated.

- 1.07 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is located at Cheung Sha (長沙) on the south of Lantau Island. It is about 9km to the south of Tung Chung Town Center and about 7km to the southwest of Mui Wo (梅窩). **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 6,035 square meters and is irregular in shape. It is in terrace form descending southward from the Tung Chung Road to the coast about 40mPD to 23.7mPD. The Application Site is mainly grassland, and 32 existing trees are found. The Application Site is surrounded by trees, which form a buffer area between the Application Site and other developments.
- 2.03 The Application Site is on and off used for a holiday camp. There are two temporary structures located at the east of the Application Site for washroom and meter room uses. Elevated platforms are used to form the footpath and provide a flat foundation for the tents/structures. The Application Site is fenced by 2 meter-high chain link fencing.

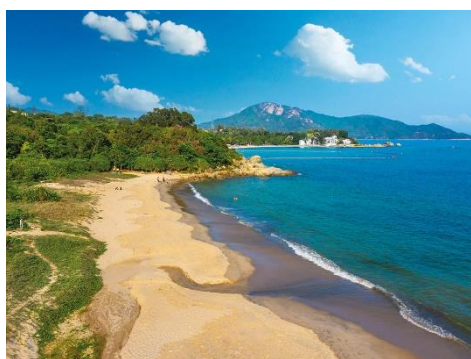


Photos of Existing Site Conditions

Surrounding Land Uses

- 2.04 The Application Site is sandwiched by Tung Chung Road and South Lantau Road. It is surrounded by vegetation with rural settlements, residential developments, beach, recreational attractions, holiday houses/camps and public facilities. To the east are residential developments called Golden Coast, Whitesands and Acacia Villa. To the

further east is HKYWCA Sydney Leong Holiday Lodge (香港基督教女青年會 - 梁紹榮度假村). To the south is Cheung Sha Upper Village (長沙上村). The Application Site is situated outside the village boundary of Cheung Sha Upper Village. To the further south are Cheung Sha Beach, holiday camps, water sport center and a number of one to three-storey rural residential settlements with shops and eating places on the ground floor. To the west are fire station and holiday houses owned by the Government and private sectors. To the north across the Tung Chung Road are the Lantau South Country Park and Lantau Trail. To the further north is Sunset Peak (大東山). A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.



Cheung Sha Beach



Sunset Peak



Water Sport Centre



Residential Developments



Holiday Camp



Open-air Cafe

Access

- 2.05 There is no direct vehicular access to the Application Site yet and it is accessible via a track to the east of the Application Site leading from South Lantau Road. Within a 250m radius catchment from the Application Site, public bus stops (Nos. 1, 2, 4, 11, 11A, 23, A35 and N35) are available. The entrance to the Application Site is about 2m wide. A plan showing the pedestrian access to the Application Site is in **Figure 3**.

3. LAND STATUS

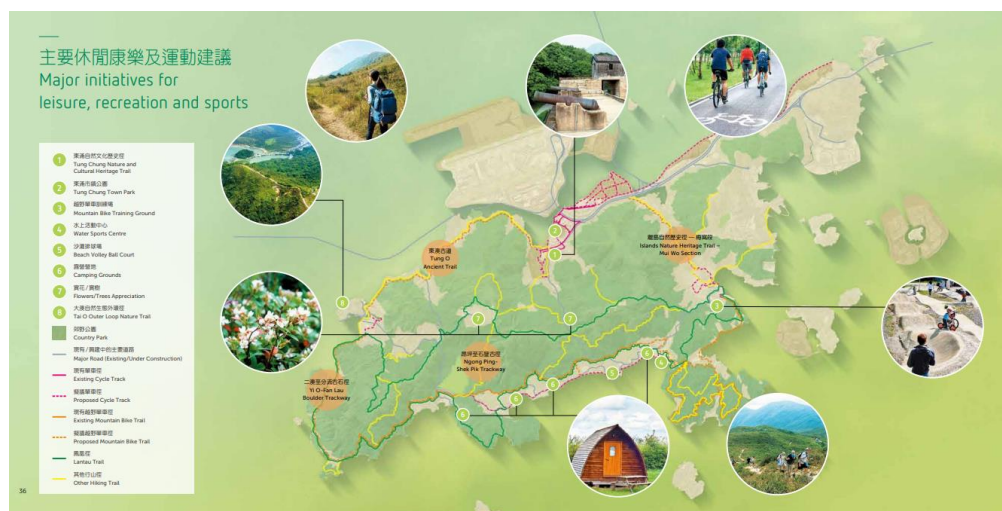
- 3.01 According to the Land Registry, the Application Site comprises Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories which are demised as agricultural land. A plan showing the configuration of these lots is in **Figure 2**.
- 3.02 The subject lots are all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause. Should this application be approved, the Applicant will apply for Short Term Waiver (STW) and Short Term Tenancy (STT) from the Lands Department.

4. PLANNING CONTEXT

The Sustainable Lantau Blueprint

- 4.01 The Sustainable Lantau Blueprint was conducted by the Development Bureau in 2017. It aims to tap the opportunities to provide land for housing and economic uses as well as offer development opportunities to achieve a more balanced spatial development pattern for the territory. With a view to developing Lantau into a smart and low-carbon community for living, work, business, leisure and study. The Blueprint embraces the overarching principle of “Development in the North; Conservation for the South”. North Lantau will be the new economic platform of Hong Kong attracting local, regional and international business and visitors, and at the same time providing local residents with diversified opportunities for living, work, business, leisure and study. While the predominant part of Lantau, in particular the South Lantau, would be conserved for its natural and cultural resources, unique rural settlements would also be preserved and enhanced. Where appropriate, low-impact leisure and recreational uses would be developed for public enjoyment.
- 4.02 Lantau has a rich array of flora and fauna. About 70% of Lantau has been designated as country parks and well conserved. The vast natural assets could also be, where appropriate, better harnessed for public enjoyment. The villages in Lantau with monuments and religious traditions are important cultural elements. These natural and cultural assets, together with other diverse recreation and tourism facilities, will create synergy in providing visitors with a wide range of leisure, recreation and entertainment experience. The conservation resources, where appropriate, should be utilised for releasing their potential for education, eco-recreation and eco-tourism. Suitable sites should be linked with improved accessibility to facilitate visits and enjoyment of the locals and visitors.
- 4.03 In the areas of high conservation value, e.g. country parks and Site of Special Scientific Interests (SSSIs), major developments should be avoided. In areas of lower environmental sensitivity, some low-impact leisure and recreation activities could be considered. The leisure and recreation proposals should be environmentally sustainable and be compatible with the local context.
- 4.04 There is a strong demand for high-quality camping grounds in recent years. Themed camping grounds or accommodations in the form of tents with regular beds and air conditioning are found along the southern shore of Lantau. The Government is exploring the feasibility to facilitate the setting up of themed camping grounds at South Lantau, such as in Shui Hau, Tong Fuk, Pui O and Shek Pik. In parallel, traditional camping grounds would also be explored at appropriate locations for visitors and the public to enjoy the natural resources of Lantau. Existing camp sites in South Lantau

operate by the Government include Shap Long Campsite, Nam Shan Campsite and Pak Fu Tin Campsite (by AFCD) and Pui O Campsite (by LCSD).



Statutory Plan

- 4.05 The Application Site falls within an area zoned “GB” on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. According to the Explanatory Statement accompanying the OZP, the planning intention of this zone is to define the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. An extract of the OZP is in **Figure 4**.
- 4.06 Under the provisions of the OZP, “Holiday Camp” is one of the uses listed under Column 2 of the “GB” zone that may be permitted with or without conditions on application to the Board. In order not to jeopardize the planning intention of the “GB” zone, the Applicant intends to use the Application Site on a temporary basis.

Town Planning Board Guidelines for Application for Development within “GB” Zone under Section 16 of the Town Planning Ordinance – TPB PG-No. 10

- 4.07 The TPB PG-No. 10 is relevant to this Application. This Guideline provides the main planning criteria for application in the “GB” zone to be considered by the Board. An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- 4.08 Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- 4.09 The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- 4.10 The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Similar Applications approved within “GB” Zone/Lantau Island

- 4.11 Over the last two years, there are several similar applications for temporary holiday camps within the “GB” zone/Lantau Island, which were approved by the Board mainly on the consideration that the developments were considered not incompatible with the surrounding land uses, proposed uses would not jeopardize the long-term planning intention of the “GB” zone, and the proposed use was generally in line with the TPB PG-No. 10.

Table 1 – Similar Approved Applications

Application No.	Proposed Use	Date of Approval
A/I-CC/28	Proposed Temporary Holiday Camp (Private Tent Camping Ground) for a Period of 6 Years	20.5.2022
A/YL-KTN/826	Temporary Place of Recreation, Sports or Culture (Hobby Farm), Holiday Camp, Barbecue Site and Ancillary Supporting Facilities for a Period of 3 Years	9.9.2022
A/SK-TMT/75	Proposed Temporary Holiday Camp and Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Associated Filling and Excavation of Land	9.9.2022
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
A/NE-LCW/8	Proposed Temporary Holiday Camp with Ancillary Facilities for a Period of 3 Years and Associated Excavation of Land	11.9.2023

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks the Board's permission to use the Application Site for a proposed temporary holiday camp for a period of 5 years.
- 5.02 The type of the proposed temporary holiday camp is generally known as "Frontcountry campsite" i.e. located in well-established full service "frontcountry" campgrounds with electricity, running water, restrooms, and showers. However, all campers / visitors need to carry everything they need on their backpacks and venturing to the proposed campsite on foot. The Proposed Development allows people to step away from the crowds, stress, and hustle and to enjoy the pleasures of the outdoors. There are beaches and hiking trails nearby, which the Proposed Development can encourage the visitors to explore nature and take part in adventure activities to gain experience that is different from their daily lives through overcoming various difficulties and challenges.

Site Layout and Design

- 5.03 The Layout Plan in **Figure 5** illustrates the proposed site configuration. A total of 20 temporary structures are proposed within the Application Site amounting to a total GFA of about 780m². These 20 proposed structures are 6 static camping tents atop raised wooden platforms, 7 one-storey seating out areas with platforms and pavilions, 1 one-storey office/visitor centre, 1 one-storey storeroom, 2 one-storey rain shelters, 1 one-storey stage with cover, 1 one-storey meter room and 1 one-storey washroom. Most of these temporary structures will adopt pre-fabricated structures for easy assembly and disassembly purposes. **Tables 2 and 3** below provides the key development parameters and indicative dimensions of the structures in turn.
- 5.04 **Figure 7** shows the indicative layout of the Proposed Development which comprises three types of function area, namely, the 'Campsite Service Area', 'Activity Area' and 'Camping Area'. To facilitate the operation of the proposed use, a group of on-site ancillary facilities, such as an office/visitor centre, washroom, rain shelters etc. are also proposed.

Table 2 – Key Development Parameters of the Proposed Development

1. Site Area	About 6,035m ²
2. Gross Floor Area ("GFA")	About 780m ²
3. Covered Area	About 780m ²
4. Uncovered Area	About 5,255m ²
5. Plot Ratio	About 0.129
6. Site Coverage	About 12.9%
7. No. of Structures	20 <ul style="list-style-type: none">- 1 Office/Visitor Centre- 1 Storeroom- 1 Meter Room- 2 Rain Shelters- 1 Stage with Cover- 1 Washroom- 6 Tents with Raised Platform- 7 seating out areas with platforms and pavilions
8. Building Height/ No. of Storeys	About 2m - 6m/ 1 storey

Table 3 – Details of the Proposed Development

Function	Use/Structure	No.	Covered Area (about)	GFA (about)	Building Height (about)/ No. of Storeys
Campsite Service Area	Office/Visitor Centre	1	42m ²	42m ²	3m/ 1 storey
	Storeroom	1	42m ²	42m ²	3m/ 1 storey
	Washroom	1	11m ²	11m ²	3m/ 1 storey
	Meter Room	1	2m ²	2m ²	2m/ 1 storey
Activity Area	Seating out Areas	7	219 m ²	219 m ²	3m/ 1 storey
	Stage with Cover	1	21m ²	21m ²	6m/ 1 storey
	Rain Shelter	2	147m ² + 80m ² = 227m ²	147m ² + 80m ² = 227m ²	6m/ 1 storey
Camping Area	Tents with Raised Platform (6m x 6m wooden platform)	6	216m ²	216m ²	4m/ 1 storey (see remarks below)
	Free Tent Camping Area	8	/	/	/

- The raised wooden platform is about 0.5m and tents of about 3.5m would be affixed on top.
- Septic tanks are not considered GFA accountable

- 5.05 The 'Campsite Service Area' is placed at the east of the Application Site near the entrance. It acts as a gateway to welcome and provide essential and supporting services to visitors. The 'Activity Area' is placed at the centre of the Application Site. It is well connected by the footpaths and convenient for visitors coming from different locations. The 'Camping Area' are placed at the northwest and south of the Application Site.
- 5.06 There will be two zones in the 'Camping Area', which can accommodate a total of 14 tents (i.e. around 40 visitors, say an average of 2-4 persons per tent). The zone located at the northwest of the Application Site is classified as 'Tents with Raised Platform'. 6 static tents with raised platforms are placed on the upper level of the terrace at the north, which can have more privacy and broader view to overlook the Application Site. Another zone located at the south of the Application Site is classified as 'Free Tent Camping Area'. This zone is reserved for backpackers who bring their camping gears and set up the tents by themselves. It is capable to accommodate 8 tents at the same time. No caravan or car camping will be allowed on-site.
- 5.07 The "Activity Area" will be flexibly used for passive recreational activities, such as star-glazing, educational workshop purposes. The rain shelters can serve for holding activities or gathering places, especially in rainy days. No campfire is allowed.
- 5.08 In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the existing terrain. All the existing trees will be retained to ensure that the ecological environment will not be affected. The structures will be constructed with lightweight materials to minimize the impact on the existing topography. Raised platforms will be used to form the footpaths and provide the flat foundation for the structures. No filling of land is needed for the Proposed Development.
- 5.09 To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures.
- 5.10 A proposed 2m tall peripheral chain link fence for the site boundary, aims not only to confine all human activities within the Application Site for easy management and maintenance purposes but also to remind all users to treasure our natural resources in a most respectful manner.

Site Operations

- 5.11 The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays with a mandatory 'visit-by-appointment' system on a 'first-come-first-served' basis to serve the members of the Applicant as well as the general public. The proposed maximum visitor holding capacity for weekdays and weekends/public holidays are 30 to 40. During weekdays, it will also be served as a day camp for team building and group activities, whereas at weekends, visitors in the form of individuals would stay overnight. A total of three staff are expected to run the whole operation.

Traffic Arrangement

- 5.12 The Application Site can be accessed via a track to the east of the Application Site leading from South Lantau Road. Within a 250m radius catchment from the Application Site, public bus stops (Nos. 1, 2, 4, 11, 11A, 23, A35 and N35) are available. The visitors can take the public bus from the "Tung Chung Town Centre Station" or "Mui Wo Ferry Pier Station" to "Upper Cheung Sha Village Station". After that, the visitors can walk for 10 minutes to the Application Site.
- 5.13 There will be no parking and loading/unloading space provided within the Application Site and no traffic will be generated. The Proposed Development will not induce any adverse traffic impact.

Drainage and Sewage Facilities

- 5.14 Surface channels will be provided where appropriate along the boundary of the Application Site to collect and divert surface runoff away from the Application site taking into consideration that the site coverage is about 12.9% only, natural penetration will be considered where appropriate. Details of the drainage proposal will be submitted to the relevant Government departments upon receipt of planning approval.
- 5.15 There is no public toilet in the vicinity. Sewage is collected by septic tank and soakaway pit system, which have already been installed for the previous holiday camp use before. The septic tank and soakaway pit system are similar to the normal one used by village houses for treatment and placed near the metre room.

Landscape Proposal

- 5.16 There are 32 existing trees, mainly *Endospermum chinense* and *Mangifera indica*, distributed in the Application Site and 18 of them are located at the 'Free Tent Camping Area'. The Proposed Development layout has been strategically designed to avoid disturbance to the existing trees. The construction of the Proposed Development will not change the existing terrain. All trees will be retained to ensure that the ecological environment will not be affected.
- 5.17 The Applicant will plant 9 new trees at the northern, eastern and southern boundaries (see **Figure 6**). Accompanied by the existing trees, they can provide peripheral screen planting to enhance the natural beauty of the Application Site and provide shading to the campers. The proposed tree species is *Ficus Microcarpa*. The proposed tree height is about 3m when first planted in the ground. 3m to 4m spacing is proposed for sustainable tree growth. A pond (about 55 square meters) is provided at the southwest of the Application Site for irrigation.

Environmental Considerations

- 5.18 Best site practices would be adopted to minimize any environmental pollution or nuisance to nearby residents, which include no vehicles would be allowed in the Application Site during the operation phase; no public announcement system, portable loudspeaker or any form of audio amplification system would be allowed within the Application Site at any time; and discharge of on-site sewage from the Application Site would be properly managed. The “Code of Practice on handling the Environmental Aspects of Temporary Uses and Open Storage Sites” would be closely observed.
- 5.19 Noise: Due to the nature and remote location of the Proposed Development, the noise impact would be expected to be insignificant. Activity hours for all campers will be restricted from 6am to 10pm. Notices will be posted on the Application Site to remind all campers about Noise Control.
- 5.20 Waste Management: The Applicant will follow the waste management-related legislation and guidelines during the construction and operation of the Proposed Development. To promote sustainability, visitors are encouraged to be waste-free, by bringing reusable materials or recyclable materials. Visitors are required to bring away their waste and rubbish when they leave the Application Site.
- 5.21 In view of the above, the Proposed Development is not expected to cause any significant adverse environmental impacts to the surrounding areas during the construction phase and operation phase.

Geotechnical Planning Review Report

- 5.22 In the previous planning application (Application no. A/SLC/182) at the same site, Civil Engineering and Development Department (CEDD) has advised that the application site may affect or be affected by, natural terrain, man-made slopes or retaining walls, the applicant should submit a Geotechnical Planning Review Report (GPRR) in support of the subject planning application. A GPRR report is prepared by Philip So & Associates Ltd. in support of the current application see Appendix A.

Fire Services Installations

- 5.23 Should this application be approved, the Applicant commits to submit and implement a fire service installations (FSIs) proposal to the satisfaction of the Director of Fire Services if and when required as compliance with approval condition(s) to ensure that the proposed holiday camp will be operated in a safe manner.

6. JUSTIFICATIONS

In Line with the 2023 Policy Address

- 6.01 According to the 2023 Policy Address, the Government will continue to promote characteristic local tourism by allocating \$600 million for a three-year Cultural and Heritage Sites Local Tour Incentive Scheme to encourage the tourism industry to develop products with cultural and heritage elements.
- 6.02 The Government is actively studying the development of about 1,000 hectares of the “Green Belt” sites in the southern part of Lantau for eco-tourism or recreation uses. The Proposed Development, together with other diverse recreation facilities, natural and cultural assets, will create synergy in providing visitors with a wide range of leisure, recreation and entertainment, which is in line with the Policy Address.

Policy Support from the Government

- 6.03 The Sustainable Lantau Blueprint embraces the overarching principle of “Development in the North; Conservation for the South”. It emphasises the fine balance between development and conservation. North Lantau and the East Lantau Metropolis will focus on housing and economic developments while Northeast Lantau is poised to be a leisure, entertainment and tourism node. The predominant part of Lantau, particularly in the South, will be for conservation and cultural and eco-tourism purposes.
- 6.04 Diversified recreation and tourism facilities should be developed to shape Lantau as a kaleidoscopic leisure and recreation destination. The government is exploring the feasibility to facilitate the setting up of themed camping grounds at South Lantau. Traditional camping grounds would also be explored at appropriate locations for visitors and the public to enjoy the natural resources of Lantau.

In line with the Youth Development Blueprint

- 6.05 In December 2022, the Home & Youth Affairs Bureau released the Youth Development Blueprint outlining the overall vision and guiding principles for the Government’s long-term youth development work in the future. More than 160 concrete actions and measures supporting youth development were put forward in the Blueprint.
- 6.06 The vision of the Blueprint is to nurture a new generation of young people with an affection for the country and Hong Kong and equipped with a global perspective, an aspiring mindset and positive thinking.
- 6.07 In order to respond and support the Blueprint, the applicant commits to make use of the application site to provide facilities and venues for promoting youth development and training programmes. They will collaborate with different non-profit organizations (NGOs) to organize life education-sharing sessions for young people to promote positive thinking and overcoming adversity by sharing the personal experiences and stories of disability.

Meeting Soaring Demand for Outdoor Relieving Areas

- 6.08 In the past three years, most of the global population, including citizens of Hong Kong, were ‘locked up’ by restricted travelling and the lengthy quarantine period for inbound and/or outbound travellers due to the severity of changes in Covid-19 epidemiology globally. More and more people have been exploring new outdoor ‘breathing’ or ‘healing’ areas within the territory. Hiking, biking and camping have become the most attractive outdoor activities nowadays.
- 6.09 The Proposed Development is purposely planned to be a self-contained, well-managed and green holiday camp site to provide an alternative type of outdoor ‘breathing’ or ‘healing’ venue to meet the needs of the community. If approved by the Board, it will be a timely outdoor venue with tranquil, green, relaxing, tidy and clean camping environment for the enjoyment of people.

Would Not Contravene the Planning Intention

- 6.10 The planning intention of the “GB” zone is to define the limits of development areas by natural features and to preserve the existing natural landscape as well as to provide passive recreational outlets. The Proposed Development is planned to be a self-contained, well-managed and green holiday camp site for passive recreational use. Visitors can enjoy the serenity, respect, appreciate and rediscover how to live together with the natural environment. The layout and construction of the Proposed Development will respect the existing terrain. All the trees within the Application Site will be retained to ensure that the ecological environment will not be affected.

- 6.11 The Proposed Development is only a temporary operation in nature. As such, the approval of the present application will not jeopardise the long-term land-use planning intention of the "GB" zone.

Compliance with TPB PG-No. 10

- 6.12 **Table 4** below illustrates that the Proposed Development fully complies with the relevant main planning criteria set out in the TPB PG-No.10 in that its scale, intensity and uses are compatible with its surrounding environment; the existing natural features are respected; and no adverse impacts on existing infrastructure and environmental quality due to the Proposed Development are anticipated.

Table 4 – Responses to TPB PG-No. 10

Relevant Planning Criteria	Responses
An application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.	The scale of development is low-density and low-rise in nature. The plot ratio and building height are about 0.129 and 1 storey respectively, which are totally compatible with the surrounding.
Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration. The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.	The Proposed Development is solely for passive recreational purposes. No campfire is allowed. Through strategic disposition of the proposed facilities, disruption to the existing natural landscape has been minimized. All existing trees will be retained. To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities, i.e. wood panels will be used for the façades of the structures and platforms.
The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.	The proposed drainage system, sewage treatment, and a 2m tall chain link boundary fence will provide a clearly defined activity boundary with proper site management in particular for the general green and ecosystem aspects.
The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.	As the surrounding environment is in a rural setting, no pollution sources nearby such as traffic noise are found. With the adaption of good site practices during construction and operational phases, no significant adverse impact on environmental quality is anticipated.

Promoting Local Tourism

- 6.13 The Application Site is located in the vicinity of recreational uses and tourist attraction spots, including Cheung Sha Beach, Lantau South Country Park, Lantau Trail, and Sunset Peak.

-
- 6.14 Cooperating with beautiful coastline and infrastructure facilities such as restaurants/open-air cafes, village stores, and public toilets, the Proposed Development can attract tourists to explore the countryside, support the local economy, and enjoy rich natural resources at the same time.

Compatible with Surrounding Land Uses

- 6.15 The Application Site is situated at the fringe of the "GB" zone where close to the "R(C)" and "V" zones. The surrounding areas mainly comprise village settlements, residential developments, beach, recreational and tourist attractions, holiday houses/camps, open-air cafes and village stores. The Proposed Development comprises 20 temporary structures with a total floor area of about 780m². The plot ratio and building height are about 0.129 and 1 storey respectively. The scale of development is low-density and low-rise in nature, which is considered compatible with the surrounding land uses and the village settings in terms of its geographical location and land use.
- 6.16 All existing trees will be retained and 9 new trees will be planted to provide peripheral screen planting. To promote sustainability and be compatible with the surrounding environment, natural materials will be selected for the facilities. The Proposed Development would coincide with the existing ambience and enhance the atmosphere around the area.

Approval of Similar Applications

- 6.17 As mentioned in Paragraph 4.11 above, a number of planning approvals have been granted by the Board for similar holiday camps located in Lantau Island and the "GB" zone in the past. This indicates that the proposed holiday camp use can be applied in the area with similar settings on a temporary basis.

Site Suitability for Proposed Use

- 6.18 The Application site is located at Cheung Sha, backed by mountains and facing the sea. Visitors can enjoy the beautiful landscape on the Application Site. With the basic supporting facilities, including, tourist and recreational spots, public toilet, village stores, trails etc., the Application Site is suitable for passive recreational use. The Proposed Development, together with other diverse recreation facilities, natural and cultural assets in the southern part of Lantau, will create synergy in providing visitors with a wide range of leisure, recreation and entertainment.
- 6.19 The Proposed Development is considered to bring positive effects in upgrading the area and would not cause the surrounding areas to be susceptible to the untidy and fallow environment with monitoring. The Proposed Development is more desirable as it allows better utilization of scarce land resources.

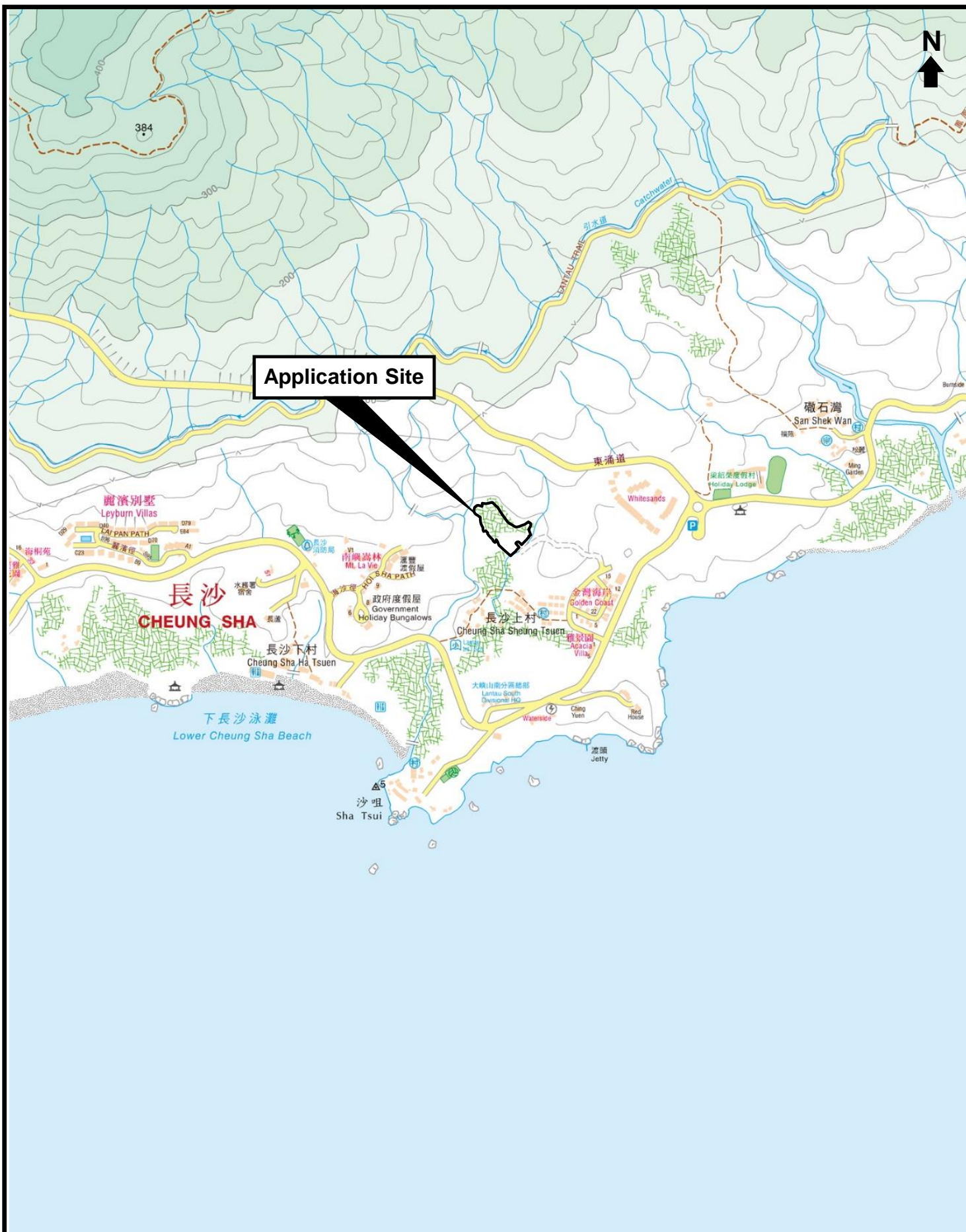
Planning Gains

- 6.20 The Proposed Development would meet the recreational needs of the general public supplementing the existing public campsite facilities in South Lantau in providing an additional campsite but of different operating mode where group booking is possible. Through the outdoor activities, visitors including teenagers can explore their strengths, foster team spirit and nurture positive attitudes. It would also bring in economic activities, and hence education and employment opportunities in the area. In this regard, the Proposed Development is considered a planning gain for the local community and the general public.
- 6.21 As mentioned earlier, with staff stationed at the proposed campsite on a regular basis, it would be able to provide emergency support to nearby hikers. Staff of the proposed development will have basic first aid training and medical kits will also be available at the campsite office.

7. CONCLUSION

- 7.01 The Application Site aims to seek permission from the Board for a proposed temporary holiday camp in an area zoned “GB” for a period of 5 years at Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories
- 7.02 It is considered that the Proposed Development is compatible with land use terms and that there will not be any interface problems as a result. The Applicant commits to comply with all the approval conditions should this application be approved. The application also complied with TPB PG-No. 10. It is anticipated that the Proposed Development will not generate any adverse traffic, drainage, sewage or environmental impacts on the surrounding areas.
- 7.03 The approval of this application will not jeopardise the long-term land-use planning intention of the “GB” zone. It represents a good and positive case to meet the needs of the community by providing a well-managed, tranquil, relaxing, relieving and clean outdoor camping venue. It represents a “win-win” project for the community as a whole.
- 7.04 For the reason stated above, the Proposed Development is considered a suitable temporary use in this location and the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 5 years.

TB/24/840
June 2024



Top Bright Consultants Ltd.

Extract Plan Based on Survey
Sheet No. 13-NE

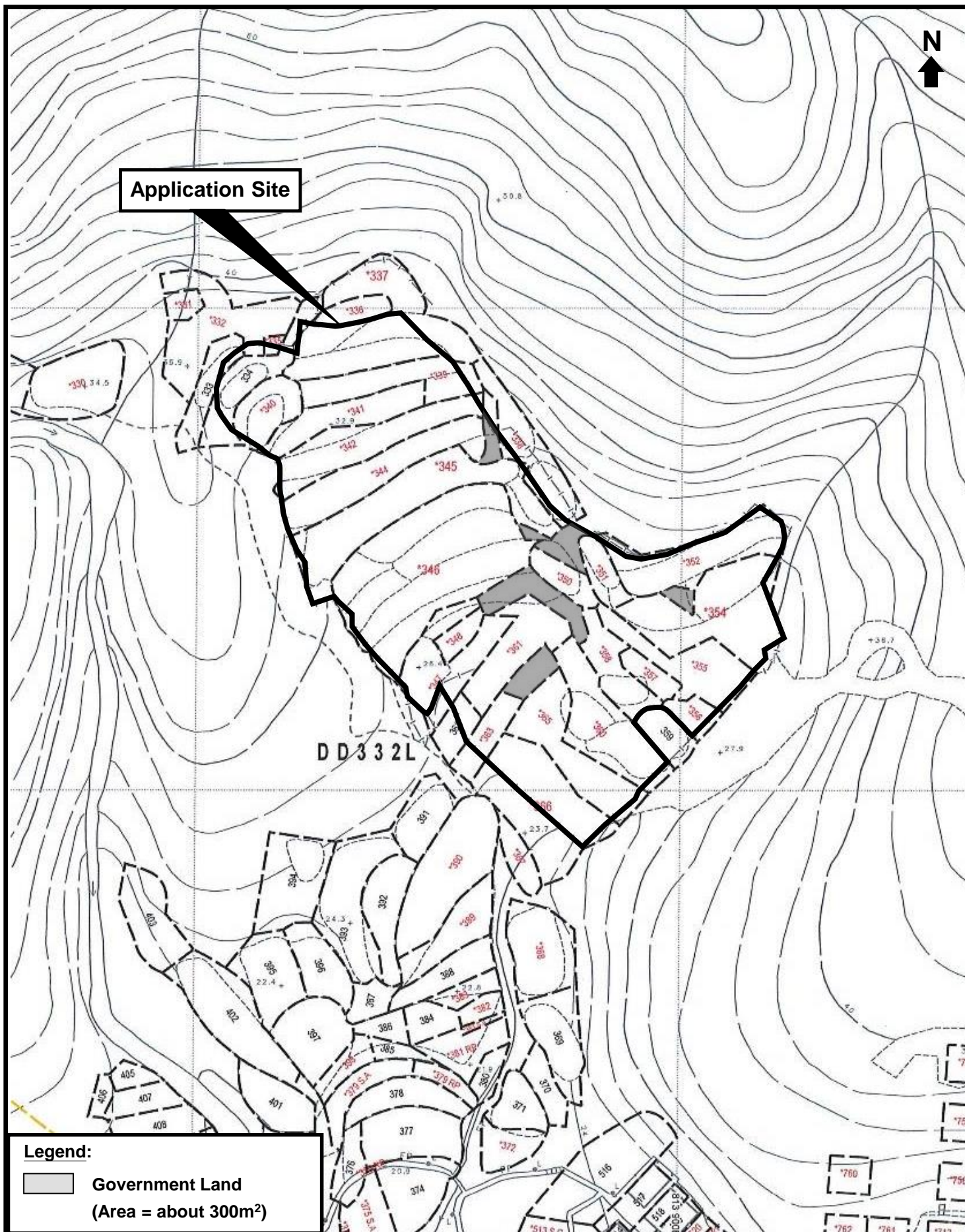
Location Plan

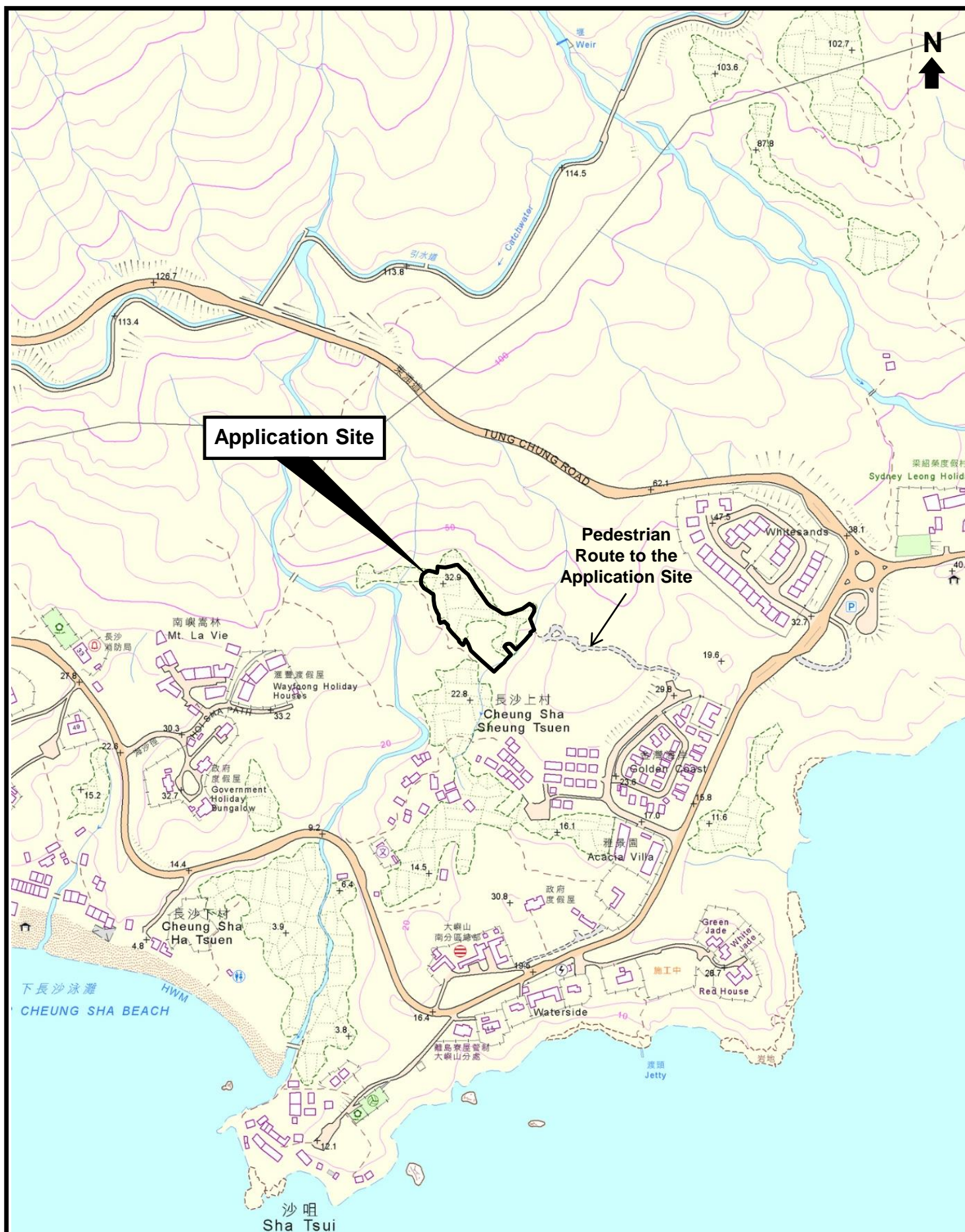
Scale 1 : 10 000

FIGURE 1

For Identification Purpose

Date: 14.2.2024





Top Bright Consultants Ltd.

Extracted Plan Based on Map
Series HP5C of Sheet No.
13-NE-B

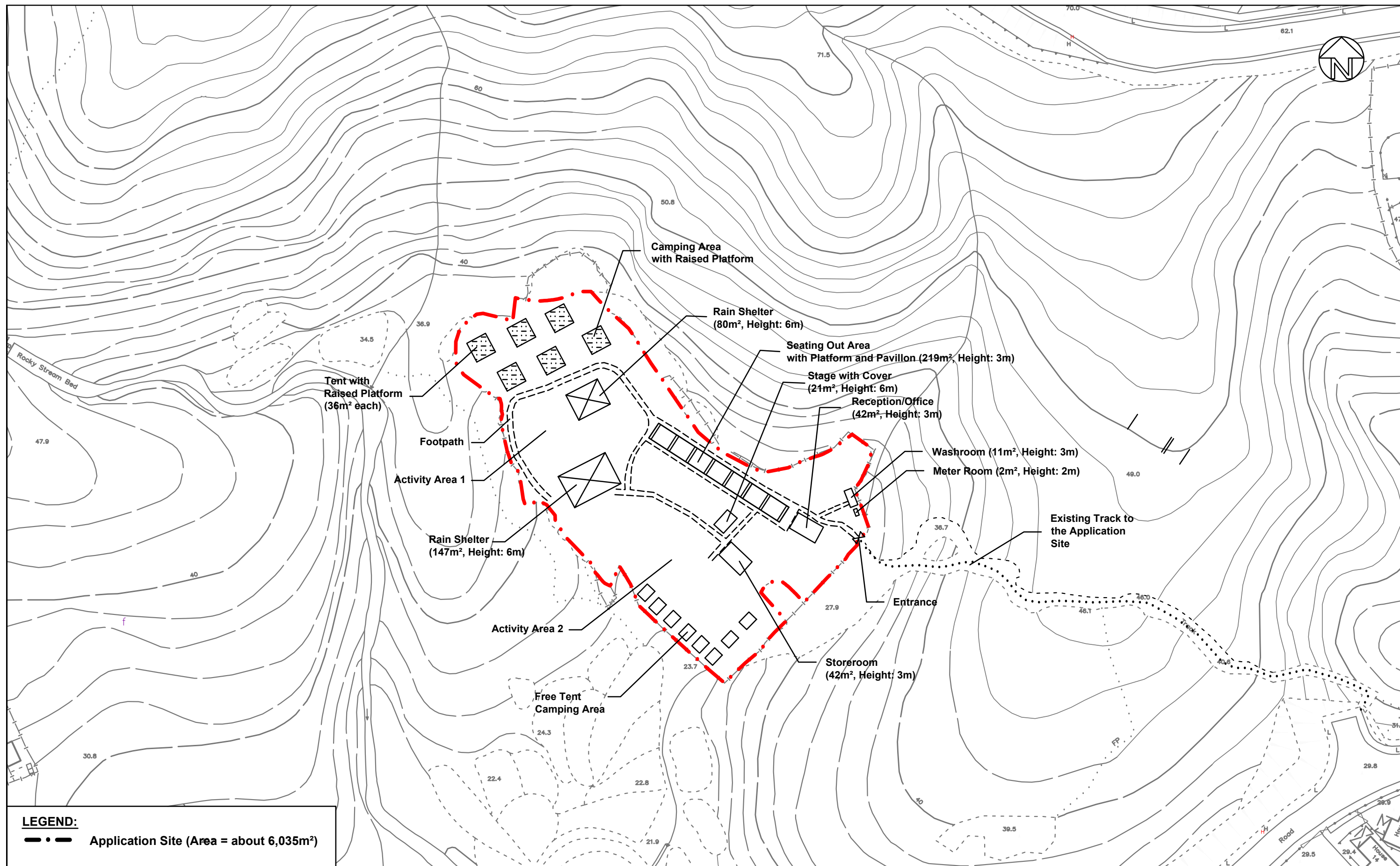
Plan Showing the General Area

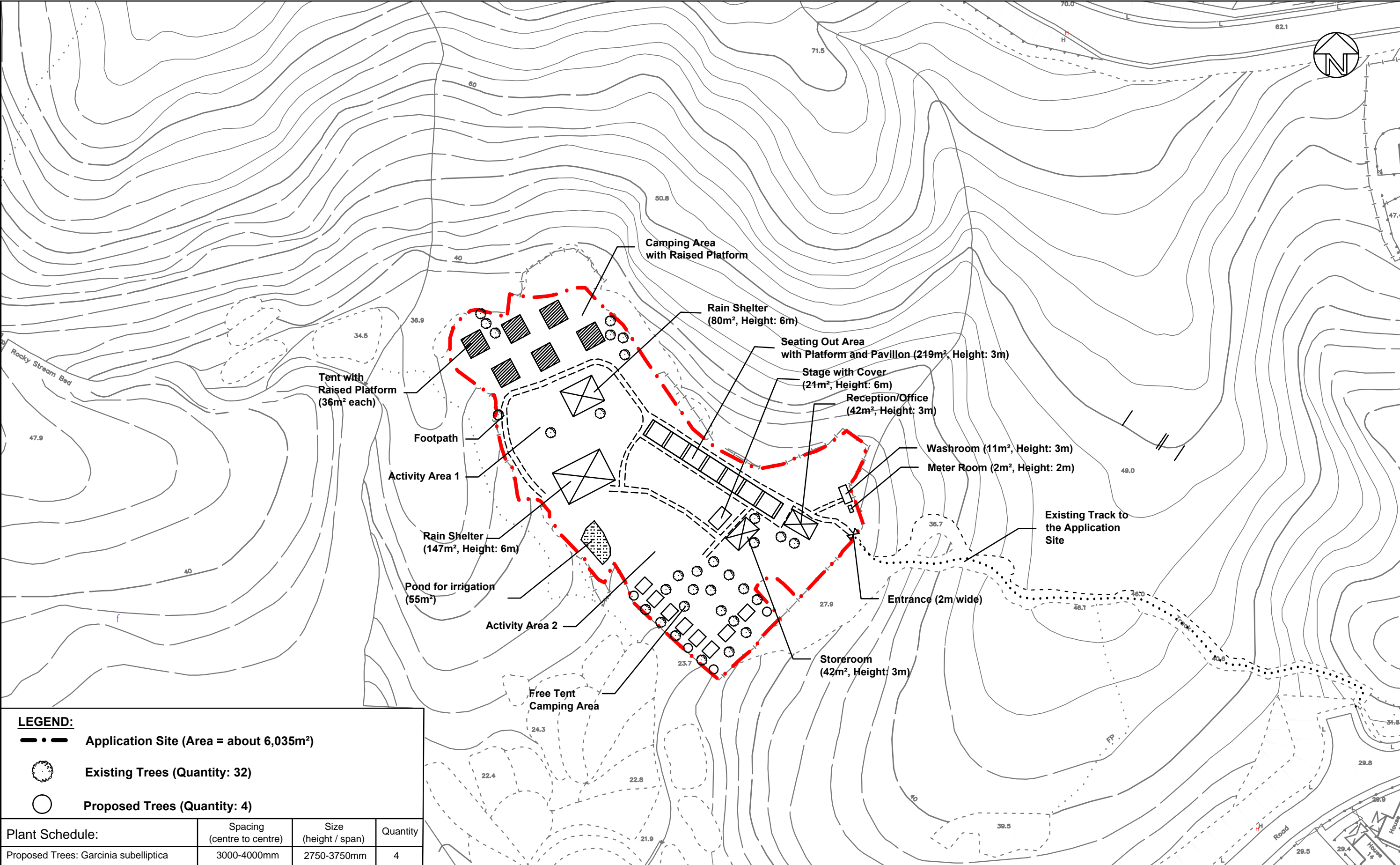
Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 14.2.2024





Top Bright Consultants Ltd.

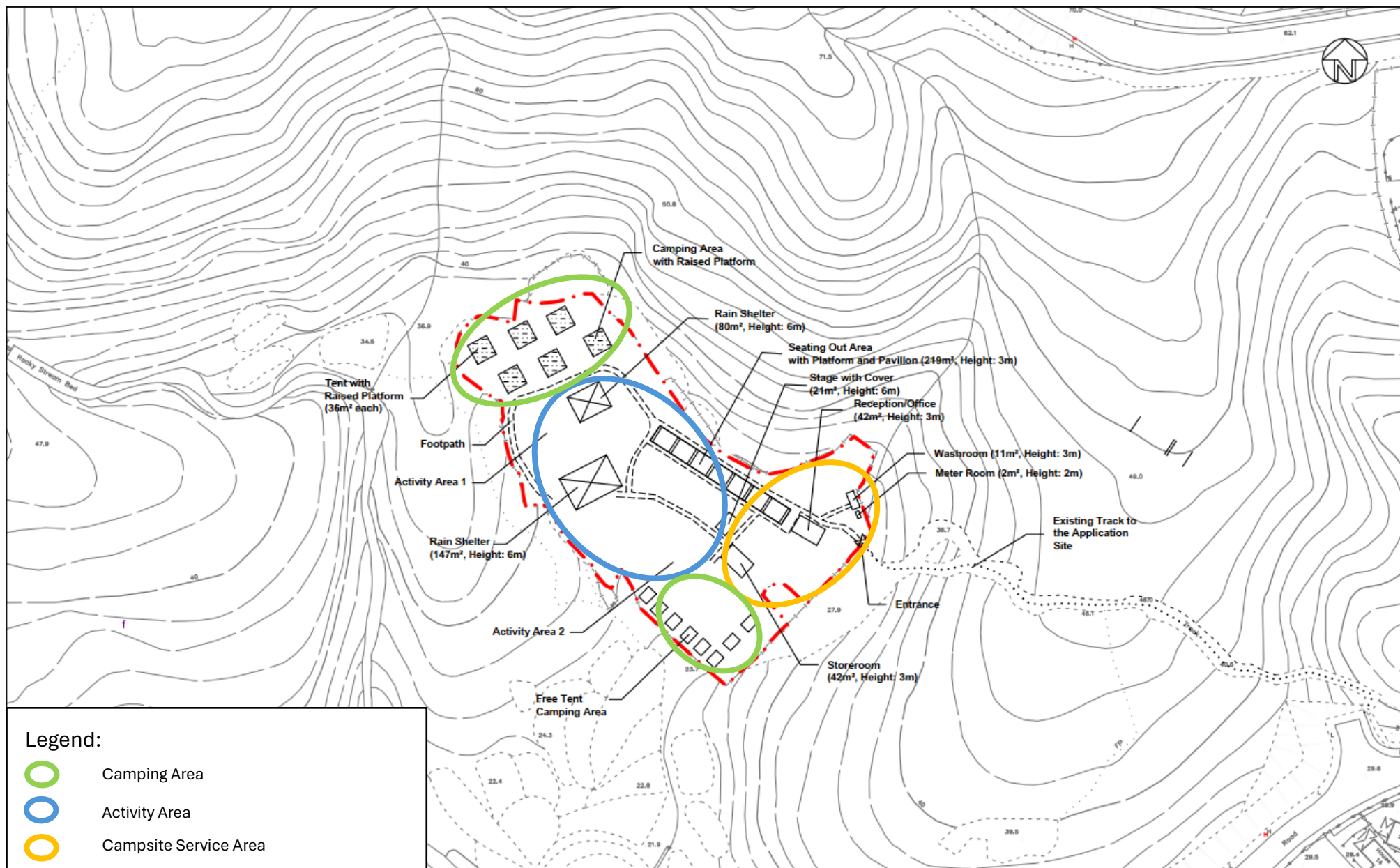
Drawing No. :TB/24/800/06

Landscape Plan

Various Lots in DD332L and Adjoining Government
Land, Cheung Sha, Lantau Island

FIGURE 6

FOR IDENTIFICATION PURPOSE
Date: 9.3.2024
Scale: 1 : 1 000 (A3)



Legend:

- Camping Area
- Activity Area
- Campsite Service Area



Top Bright Consultants Ltd.

Drawing No. :TB/24/800/05

Layout Plan

Various Lots in DD332L and Adjoining Government
Land, Cheung Sha, Lantau Island

FIGURE 7

FOR IDENTIFICATION PURPOSE

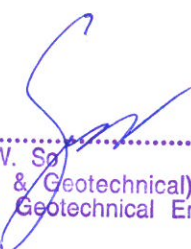
Date: 9.3.2024

Scale: 1 : 1 000 (A3)

**Proposed Development at Lot Nos. 332 (part),
333(part), 334(part), 335 (part), 337 (part), 338 (part),
339 (part), 340 (part), 341 (part), 342 (part), 344, 345
(part), 346 (part), 347 (part), 348, 350, 351, 352 (part),
354 (part), 355 (part), 356 (part), 357, 358, 360 (part),
361, 362 (part), 363 (part), 365 (part), and 366 (part)
and Adjoining Government Land in DD332L, Cheung
Sha, Lantau Island, New Territories**

GEOTECHNICAL PLANNING REVIEW REPORT

REVISION 0



.....
Philip C. W. So
RPE (Civil & Geotechnical)
Registered Geotechnical Engineer

CONTENTS

1. INTRODUCTION	1
2. THE SITE AND THE FEATURES	1
3. DESK STUDY	2
3.1 Geological Maps	2
3.1.1 Solid Geology.....	2
3.1.2 Superficial Geology.....	2
3.1.3 Structural Geology	2
3.2 Enhanced Natural Terrain Landslide Inventory	2
3.3 Historical Landslide Catchment (HLC) Inventory.....	3
3.4 Large Landslide Study	3
3.5 Reported Landslide Incidents	3
3.6 Relevant Previous Ground Investigation Works.....	3
3.7 DH Orders.....	3
3.8 Stage 2 Studies	3
3.9 Stage 3 Studies	3
4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE	4
4.1 Impacts from the Proposed Works to the Registered Slope Features	4
4.2 Impacts from the Proposed Works to the Natural Hillside	4
5. CONCLUSION.....	5

FIGURES

Figure 1	Site Location Plan
Figure 2	Registered Man-made Features
Figure 3	Past Instabilities
Figure 3A	Section 1-1
Figure 3B	Section 2-2
Figure 4	Geological Map

APPENDIX

Appendix A Photographs

1. INTRODUCTION

Philip So & Associates Ltd. was appointed to carry out Geotechnical Planning Review Report (GPRR) for the premises at Lot Nos. 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories

This GPRR is made based on desk study and review of available documentary information and proposed development plan. The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.

2. THE SITE AND THE FEATURES

The site is at a relatively flat ground at Cheung Sha in Lantau Island. Site photos taken in February 2024 are presented in **Appendix A** (see **Photos A to H**). The site location plan with photo directions is presented in **Figure 1**.

According to the available SIMAR reports retrieved from Lands Department and SIS records obtained from Geotechnical Engineering Office (GEO), there is no registered geotechnical feature lies within or in the vicinity of the site (see **Figure 2**).

3. DESK STUDY

Desk study has been carried out to search and review the existing building records, previous ground investigation data and geotechnical study reports kept by the Geotechnical Information Unit (GIU) of Geotechnical Engineering Office (GEO) and the Buildings Department (BD).

3.1 Geological Maps

The geology of the Study Area is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 13 (Shek Pik), 1:20,000-scale HGM20 series. The local geology of the Study Area is presented in **Figure 4** and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological maps indicated that regional area around the Site is underlain by feldsparphyric rhyolite (rf).

3.1.2 Superficial Geology

The Site is underlain by debris flow deposit (Qd).

3.1.3 Structural Geology

No fault or photolineament has been recorded within or in the vicinity of the Site.

3.2 Enhanced Natural Terrain Landslide Inventory

In 1995, the GEO compiled the Natural Terrain Landslide Inventory (NTLI) from an interpretation of high-altitude (8,000ft and above) aerial photographs dated from 1945 to 1994 (King, 1999). In 2007, the GEO produced an Enhanced Natural Terrain Landslide Inventory (ENTLI) using low-altitude (8,000ft and below) aerial photographs to update the NTLI.

In accordance with GEO Report No. 138 (GEO, 2016), landslides are classed as either “Relict” or “Recent”, depending on their appearance in aerial photographs. “Relict” landslides are defined as those where the main scarp is well-defined but vegetation has re-established on the scar on the earliest set of available aerial photographs. “Recent” landslides are defined as having occurred within the timespan of the aerial photograph coverage. These are typically identified as having a light tone on the aerial photographs and are bare of vegetation.

The ENTLI has recorded no relict or recent landslide within the Site (see **Figure 3**).

3.3 Historical Landslide Catchment (HLC) Inventory

Historical Landslide Catchments (HLCs) have been defined by GEO based on the results of the ENTLI. According to the inventory, no catchment is located at or in the vicinity of the Site (see **Figure 3**).

3.4 Large Landslide Study

The Large Landslide database was prepared by Scott Wilson (1999) for the GEO. Interpretation of landslide details with Map Sheet Ref No. 13-NE-C was conducted using the low altitude (3,900 ft.) 1963 aerial photographs to identify features thought to be landslides with source area greater than 20 m wide. The database has no record of large landslides within or close to the Site.

3.5 Reported Landslide Incidents

The GEO has recorded no landslide incident within the Site. (see **Figure 3**)

3.6 Relevant Previous Ground Investigation Works

There is no previous ground investigation report relevant to the Site.

3.7 DH Orders

No DH Order is present relevant to the features within the Site.

3.8 Stage 2 Studies

According to the GIU, there is no Stage 2 Studies carried out for the features within the Site.

3.9 Stage 3 Studies

According to the GIU, there is no Stage 3 Studies carried out for the features within the Site.

4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE

4.1 Impacts from the Proposed Works to the Registered Slope Features

As mentioned in Section 2, there is no registered slope feature within or at the vicinity of the application site.

4.2 Impacts from the Proposed Works to the Natural Hillside

As mentioned in Section 3.2 and 3.3, the ENTLI has recorded a no relict or recent landslide and no HLC catchment within the Site. The natural hillside (NH1) (as shown in **Figure 3** and **Photos A, B, C and F**) surrounds from north to east of the application site has an angular elevation more than 20° from the application site (see **Figures 3A and 3B**). The angular elevation is above the 'Alert Criteria' of 20° with respect to the concerned natural hillside according to the GEO Report No. 138 (2nd Edition). In addition, the natural hillside (NH2) located at southwest of the application site may affect by the proposed development (as shown in **Figure 3**). Thus, further study of the natural hillsides is required.

5. CONCLUSION

Based on the above discussion, it can be concluded that the proposed development is considered to be feasible from geotechnical point of view. The construction would be straight forward unlikely posting particular problems to the surrounding area under careful planning, proper execution and vigilant supervision.

It is essential to search and review the background information of existing building, geotechnical features and underground services within and in the vicinity of the site. Site investigation is proposed to reveal/confirm the subsoils and the ground regime within and in the vicinity of the site as well as to determine the engineering properties of subsoils and rock. The ground investigation field works should be preceded under supervision of suitably qualified engineers and technically competent persons conforming the requirements specified in the “Code of Practice for Site Supervision 2009” published by the BD.

For safety and cost effective, the foundation design and retaining wall stability assessment and excavation planning as well as the design of geotechnical structure should be based on geological horizons inferred from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records and geotechnical parameters determined and adopted by field and laboratory testing.

A comprehensive precautionary monitoring program including settlement markers, tilting, vibration check points as well as groundwater observation wells shall be implemented to ensure demolition of foundation of existing buildings and substructure construction being carried out safety and soundly.

A natural terrain hazard study shall be carried out to assess the potential natural terrain hazard which may pose to the proposed development. The study will be carried out in the next stage of the project.

FIGURES

Figure 1

Site Location Plan

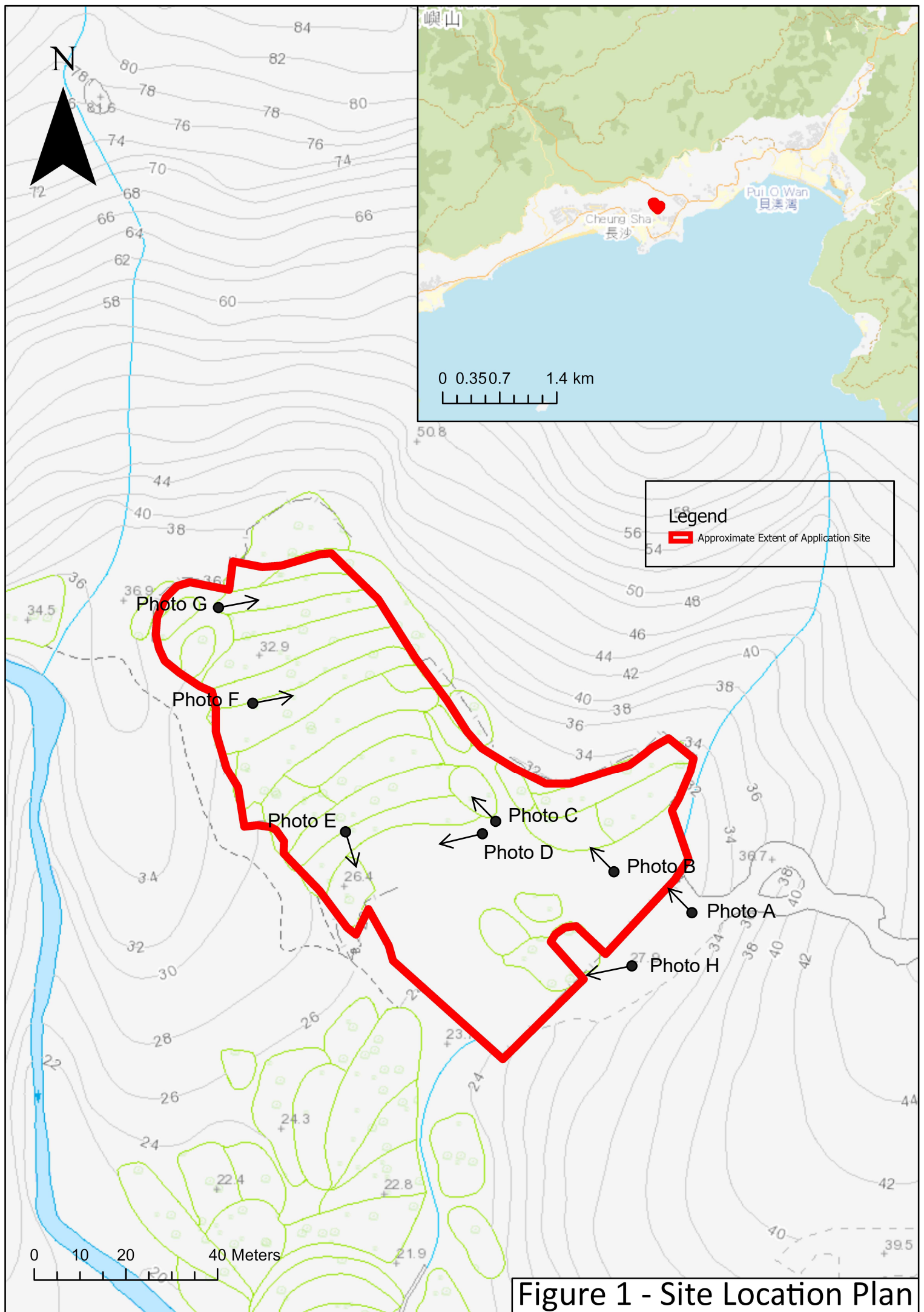


Figure 2

Registered Man-made Features

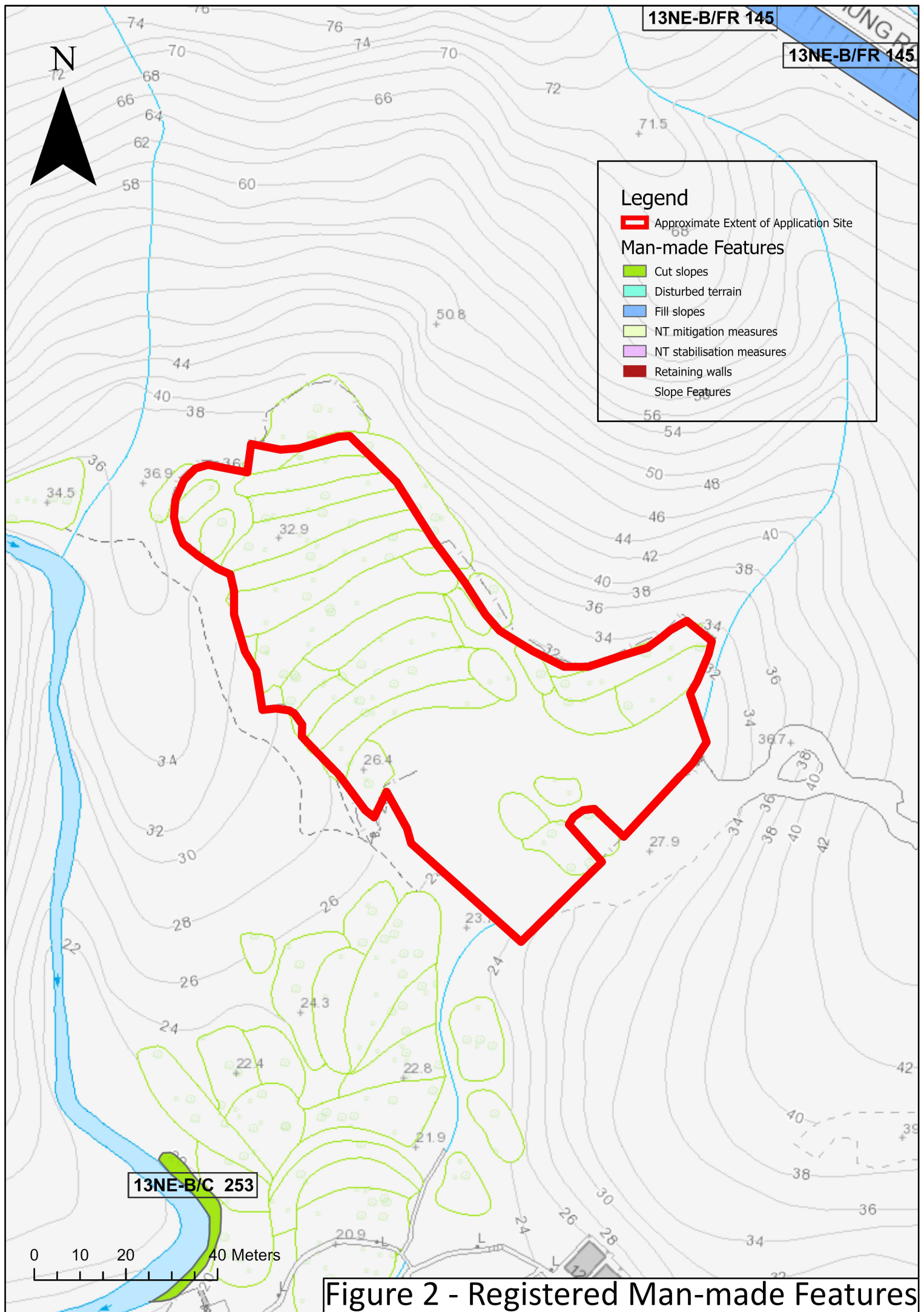


Figure 3

Past Instabilities

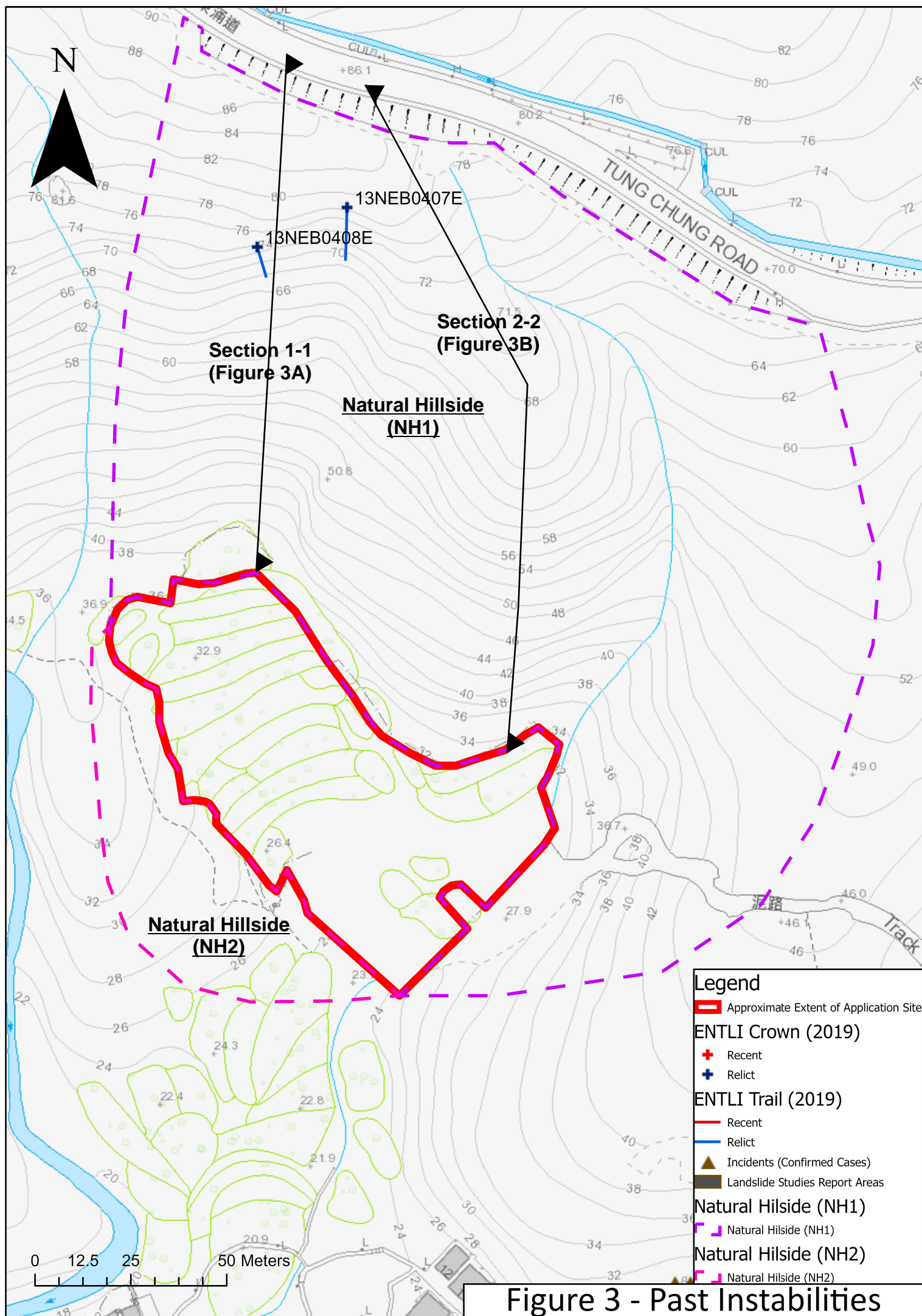


Figure 3 - Past Instabilities

Figure 3A

Section 1-1

Feature No.
13NE-B/FR145

Natural Hillside (NH1)

Tung Chung Road << >> Application Site >>

Section 1-1

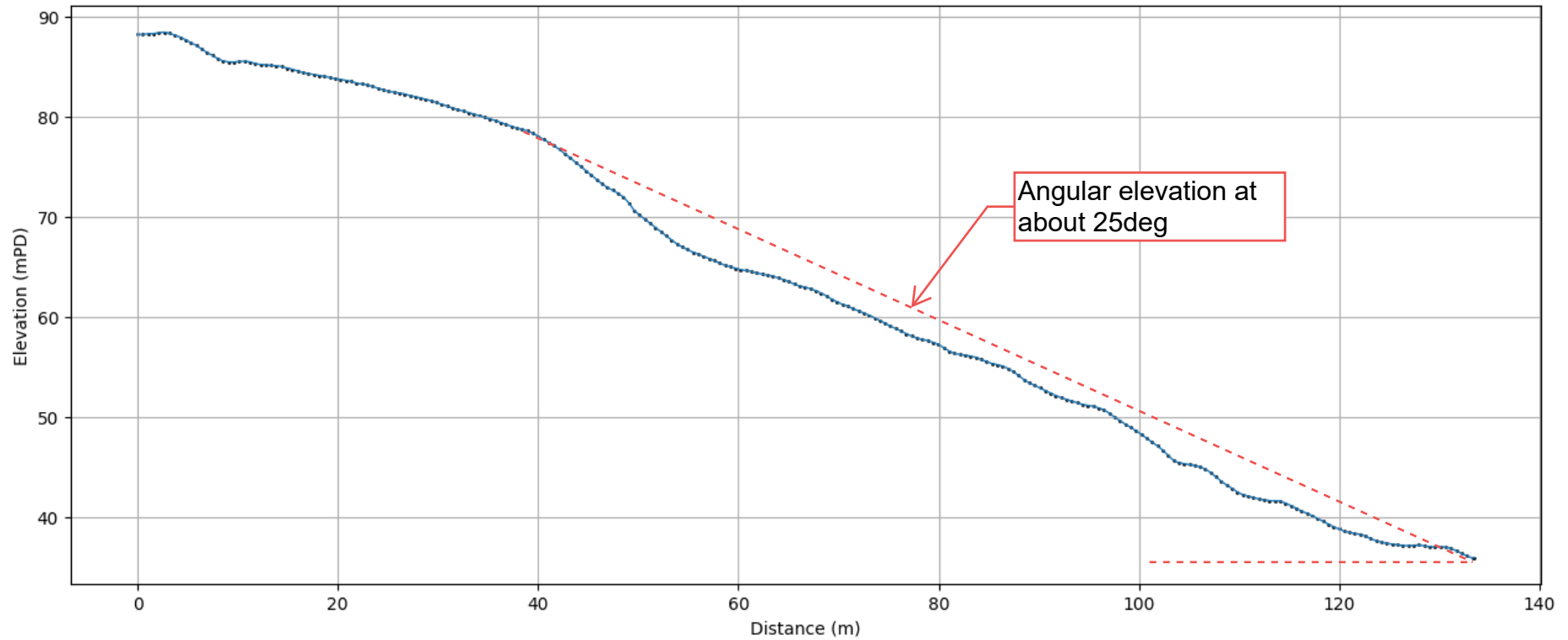


Figure 3A - Section 1-1

Figure 3B

Section 2-2

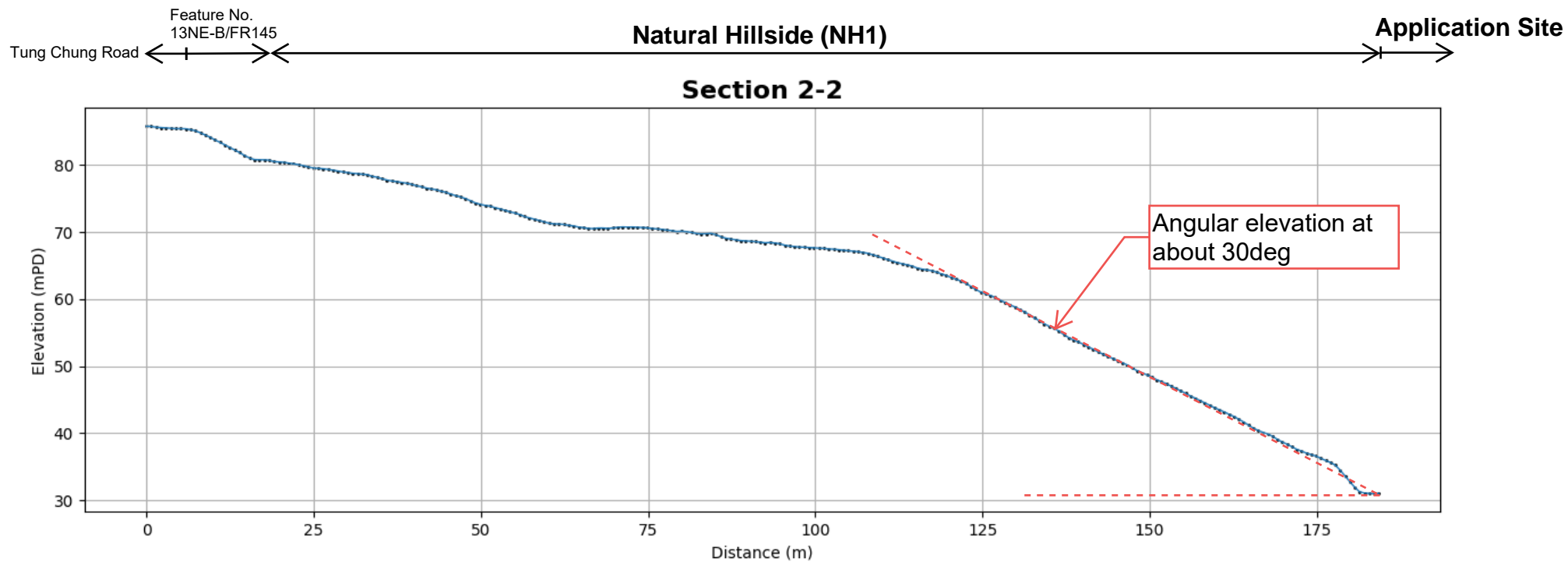


Figure 3B - Section 2-2

Figure 4

Geological Map

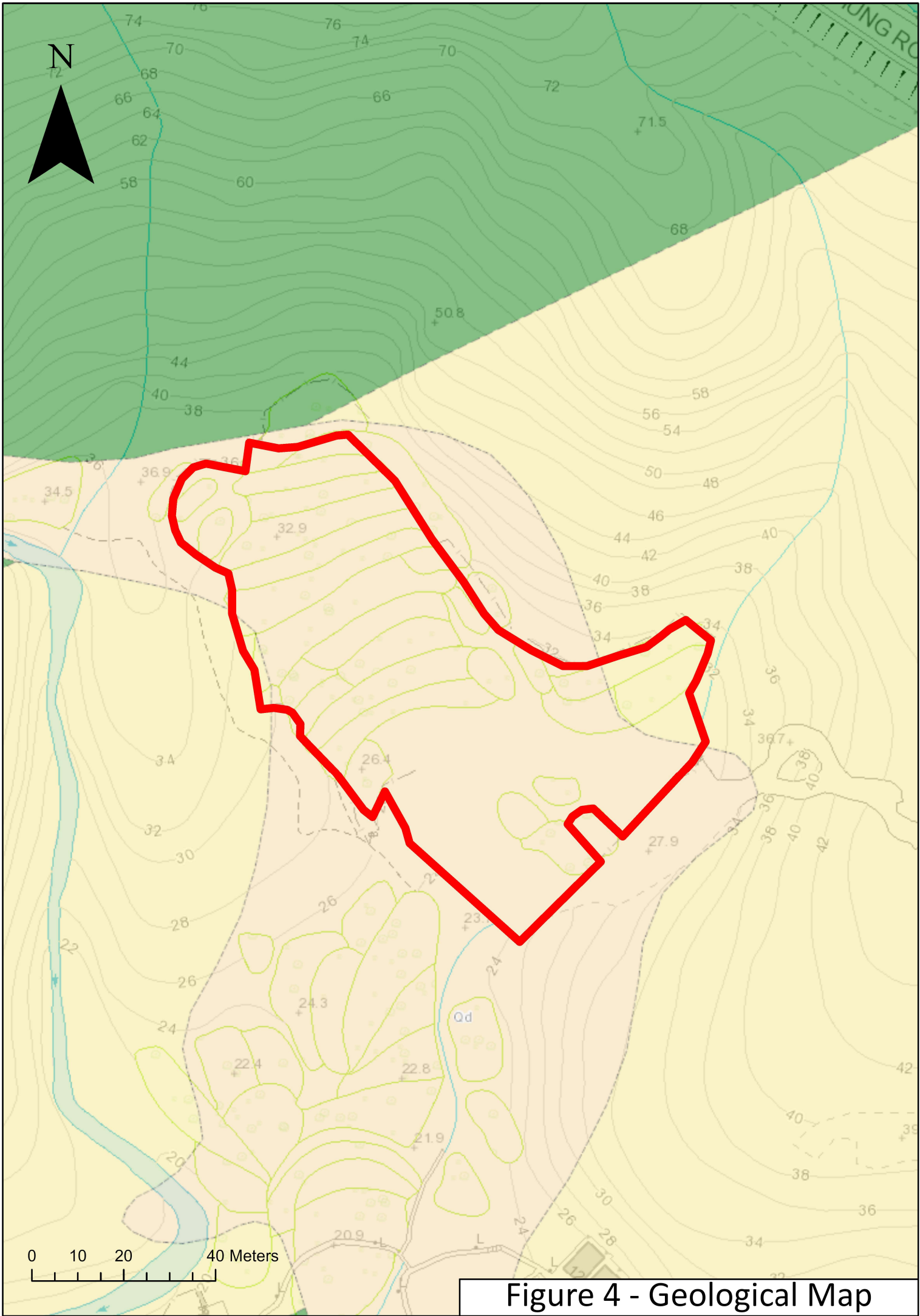


Figure 4 - Geological Map

Legend

Approximate Extent of Application Site

Approximate Extent of Application Site

Superficial Geology

- elm - Marine mud
- HHH - Undivided; mainly dark grey marine mud
- ms - Marine sand
- msb - Sand banks
- mss - Sand sheets; channel infill
- PCK - Undivided; clay, silt, sand and gravel
- Qa - Alluvium
- Qam - Estuarine deposits
- Qams - Estuarine mud and sand
- Qat - Terraced alluvium
- Qb - Beach deposits - Sand
- Qbb - Beach deposits - Cobbles and boulders
- Qbr - Beach deposits - Beach rock
- Qbs - Back shore deposits - Sand or gravel
- QCK - Alluvium; some estuarine and marine deposits
- Qct - Channel and transgressive deposits
- Qd - Debris flow deposits
- Qdl - Slide deposits
- Qdt - Mixed debris flow and talus deposits
- QHH - Marine mud
- Qi - Estuarine deposits
- Qmm - Marine mud
- Qms - Marine sand
- Qpa - Terraced alluvium
- Qpd - Debris flow deposits
- Qrb - Raised beach deposits - Sand
- QSW - Estuarine and marine deposits
- Qt - Talus (rockfall) deposits
- tbm - Marine mud

Solid Geology

- Cmp - Metasiltstone, metasandstone; graphite-bearing
- Cts - Undivided, metasandstone with metaconglomerate and phyllite
- DBH - Sandstone and Siltstone
- EPC - Undivided, dark grey thinly bedded siltstone and dolomitic siltstone with mudstone
- JAC - Fine ash vitric tuff
- JCB - Undivided, mainly trachydacite and rhyolite lava
- JHI - Undivided, mainly fine ash tuff
- JLC - Undivided, mainly tuffite
- JLH - Coarse ash crystal tuff
- JLT - Rhyolite lava and tuff
- JMD - Coarse ash crystal tuff
- JMK - Undivided, mainly tuffaceous mudstone, siltstone and breccia
- JNM - Undivided, mainly fine ash vitric welded tuff with lapilli tuff
- JSK - Undivided, dacite lava with tuff, sandstone and siltstone
- JSM - Fine ash to coarse ash tuffs, tuff-breccia and tuffite
- JSS - Undivided, mainly eutaxite
- JTC - Mudstone and siltstone
- JTM - Coarse ash crystal tuff
- JTS - Sandstone, siltstone and mudstone with conglomerate and tuff
- JTU - Andesite with tuff and tuffite
- JYT - Coarse ash crystal tuff
- Jcs - Eutaxite
- Jln - Tuffite and tuff
- Jmw - Trachydacite lava
- Jnl - Crystal and vitric tuff
- Jpk - Siltstone, tuffite and tuff
- Jsl - Tuff-breccia
- Jsp - Lapilli-ash crystal tuff

- Jtt - Eutaxite
- KKO - Calcareous breccia with conglomerate and coarse sandstone
- KPI - Conglomerate and coarse sandstone with siltstone
- KPS - Sanstone and siltstone with conglomerate; tuffaceous conglomerate and sandstone at its base
- PTH - Mudstone, siltstone and sandstone
- a - Andesite or Andesite lava
- ap - Aplite
- as - Aegirine-bearing siltstone with dolomitic siltstone
- at - Altered tuff and sedimentary rock
- az - Zeolite-bearing siltstone with aegirine-bearing siltstone
- b - Basalt
- bbt - Block-bearing tuff
- br - Sedimentary breccia
- bt - Block-bearing tuff and tuffite
- ca - Coarse ash tuff
- cat - Coarse ash tuff
- cg - Conglomerate
- cs - Chert
- d - Dacite
- dz - Dolomitic siltstone with calcareous siltstone
- e - Eutaxite
- fa - Fine ash tuff
- gc - Coarse-grained granite, > 6mm
- gd - Granodiorite
- gdf - Fine-grained granodiorite, < 2mm
- gdm - Medium-grained granodiorite, 2-6mm
- gf - Fine-grained granite, < 2mm
- gfg - Greisenised fine-grained granite
- gfm - Fine- to medium-grained granite
- gm - Medium-grained granite, 2-6mm
- gr - Graphite schist or graphite bed
- l - Lamprophyre
- lq - Quartz latite
- lt - Lapilli tuff
- m - Mudstone
- mq - Quartz monzonite
- p - Pegmatite
- pQ - Undifferentiated solid geology (offshore)
- q - Quartz vein
- qz - Quartzite
- r - Rhyolite lava
- rdf - Feldsparphyric rhyolite
- rf - Feldsparphyric rhyolite
- rn - Rhyolite lava
- rq - Quartzphyric rhyolite
- s - Sandstone
- sl - Siltstone
- sls - Siltstone with sandstone
- sm - Siltstone and dolomitic siltstone with mudstone
- sqf - Fine-grained quartz syenite, < 2mm
- sqm - Medium-grained quartz syenite, 2-6mm
- ssl - Sandstone and siltstone
- t - Undifferentiated Tuff and tuffite
- ta - Trachyte lava
- tb - Tuff-breccia
- tbp - Tuff-breccia and pyroclastic breccia
- tq - Quartz trachyte
- tt - Tuffite
- ug - Microgranite
- v - Vent material
- vt - Vitric crystal tuff

APPENDIX

Appendix A

Photographs



Photo A

General view of site entrance at southeast of the Site, looking northwest



Photo B

General view of the eastern portion of the Site, looking northwest



Photo C

General view of middle portion of the Site, looking northwest



Photo D

General view of middle portion of the Site, looking southwest



Photo E

General view of southern portion of the Site, looking south



Photo F

General view of northern portion of the Site, looking east



Photo G
General view of northern end of the Site, looking east



Photo H
General view of southern end of the Site, looking west



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/SLC/185

Our Ref.: 24/840/L03

October 10, 2024

Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong

By Hand and Email

Dear Sir/Madam,

Proposed Temporary Holiday Camp for a Period of 5 Years in “Green Belt” (“GB”) zone at Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories

(Application No. A/SLC/185)

In response to the comments of the Environmental Protection Department, Fire Services Department dated 19.7.2024, Urban Design and Landscape, Planning Department, Drainage Services Department dated 23.7.2024, Transport Department, Civil Engineering and Development Department 24.7.2024 and Planning Department dated 26.7.2024, we would like to submit a response to the comments table, STDP Report (Appendix A), FSIs Proposal (Appendix B), Broad-brush Tree Survey (Appendix C), Drainage Report (Appendix D), a revised GPRP Report (Appendix E) and Examples of pavilion (Appendix F) for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.



Lo Ming Kong

Encl.

c.c. Hong Kong Network for the Promotion of Inclusive Society Limited (the Applicant)



Responses to Departmental Comments

Departmental Comments		Responses
A	Director of Environmental Protection Department [Email dated 19.7.2024] (Contact Person: Ms. CHEUNG Wai Yan, Louisa Tel: 2835 1103)	
1	<p>Having reviewed the information provided, please note that the applicant is required to provide the following information/ clarification to facilitate our consideration:</p> <p>S.5.15 –</p> <p>(a) The applicant shall confirm that the Septic Tank and Soakway pit system (ST/S) would comply with the requirements of ProPECC PN 1/23 and duly certified by an <u>Authorized Person</u>.</p> <p>(b) It is noted that there is an existing ST/S in the site, however, the applicant shall confirm that the ST/S is in good conditions and has adequate capacity to handle sewage generated from the proposed use.</p> <p>(c) Please indicate the ST/S location in figures 5-7.</p> <p>(d) Please confirm whether the Washroom / any other facilities will be connected to the ST/S.</p> <p>(e) Please confirm if there is any kitchen facilities.</p> <p>(f) With reference to S.5.06, it is noted that around 40 visitors will be accommodated, please provide the number of staff, and hence to propose the estimated ADWF.</p>	<p>(a) Noted and will follow.</p> <p>(b) Noted and will follow.</p> <p>(c) Please refer to Figure S1 of the Sewage Treatment and Disposal Proposal (STDP) Report in Appendix A.</p> <p>(d) Except the washroom, no other facilities will be connected to the ST/S.</p> <p>(e) No kitchen facilities is provided at the Application Site.</p> <p>(f) There will be 3 working staff (on-shift) to look after the management and maintenance work at the Application Site. Please refer to the STDP Report in Appendix A for the estimated sewage flow.</p>

Departmental Comments		Responses
2.	Please confirm if any construction works will be carried out, if so, appropriate mitigation measures shall be incorporated and implemented.	No significant site formation / construction works (only mainly construction of channels and erection of campsite facilities) will be carried out at the Application Site and the vegetated areas will be maintained in general,
3.	Please confirm that with appropriate mitigation measures implemented, no adverse water quality impacts during both construction and operation phases.	Noted and agreed. No adverse water quality impacts during both construction and operation phases will be ensured.
4.	Please be reminded that should there be any effluent discharges during construction and operation phase, the effluent shall be pre-treated to comply with WPCO requirements.	Noted.
B	Director of Fire Services Department [Email dated 19.7.2024] (Contact Person: Mr. Yuen Tsz Fung Tel: 2733 7737)	
1.	In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:	A Fire Service Installations (FSIs) proposal is submitted (see Appendix B).
(a)	The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;	Noted.
(b)	The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	Noted.

Departmental Comments	Responses
<p>However, the applicant is reminded that if the proposed structures are 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.</p>	<p>Noted.</p>
<p>C</p>	<p>Chief Town Planner/Urban Design and Landscape, Planning Department [Email dated 23.7.2024] (Contact Person: Ms. TSUI Hiu Wai, Isabella Tel: 3565 3951)</p>
<p>Noted that there are existing trees within the Site, the proposed rain shelters and tent camping area might be in conflict with the existing trees. While no tree felling is anticipated in Part 9 of the s16 Application Form and according to Para 5.16 of the Planning Statement, the Applicant claimed that “The Proposed Development layout has been strategically designed to avoid disturbance to the existing trees”, the Applicant is required to provide additional information such as broad-brush tree survey and landscape mitigation proposal to demonstrate the proposed structures and camping area posing no adverse impact to existing trees and the “GB” zone.</p> <p>Noting Paras. 5.16 and 5.17 of the Supplementary Planning Statement, “There are 31 existing trees... distributed in the Application Site” and “The Applicant will plant 9 new trees”, however in the Landscape Plan (Figure 6), there are 32 nos. of existing trees and 4 nos. of proposed trees. Please clarify the inconsistency in tree number.</p>	<p>A broad-brush tree survey is conducted and attached in Appendix C. A total of 32 trees are counted in this tree survey (T7 is outside the Application Boundary and T25 is a dead tree). As reflected in Figure 6A, the proposed rain shelters and tent camping area are not in conflict with the existing trees after detailed calculations of the size of tents. As such, there will be no tree felling and all the existing trees will be maintained by the Applicant. Proper irrigation and tree pruning will be conducted by the Applicant to achieve long-term maintenance of good tree health, structural integrity, aesthetics and safety of public.</p> <p>We would like to clarify that a total of 32 trees are counted in this broad-brush tree survey. There are 30 existing trees in good conditions distributed within the Application Site (as T7 is outside the Application Boundary and T25 is a dead tree) and 4 new trees are proposed.</p> <p>Paras 5.16 and 5.17 of the Supplementary Planning Statement should be amended as follows: “There are 30 existing trees... distributed in the Application Site...” and “The Applicant will plant 4 new trees”.</p>

Departmental Comments		Responses
	<p><u>Advisory Remarks to Applicant</u></p> <p>The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. Applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works.</p>	Noted.
D	<p>Chief Engineer/Hong Kong and Islands, Drainage Services Department [Email dated 23.7.2024] (Contact Person: Mr. WAN Chi Kin, Vincent Tel: 3101 2897)</p>	
1.	<p>There is a large drainage catchment located to the north of the application site. The applicant shall provide adequate stormwater drainage collection and disposal facilities to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. The applicant should provide a drainage proposal with drainage calculation to demonstrate that the surface runoff from the adjacent land and within the site could be properly drain away and avoid flooding within the site and the adjacent land. If the proposed stormwater drainage facilities would be connected to any existing drainage facilities, the applicant shall seek consent from the relevant owners or parties who are responsible for the maintenance of such existing facilities.</p>	Please refer to the Drainage Report in Appendix D .

Departmental Comments		Responses
E	Commissioner for Transport, Transport Department [Email dated 24.7.2024] (Contact Person: Mr. WONG Wai Man, Raymond Tel: 2399 2227)	
	Please note below our comments on the subject application:	
(i)	<u>Traffic & Survey Support Division</u> The access road connecting the subject site and South Lantau Road is not the public road under the traffic management of the TD. The applicant should seek comments from the responsible party.	Noted.
(ii)	The applicant shall advise the measure in preventing illegal parking by visitor to the subject site.	The Applicant will advise the visitors to the Application Site that (a) motorists who wish to access roads on South Lantau are required to hold a valid “Lantau Closed Road Permit” and therefore visitors are encouraged to take public transport to the Application Site. (b) there is no vehicular access to the Application Site; and (c) there is no parking space provided within and near the Application Site.
(iii)	The applicant is required to provide details on how the loading and unloading activities will be conducted for the operation of the campsite, considering that no dedicated loading/unloading space is provided.	The proposed development is only a tent camping ground and limited loading/unloading activities will be incurred during the operation. In case if loading/unloading is required, it will be conducted in the nearby open-air area of Cheung Sha Sheung Tsuen (CSST) (Note: prior arrangement will be made with the Village Representatives of CSST).
(iv)	<u>Transport Operations (NT) Division</u> To facilitate our assessment of the impact on public transport services and facilities, please advise the number of working staff and residents at the proposed temporary holiday camp, and by what transport means these people will travel from and to the site. This is a coordinated reply from Traffic & Survey Support Division and Transport Operations (NT) Division of NT Regional Office of TD.	There will be 3 working staff (on-shift) and a maximum of 40 visitors/campers per day at the proposed temporary holiday camp. A pre-booking arrangement will be adopted to control the no. of visitors/campers. The staff/visitors/campers can take public buses from the “Tung Chung Town Centre Station” or “Mui Wo Ferry Pier Station” to “Upper Cheung Sha Village Station” and then walk to the Application Site in 10 minutes.

Departmental Comments		Responses
F	Head of Geotechnical Engineering Office, Civil Engineering and Development Department [Email dated 24.7.2024] (Contact Person: Ms. KO Wan Yee, Florence Tel: 2762 5362)	
	Based on the information given in the Geotechnical Planning Review Report (GPRR) and the available records in our office, there are some man-made slopes within or in the close vicinity of the site (that are not yet registered), which may affect or be affected by the proposed development. We have no records on these slopes (with respect to engineering design and construction and their stability is unknown. However, the location, configuration, and geometry and the stability of these slopes have not been described/ discussed in the GPRR. Please request the applicant to review the stability of the slopes that may affect or be affected by the proposed development and discussed the necessary way forward.	For those cut slopes in the vicinity of the site found during the site visit in February 2024, which may affect or be affected by the proposed development, further study of the slopes is required. Sections 2 and 4 of the GPRR report have been revised accordingly. Also, the cut slopes are identified in Photos A and H. Please refer to the revised GPRR Report in Appendix E .
G	District Planning Officer/Sai Kung and Islands, Planning Department [Email dated 26.7.2024] (Contact Person: Mr. CHIU Sung Ngai, Adrian Tel: 2158 6056)	
1	Please note below our comments on the subject application:	
(i)	Under para. 1.03 (part 1) of the planning statement, it is mentioned that the applicant intends to run a holiday camp in a natural environment bringing the learning and fun with multi-activities to its members. While in para. 5.11, it is mentioned that the proposed development would serve members of the applicant as well as the general public . Please clarify if the proposed development would serve either the applicant's members or general public or both of them. In case the general public is also being served, what are the ways to control the number of visitors and the operation details, such as whether the public would share the facilities with the applicant's members?	The proposed development will be operated by the Applicant and mainly serve its members. Similar to most Subvented Non-Government Organization Camps/Centres in Hong Kong, the camp site will also serve the general public when there is spare capacity. For the general public, a Minimum Booking requirement (such as 10 persons for Day Camp and 16 persons for Tent Camp) and a mandatory "visit-by-appointment" system on a first come first served basis will be adopted to control the number of visitors. All visitors can share to use the facilities within the Application Site on a pre-booking basis.

Departmental Comments	Responses
(ii) Under para. 5.11, it is mentioned that during weekdays, the proposed development would serve as a day camp, whereas at weekends, visitors in form of individuals would stay overnight. Please clarify if visitors could also stay overnight during weekdays while the proposed development could also serve as a day camp during weekends.	The Applicant clarifies that both Day camp and Tent Camp will occur during weekdays, weekends and public holidays. Please delete the third sentence of para 5.11 <i>“During weekdays, it will also be served as a day camp for team building and group activities, whereas at weekends, visitors in the form of individuals would stay overnight.”</i>
(iii) Please advise if the total of 3 staff for the operation of the proposed development would stay overnight.	Staff roster will be arranged based on the operational needs. The no. of staff to stay overnight will be adjusted in accordance to the number of tent campers stay overnight.
(iv) Noting from para. 5.12 that there will be no parking and loading/unloading (L/UL) space provided, please elaborate on how the campsite can be operated without these facilities and please confirm if there is any vehicular access to the site.	There is no vehicular access to the site. Since there are many different kinds of camping styles (such as tent camping, backpacking/hiking camping, survival camping, etc.), many campsites can operate without parking and loading/unloading space provided.
(v) It is mentioned under para. 5.14 that sewage is collected by septic tank and soakaway pit system, which have already been installed. Please advise on how the residue is being collected from the septic tank to prevent overflow, in particular if there is no vehicular access to the site upon confirmation in (iv).	Please refer to our response to EPD above.
(vi) Please elaborate on the fresh water supply and electricity provision for the proposed development.	There is existing electricity provision within the Application Site. At present, the Applicant is applying for fresh water supply from WSD.
(vii) Please clarify whether cooking and/or barbecue activities are allowed at the proposed development and if relevant facilities would be provided. If affirmative, what are the ways to minimise potential environmental impacts due to these activities.	There will be no cooking and/or barbecue activities within the Application Site.
(viii) Please provide reference of pavilions to be placed at the seating out areas as mentioned in para. 5.03 of the planning statement.	Please refer to Appendix F on the examples of pavilion for reference.

Sewage Treatment and Disposal Proposal (STDP) Report
in support of Planning Application No. A/SLC/185
for a Proposed Temporary Holiday Camp for a Period of 5 Years at
Various Lots in D.D. 332L and adjoining Government Land, Cheung
Sha, Lantau Island
(HT24117)

October 2024

Prepared & Approved by:	K. C. LEE <i>MICE, MHKIE</i>
-------------------------	---------------------------------

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED



CONTENT

1. Introduction
2. General Site Description and the Proposed Development
3. Existing Sewerage System
4. Evaluation of Sewage Generation
5. Proposed Sewage Disposal Arrangement
6. Conclusion

FIGURE

Figure S1 Sewerage Management Plan

1. Introduction

- 1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Sewage Treatment and Disposal Proposal (STDP) Report in support of the Planning Application No. A/SLC/185 for a Proposed Temporary Holiday Camp for a Period of 5 Years at Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and adjoining Government land in DD332L, Cheung Sha, Lantau Island, New Territories (the ‘subject site’).
- 1.2 This report presents a technically feasible STDP for the proposed temporary uses at the subject site.
- 1.3 The objectives of this STDP are to:-
- indicate any changes in increasing the sewage flow due to the proposed (existing) use in the area;
 - assess any potential sewage impact due to the proposed (existing) use on the existing sewerage facilities; and
 - propose mitigation measures and sewage treatment and disposal proposal to avoid causing of any potential adverse environmental impact.
- 1.4 The scope of this STDP includes:-
- general site description;
 - identification of existing sewerage facilities for the concerned area;
 - estimation of sewage flow of the proposed (existing) use;
 - feasibility of connection with existing public sewerage facilities; and
 - proposal of sewage treatment and disposal to cater for sewage flow generated by the proposed (existing) use if found necessary.

2. General Site Description and the Proposed Development

- 2.1 The subject site is currently zoned “Green Belt” on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. It is located at the downhill on the southern toe of Tung Chung Road and is on the eastern side of a watercourse running downhill from Sunset Peak (Tai Tung Shan) toward Sha Tsui. The subject site area is about 6,035m² and irregular in shape. It is in terrace form descending southward from about +40.0mPD to +23.7mPD.

- 2.2 It is proposed to construct a temporary holiday camp accommodating a total of 20 temporary structures (consisting of 6 static camping tents atop raised wooden platforms, 7 one-storey seating out areas with platforms and pavilions, 1 one-storey office/visitor centre, 1 one-storey storeroom, 2 one-storey rain shelters, 1 one-storey stage with cover, 1 one-storey meter room and 1 one-storey washroom (about 11m²)) with a total GFA of about 780m² for a period of 5 years.
- 2.3 No laundry or kitchen will be provided on the subject site.
- 2.4 The layout and construction of the proposed development will respect the existing terrain and ground conditions such that no substantial site formation works will be carried out and the vegetated areas will be maintained in general.

3. Existing Sewerage System

- 3.1 The subject site is located at the downhill side of Tung Chung Road and the uphill area of South Lantau Road. With respect to the currently available Drainage Services Department's drainage records, there is no existing public sewer in the area. At present, developments in the area commonly adopt septic tank and soakaway pit system to treat the generated sewage flows.

4. Evaluation of Sewage Generation

- 4.1 In this report, sewage generation from the subject proposed development is estimated based on the planning unit flow factors as recommended in the "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" ("GESF") published by the Environmental Protection Department (EPD) in 2005. The design population is as follows:

<i>Category of design population</i>	<i>Maximum Population per Day</i>
Visitors	40
Employees	3 (on shifts)

- 4.2 The sewage generated by visitors and employees will be the water for flushing and hand washing only.

- 4.3 In this sewage evaluation, the sewage flow caused by the employee activities is referenced from the planning unit flow factor for commercial employees as recommended in GESF. A unit flow rate of $0.15 \text{ m}^3/\text{person}/\text{day}$ according to Table 3-4 of “Wastewater Engineering Treatment and Reuse” published by Metcalf & Eddy is adopted for the sewage generated from the visitors. The estimation is illustrated as follows:

<i>Description</i>	<i>Estimated Maximum Daily Sewage Generation</i>	<i>Remark</i>
Sewage flow from Employee Activities (total number of employees = 3 persons)	$0.84 \text{ m}^3/\text{day}$	Unit flow for Commercial employee + Commercial Activities “General – territorial average” in Table T-2 of GESF = $0.280 \text{ m}^3/\text{person}/\text{day}$
Sewage flow from Visitors - total no. of visitor = 40 persons	$6.00 \text{ m}^3/\text{day}$	Referred to the unit flow factor for “Visitor” of Table 3-4 of “Wastewater Engineering Treatment and Reuse (Fourth Edition)” published by Metcalf & Eddy Inc., unit flow = $0.15 \text{ m}^3/\text{person}/\text{day}$
Estimated maximum daily sewage flow from the Site	$6.84 \text{ m}^3/\text{day}$	

- 4.4 The estimated maximum daily sewage generation from the subject proposed development is $6.84 \text{ m}^3/\text{day}$.

5. Proposed Sewage Disposal Arrangement

- 5.1 With respect to the estimation of daily peak sewage flow in the above Section, i.e. $6.84 \text{ m}^3/\text{day}$, a septic tank and soakaway pit system in accordance with the ProPECC PN 1/23 is required. With respect to the design requirements as specified in “Drainage Plans subject to comment by the Environmental Protection Department” (ProPECC PN 1/23), a septic tank of about $4.20 \text{ m (L)} \times 1.60 \text{ m (B)} \times 1.20 \text{ m (D)}$ with a concrete wall thickness (t) of 0.25 m (capacity approximately $7.58 \text{ m}^3 > 6.84 \text{ m}^3$, ok) is necessary to cater for the estimated peak daily on-site sewage flow.
- 5.2 The minimum clearance requirements for a soakaway system are shown in the following table:

<i>Type</i>	<i>Distance from Soakaway System (m)</i>	<i>Remarks</i>
Building	3	-
Retaining Walls	6	-
Wells	50	-
Stream where the bed is lower than invert of soakaway system	15 (30)	Should the water from the stream or pool is used or likely to be used for drinking or domestic purposes, the distance (30) will be adopted.
Pools	7.5 (30)	
Cuts of Embankments	30	-
Paths	1.5	-
Beaches	100 30	From boundaries of gazette beaches or bathing beach subzones of water control zone From H.W.M. and from nearest watercourses for other cases
Ground Water Table	0.6	Below invert

5.3 The subject site area will be maintained as grassland in general. There are existing watercourses running along the eastern and western sides of the subject site. The soakaway pit would be located at least 15m away from the watercourses. The location of the septic tank and soakaway system is shown in **Figure S1**. The septic tank and soakaway pit system is located in an open space with easy access for desludging.

5.4 The applicant shall implement good house keeping practices to ensure the continuous effective functioning of the septic tank and soakaway pit system, including:

- Avoid the deposit of any oil, chemical and solid waste into the system;
- Inspect and measure the sludge depth of treatment components at least once every 6 months;
- Remove the sludge properly when exceed $\frac{1}{4}$ of overall water depth;
- Inspect the system immediately when flooding, overflow, odour become noticeable or not flush well; and
- Clean and flush of screens and other sewage handling equipment regularly.

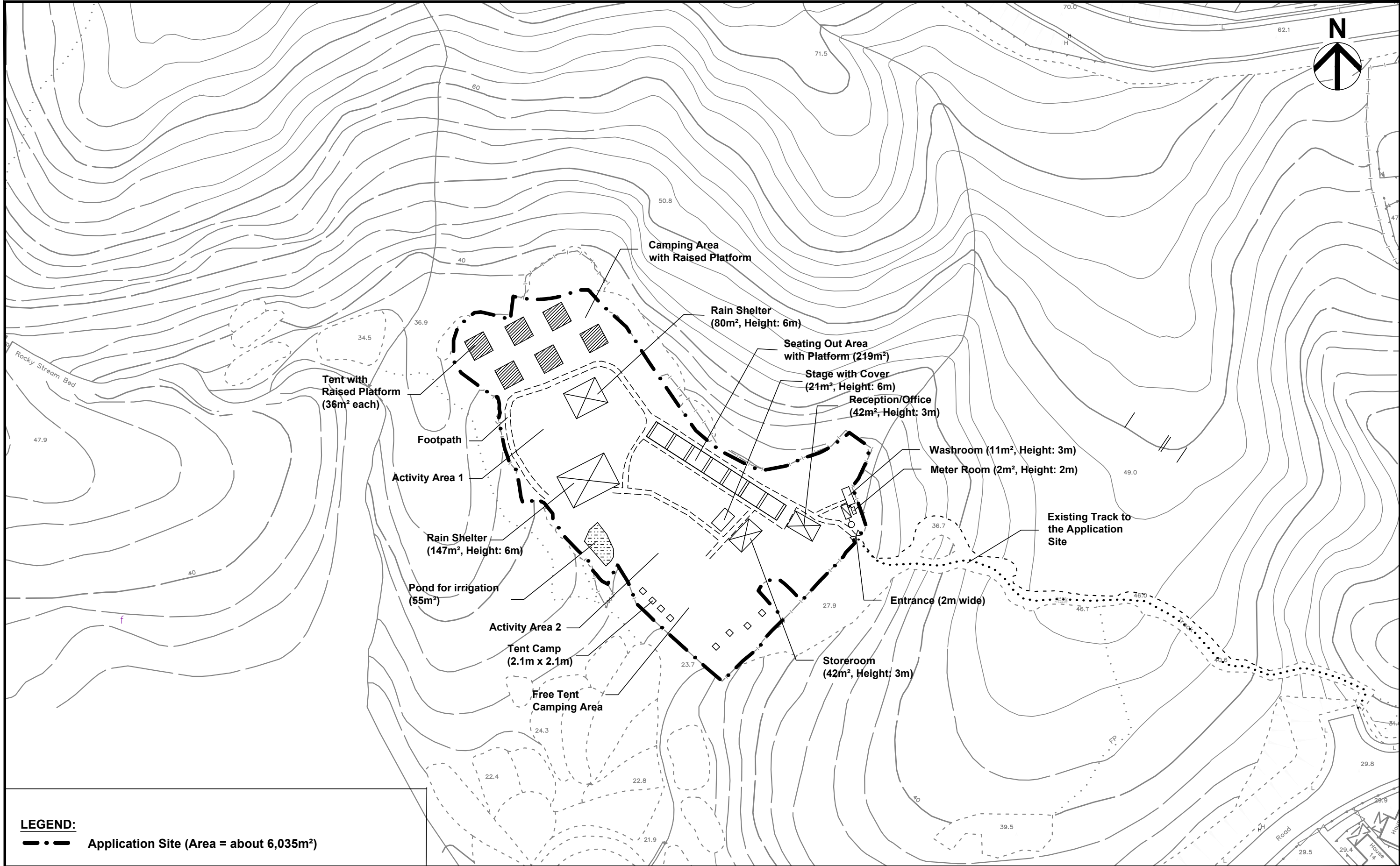
5.5 The septic tank and soakaway pit system should be inspected and desludged regularly.

Desludging should be done by specialist contractor. Content of the septic tank shall be transported properly to sludge treatment facility for further treatment.

- 5.6 As the area of the subject site is not served by public sewer and the scale of the subject proposed development is small, the use of septic tank and soakaway pit system is considered the most appropriate option for sewage treatment and disposal. It will not cause any adverse sewerage impact on the area.

6. Conclusion

- 6.1 The subject site will be for a Proposed Temporary Holiday Camp for a Period of 5 Years.
- 6.2 The sewage flow from the toilets will be conveyed directly into a septic tank and soakaway pit system. The septic tank and soakaway pit system should cater the estimated maximum daily sewage flows from the subject proposed development.
- 6.3 In conclusion, the proposed temporary campsite development use would not impose any unacceptable adverse sewerage impact on the area.



LEGEND:
Application Site (Area = about 6,035m²)

LEGEND:
SEPTIC TANK
SOAKAWAY PIT
SEWER

PROJECT

TITLE

SEWERAGE MANAGEMENT PLAN

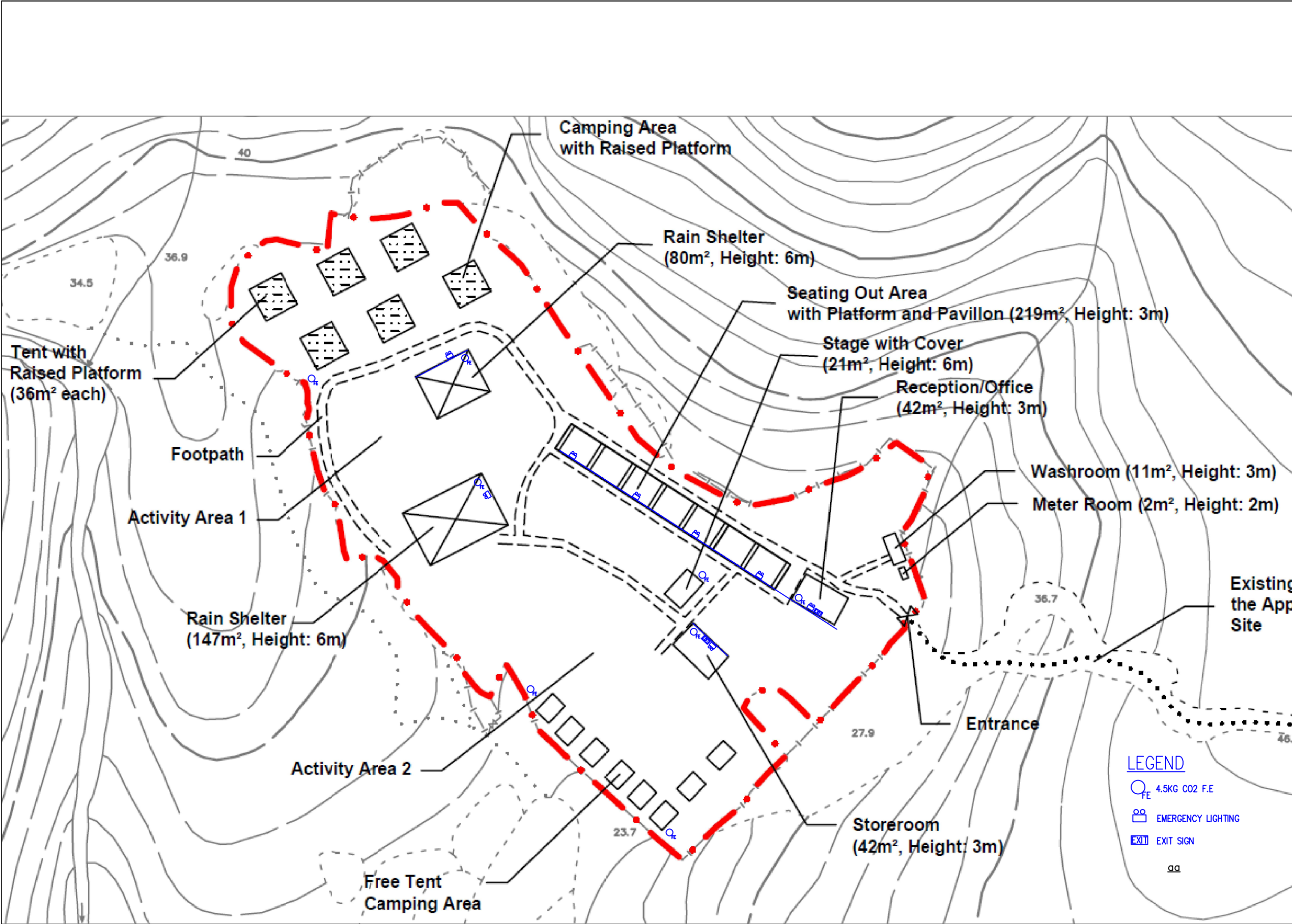
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

1 : 1000 - A3

DRAWING No.

FIGURE S1



0	TPB SUBMISSION	2024-08-22	LH
REV	DESCRIPTION	DATE	BY

FSI CONTRACTOR
East Power Engineering Limited

PROJECT
Application No.: A/SLC/185
Proposed Temporary Holiday Camp for a Period of 5 Years at Various Lots in D.D. 332L and Adjoining Government Land, Cheung Sha, Lantau Island
"Green Belt"

DRAWING TITLE
FS LAYOUT FOR EMERGENCY LIGHTING, EXIT SIGN AND POTABLE EQUIPMENT

	INITIAL	DESIGNATION	DATE
DRAWN BY	LH	Eng.T	22-08-2024
DESIGNED BY	LH	Eng.T	22-08-2024
CHECKED BY	CM	PM	22-08-2024
APPROVED BY	-	-	-
PROJECT NO.	240701		
PAPER SIZE	A3		
DRAWING NO.	EP-10299-FS01		
SCALE	N. T. S.	REVISION	0

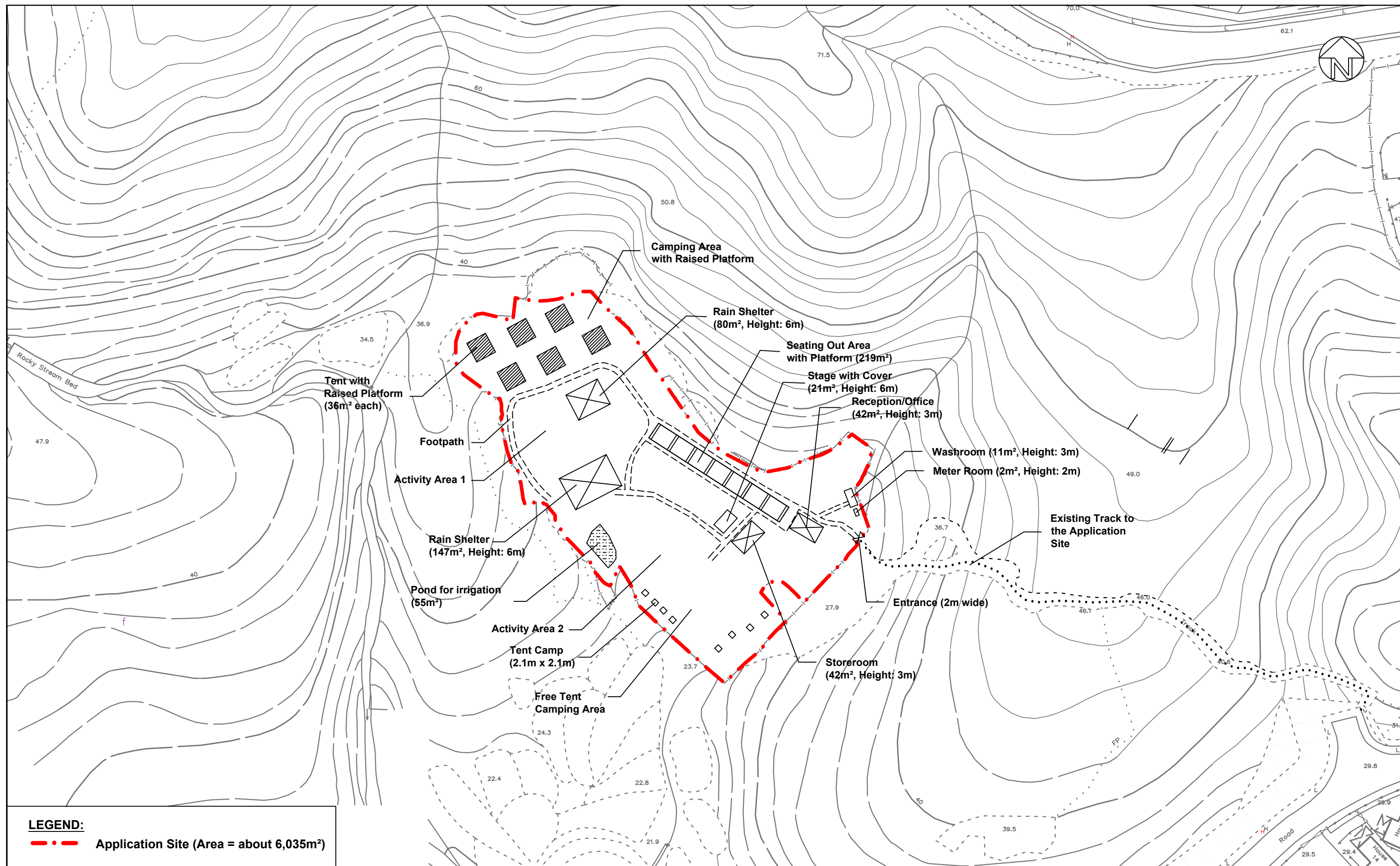
Broad-Brush Tree Survey

**in support of Planning Application for a Proposed
Temporary Holiday Camp for a Period of 5 Years at Various
Lots in D.D. 332L and adjoining Government Land,**

Cheung Sha, Lantau Island

(Planning Application No. A/SLC/185)

October 2024



Top Bright Consultants Ltd.

Drawing No. :TB/24/840/05A

Layout Plan

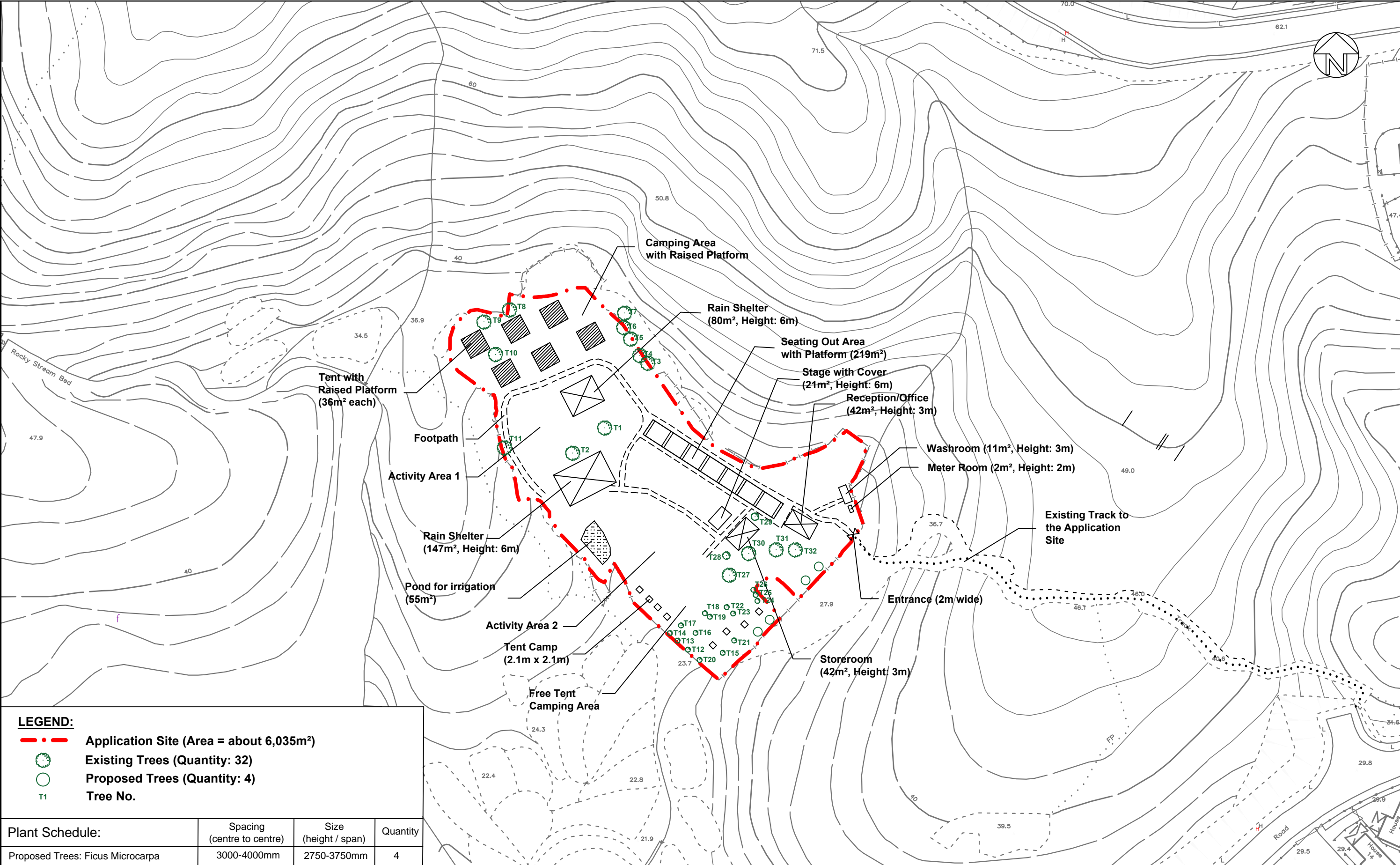
Various Lots in DD332L and Adjoining Government Land,
Cheung Sha, Lantau Island

FIGURE 5A

FOR IDENTIFICATION PURPOSE

Date: 7.10.2024

Scale: 1 : 1 000 (A3)



Top Bright Consultants Ltd.

Drawing No. :TB/24/840/06A

Landscape Plan

Various Lots in DD332L and Adjoining Government Land,
Cheung Sha, Lantau Island

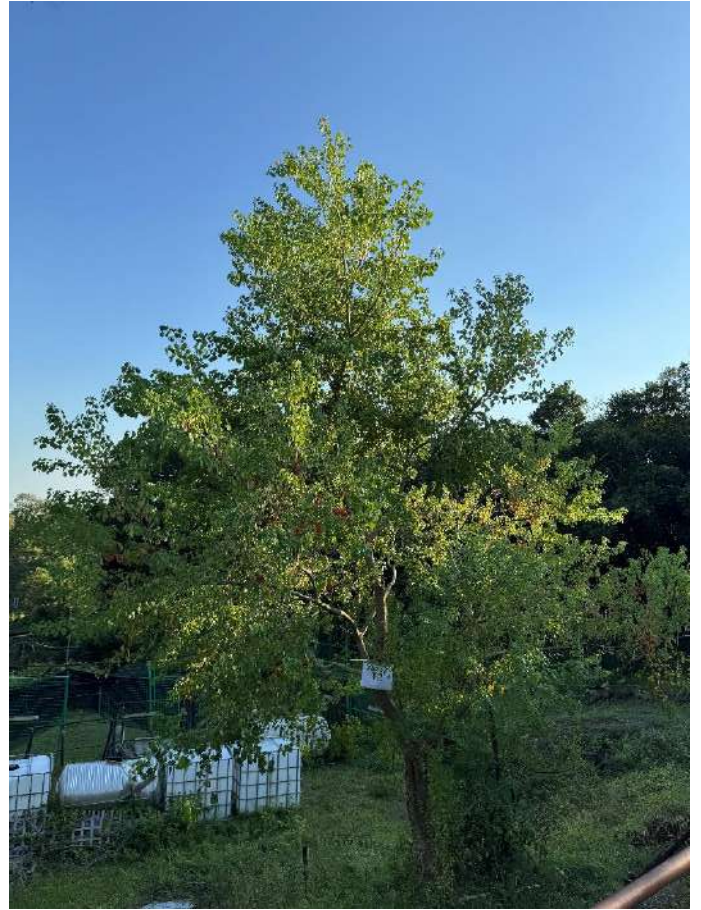
FIGURE 6A

FOR IDENTIFICATION PURPOSE
Date: 7.10.2024
Scale: 1 : 1 000 (A3)

Tree Photos



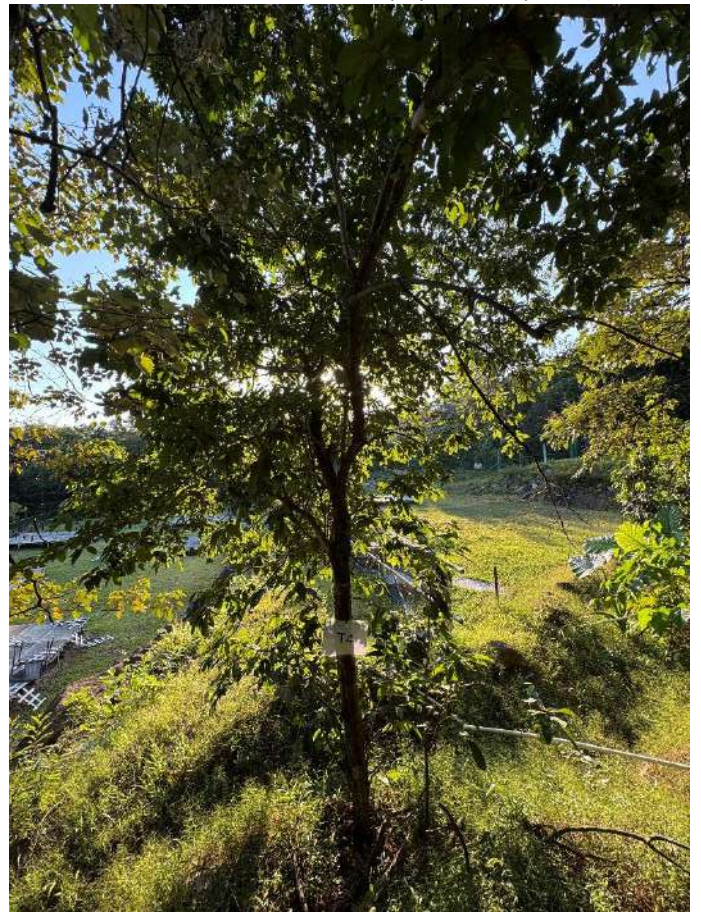
T1 – *Ulmus pumila* L. (榆樹)



T2 - *Triadica sebifera* (L.) Small (烏柏)



T3 – *Mallotus barbatus* (毛桐)



T4 - *Microcos paniculata* (破布葉)

Tree Photos



T5 – *Ulmus pumila* L. (榆樹)



T6 – *Mallotus barbatus* (毛桐)



T7 – *Mallotus barbatus* (毛桐) (outside the Application Site)



T8 - *Sterculia monosperma* (蘋婆)

Tree Photos



T9 - *Celtis sinensis* (朴樹)



T10 - *Sterculia monosperma* (蘋婆)



T11 - *Celtis sinensis* (朴樹)



T12 - *Mangifera indica* (芒果)

Tree Photos



T13 - *Mangifera indica* (芒果)



T14 - *Mangifera indica* (芒果)



T15 - *Mangifera indica* (芒果)



T16 - *Mangifera indica* (芒果)

Tree Photos



T17 - *Mangifera indica* (芒果)



T18 - *Mangifera indica* (芒果)



T19 - *Mangifera indica* (芒果)



T20 - *Mangifera indica* (芒果)

Tree Photos



T21 - *Mangifera indica* (芒果)



T22 - *Mangifera indica* (芒果)



T23 - *Mangifera indica* (芒果)



T24 - *Mangifera indica* (芒果)

Tree Photos



T25 - *Mangifera indica* (芒果) (Dead Tree)



T26 - *Mangifera indica* (芒果)



T27 - *Bischofia polycarpa* (重陽木)

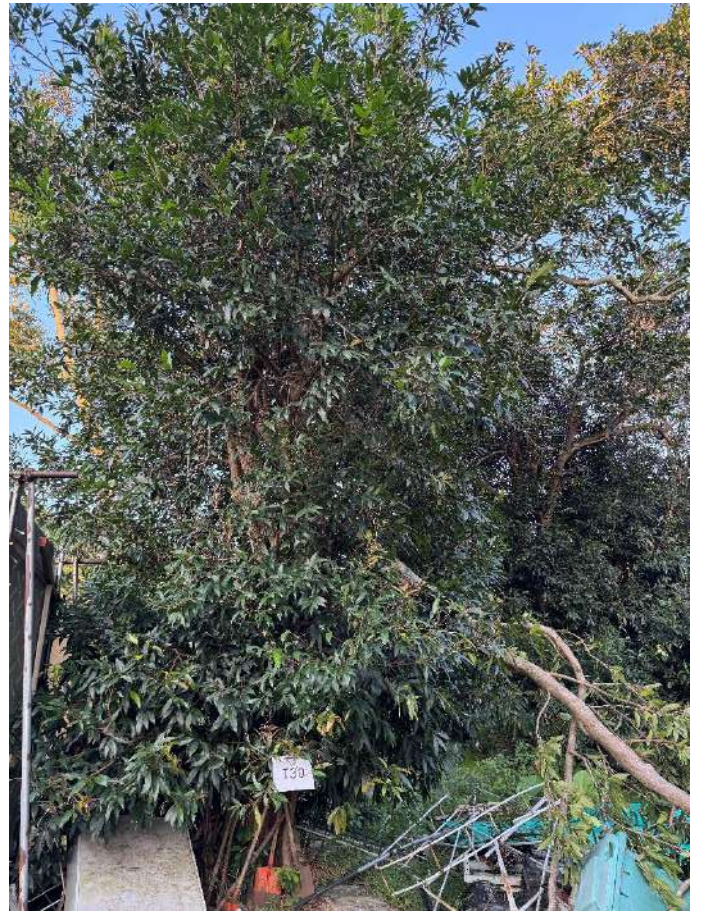


T28 - *Liquidambar formosana* (楓香樹)

Tree Photos



T29 - *Celtis sinensis* (朴樹)



T30 - *Syzygium jambos* (蒲桃)



T31 - *Syzygium jambos* (蒲桃)



T32 - *Syzygium jambos* (蒲桃)

Drainage Submission
in support of Planning Application No. A/SLC/185
for a Proposed Temporary Holiday Camp for a Period of 5 Years at
Various Lots in D.D. 332L and adjoining Government Land, Cheung
Sha, Lantau Island
(HT24117)

October 2024

Prepared & Approved by:	K. C. LEE <i>MICE, MHKIE</i>
-------------------------	---------------------------------

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED



CONTENT

1. Introduction
2. General Site Description and the Proposed Development
3. Existing Drainage System of the Area
4. Proposed Drainage Works
5. Hydraulic Calculation
6. Conclusion

FIGURE

Figure D1	Layout Plan
Figure D2	Stormwater Drainage Management Plan
Figure D3	Layout of Proposed Sand Trap

APPENDIX	Assessment of Hydraulic Capacities of the Proposed Drainage System
-----------------	---------------------------------------------------------------------------

1. Introduction

- 1.1 Ho Tin & Associates Consulting Engineers Limited (HTA) was appointed by the client to prepare a Drainage Impact Assessment (DIA) in support of the Planning Application No. A/SLC/185 for a Proposed Temporary Holiday Camp for a Period of 5 Years at Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and adjoining Government land in DD332L, Cheung Sha, Lantau Island, New Territories (the ‘subject site’).
- 1.2 This report presents the Drainage Submission for the proposed temporary uses at the subject site.
- 1.3 The objectives of this Drainage Submission are to:-
- indicate any changes/increase in drainage characteristics due to the proposed development;
 - assess any potential drainage impacts of the existing/planned drainage facilities nearby due to the proposed development; and
 - propose mitigation measures and drainage improvement work, if necessary, to minimize any adverse drainage impact.
- 1.4 The scope of this Drainage Submission includes:-
- site description and existing land use;
 - identification of stormwater flow pattern before and after proposed development of the Subject site;
 - assessment of impact on the existing drainage facilities due to the proposed development; and
 - proposal of new drainage facilities for the proposed development if found necessary.

2. General Site Description and the Proposed Development

- 2.1 The subject site is currently zoned “Green Belt” on the Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23. It is located at the downhill on the southern toe of Tung Chung Road and is on the eastern side of a watercourse running downhill from Sunset Peak (Tai Tung Shan) toward Sha Tsui. The subject site area is about 6,035m² and

irregular in shape. It is in terrace form descending southward from about +40.0mPD to +23.7mPD.

- 2.2 It is proposed to construct a temporary holiday camp accommodating a total of 20 temporary structures (consisting of 6 static camping tents atop raised wooden platforms, 7 one-storey seating out areas with platforms and pavilions, 1 one-storey office/visitor centre, 1 one-storey storeroom, 2 one-storey rain shelters, 1 one-storey stage with cover, 1 one-storey meter room and 1 one-storey washroom) with a total GFA of about 780m² for a period of 5 years. The proposed development is shown in the Layout Plan on **Figure D1**.
- 2.3 At present, the subject site is mainly grassland with some obsolete temporary on-stilt structures and walkways (because it was previously used as holiday camp) (refer to **Plate 1** to **9** below). Locations of photo taken is shown on **Figure D2**.



Plate 1 – Existing entrance of the subject site on the east side








Plate 2 – View eastward toward the existing entrance of the subject site



Plate 3 – View southward from the subject site (1)



Plate 4 – View southward from the subject site (2)

	
Plate 5 – View westward from the subject site	Plate 6 – View northward from the subject site
	
Plate 7 – Existing ditch near the western subject site boundary	Plate 8 – Existing pond for irrigation
	[BLANK]
Plate 9 – The lowest platform at the southern corner of the subject site	

- 2.4 The layout and construction of the proposed development will respect the existing terrain and ground conditions such that no substantial site formation works will be carried out and the vegetated areas will be maintained in general.

3. Existing Drainage System of the Area

- 3.1 The subject site is located at the downhill side of Tung Chung Road and bounded by two watercourses running downward from Tai Tung Shan. The area bounded by Tung Chung Road and the two watercourses naturally contribute to the stormwater catchment area of the subject site. The overall flow direction of the surface runoff of the concerned catchment is from the north to the south into an existing watercourse running toward Sha Tsui.
- 3.2 At present, there are ditches (please refer to **Plate 7**) formed by the previous campsite mainly running near the western subject site boundary. Besides, a pond (please refer to **Plate 8**) for irrigation was also constructed near the southwest side of the subject site.

4. Proposed Drainage Works

- 4.1 The existing terrain, vegetated ground and the pond for irrigation will be maintained in general. In order to blend in with the natural environment, ditches with earth bottom and rubble sides will be used in lieu of concrete channels to collect and convey surface runoff on the subject site.
- 4.2 It is noticed that the proposed development should not obstruct any overland flows and causing flooding, and at the same time the subject development should not be affected by excessive overland flows, therefore ditches with earth bottom and rubble sides will be constructed near the subject site boundary to collect and convey all surface runoff properly to the designated discharge point.
- 4.3 A Stormwater Drainage Management Plan is shown in **Figure D2**. In general, the existing ground conditions, i.e. grassland, will be maintained after the proposed development. Besides, the existing flow paths of surface runoff of the area will be maintained after the proposed development, i.e. the surface runoff of the subject area will still flow/be conveyed from the north to the south and be discharged via a sandtrap (refer to **Figure D3**) into the existing watercourse outside the southern corner of the subject site.
- 4.4 Chain-linked fence wall of the subject site will be constructed for security reasons. The proposed development will not obstruct any flow paths of the area.
- 4.5 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government

departments, and to clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.

5. Hydraulic Calculation

- 5.1 Assessment criteria is based on the recommendation set out in the Stormwater Drainage Manual (Fifth edition, Jan 2018) (SDM) and its Corrigendum Nos. 1/2022, 1/2024 and 2/2024 issued by DSD. Design Return Period of 50 years (recommended for 'Main Rural Catchment Drainage Channels' in SDM) is being adopted.
- 5.2 The corresponding runoffs under rainfall intensity for various return period are worked out with reference to Rational Method. Brandy-Williams method is used in calculation of the time of concentration. A uniformly distributed rainfall with an intensity is determined by the Intensity-Duration-Frequency. With referenced to Table 3a - Storm Constants for different return periods of HKO Headquarters from SDM, the rainfall profiles are derived based on the following equation:

$$i = \frac{a}{(t_d + b)^c}$$

where i = extreme mean intensity in mm/hr,
 t_d = duration in minutes ($t_d \leq 240$), and
 a, b, c = storm constants given in the table below

Return Period (years)	50
a	505.5
b	3.29
c	0.355

A 16.0% rainfall increase is adopted in the hydraulic calculation to cater for effects due to climate change in accordance with the table 28 with projection to End of 21st Century (it is very conservative, as the subject application is only for 5 years) as stipulated in the item (e) and (k) of the SDM - Corrigendum No. 1/2022. Besides, taking into consideration of design allowance in End of 21st Century, a further 12.1% rainfall increase is incorporated into the hydraulic assessment.

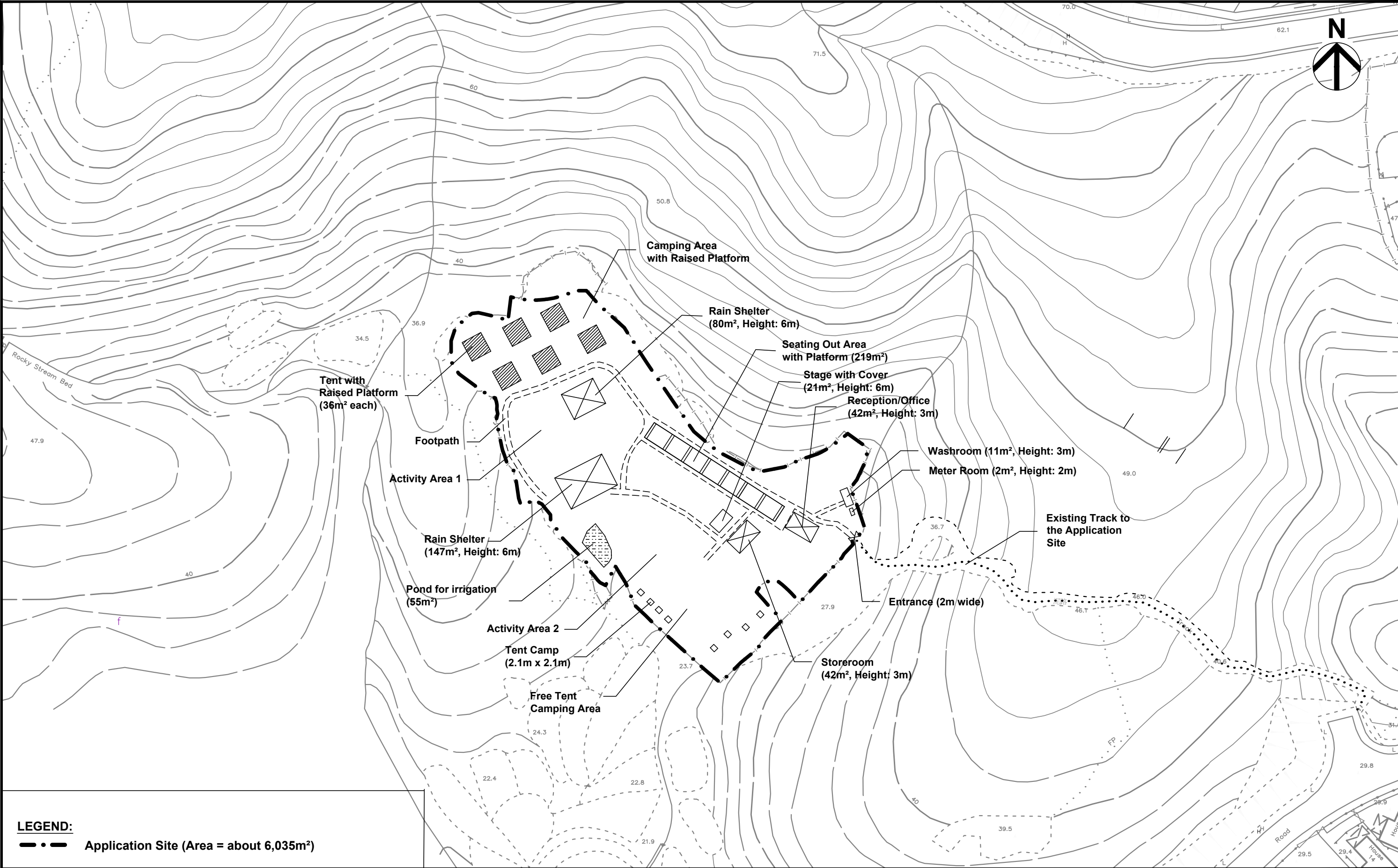
- 5.3 Hydraulic assessment is enclosed in the **Appendix**. 10% reduction in flow area has been incorporated to cater for potential deposition of sediment in stormwater channels and pipes as recommended in the SDM. The proposed channels and underground drainage were designed to cater for the estimated runoff under the designed rainstorms. With respect to the calculation, the proposed stormwater drainage system is capable to cater for the surface

runoff without causing any adverse drainage impacts on the subject site and its surroundings.

- 5.4 Since all proposed ditches would have sufficient spare capacity, no water backup will occur at the upstream under rainstorms of 50-year (or lower) return periods.

6. Conclusion

- 6.1 The subject site will be for a Proposed Temporary Holiday Camp for a Period of 5 Years.
- 6.2 Ditches with earth bottom and rubble sides will be constructed around the subject site to intercept all surface runoff crossing the boundary. The flows inside the ditches will be discharged into a proposed sandtrap and from which discharges into the existing watercourse at the southern corner of the subject site. There is generally no change in ground characteristics, i.e. grassland, after the proposed development. Besides, there would be no change in principle nor obstruction to the existing flow paths of the area.
- 6.3 The Applicant is committed to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments, and to clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.
- 6.4 In conclusion, the Proposed Development would not cause any adverse drainage impact onto the area.



LEGEND:

--- Application Site (Area = about 6,035m²)

PROJECT

TITLE

LAYOUT PLAN

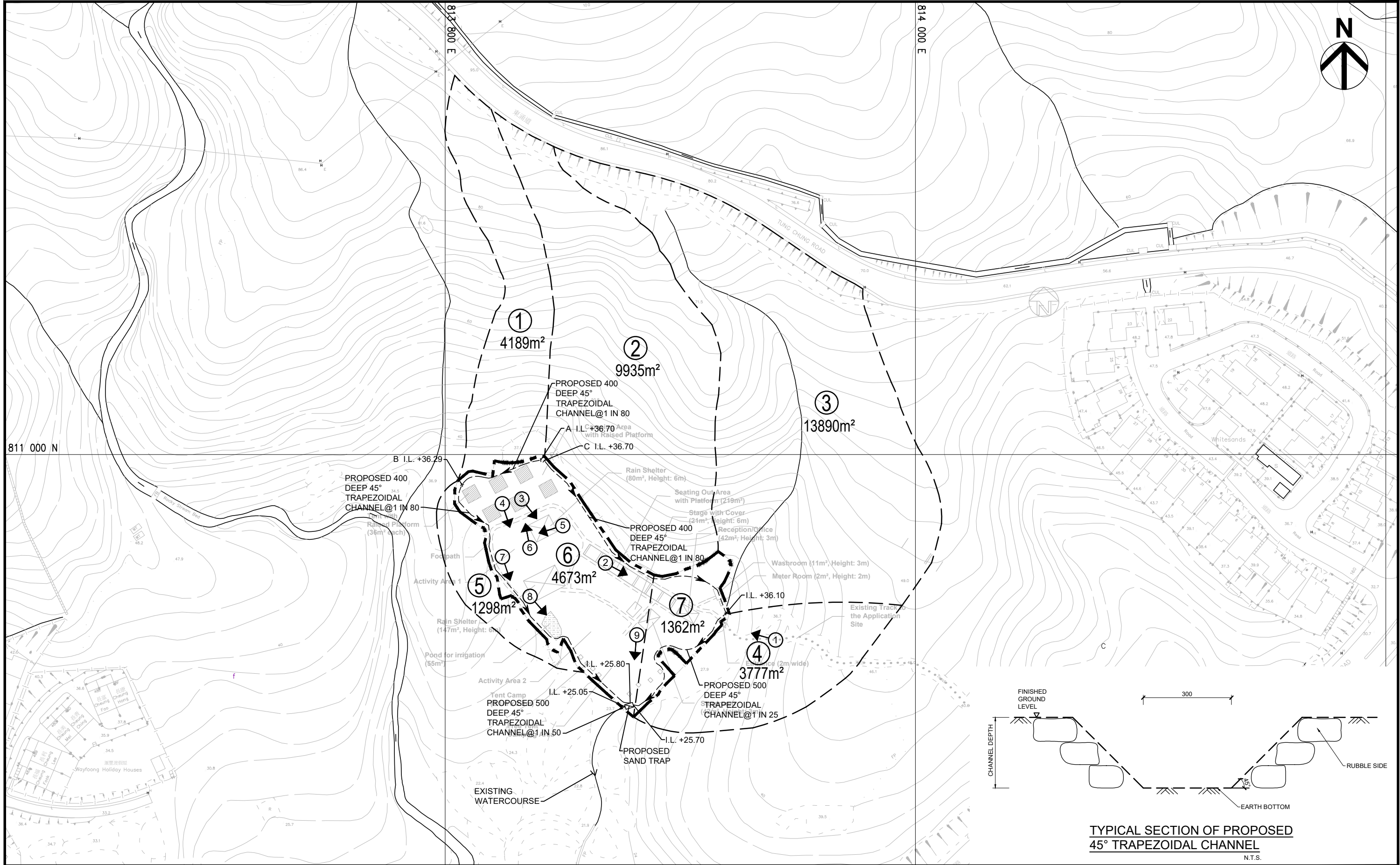
何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

SCALE

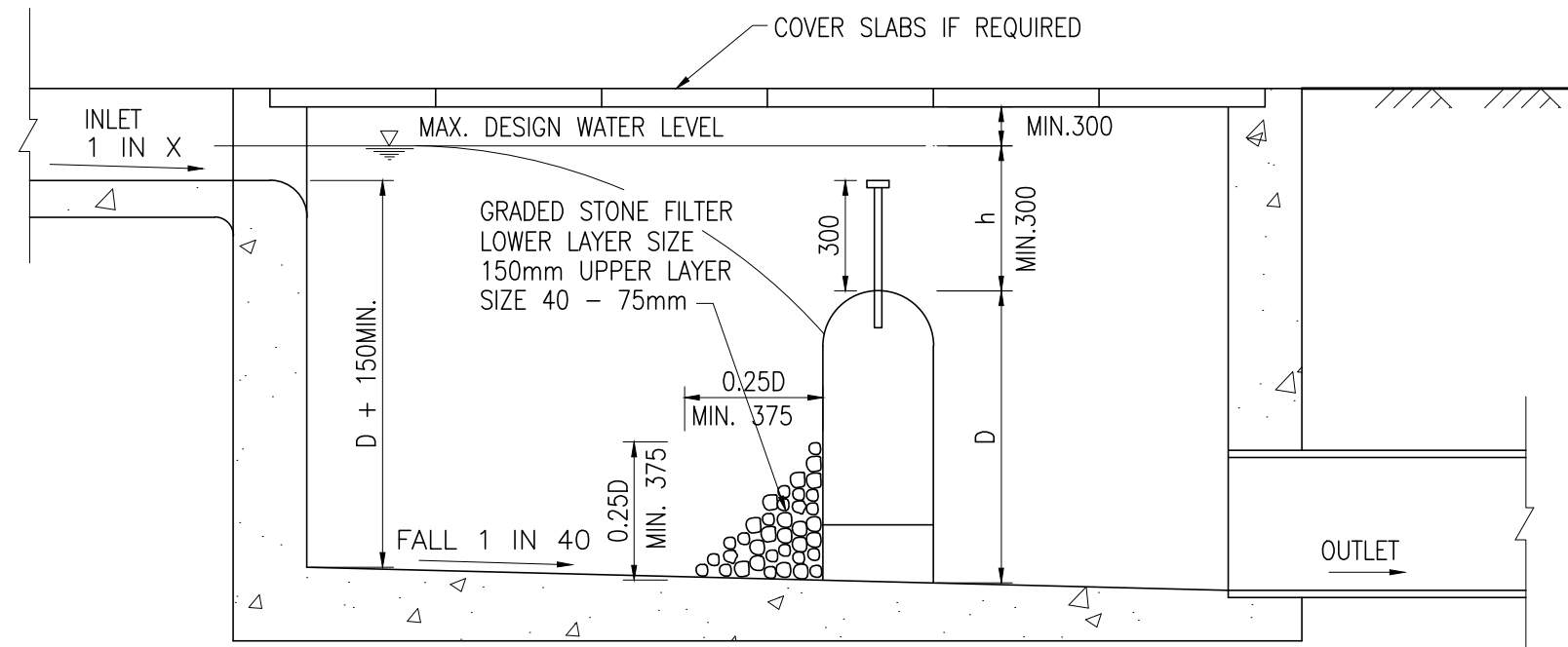
1 : 1000 - A3

DRAWING No.

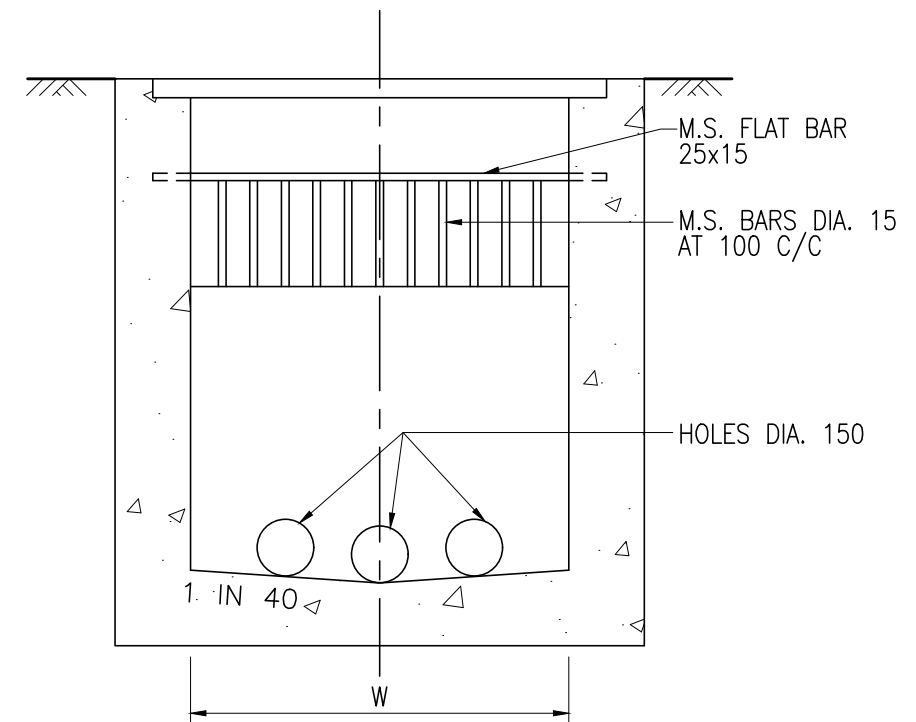
FIGURE D1



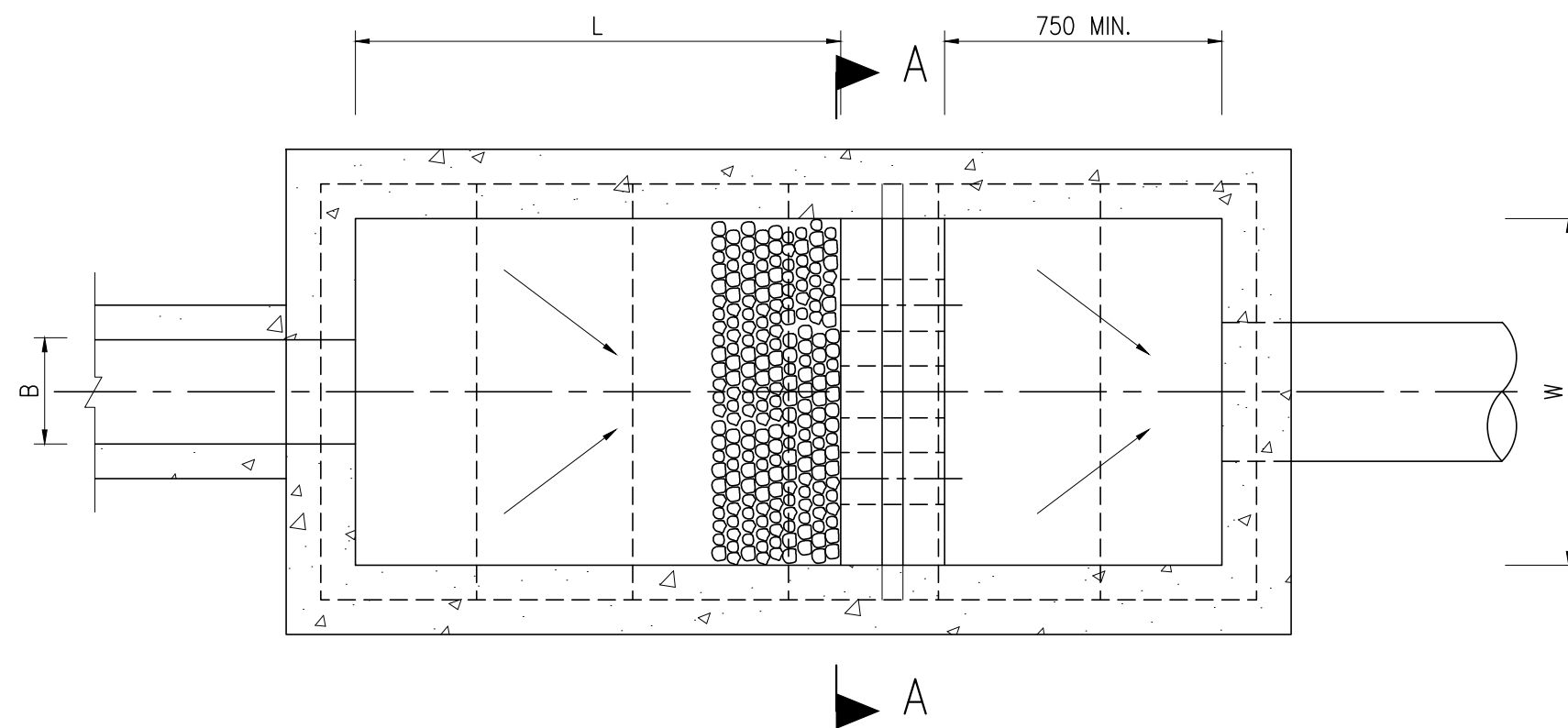
H:\24117_CheungSha\DRAWING\24117FIG-D3.dwg, 20/9/2024 15:26:31, DWG To PDF.pc3



LONGITUDINAL SECTION



SECTION A - A



PLAN

NOTES:-

1. ALL DIMENSIONS IN MILLIMETRES.
2. NORMALLY FOR DRAINS OF 900mm DIA. AND BELOW. FOR BIGGER DRAINS AND STEEP TERRAIN, SAND TRAP SHOULD BE SPECIALLY DESIGNED.
3. SIZE
DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.67}h^{0.5}X^{-0.5} \geq 4B$
4. GRADE STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
5. CAPACITY D W L TO BE ACCORDING TO SIZE AND NATURE OF CATCHMENT. PROVIDING DETENTION TIME NOT LESS THAN 5 MINUTES FOR MAX. DESIGN FLOW OF INLET.

PROJECT

何田顧問工程師有限公司
HO TIN & ASSOCIATES
CONSULTING ENGINEERS LIMITED

TITLE

LAYOUT OF PROPOSED SANDTRAP

SCALE

N.T.S.

DRAWING No.

FIGURE D3

Assessment of Hydraulic Capacities of the Drainage System for 1 in 50 year design return period

Using Rational Method
Design Flow = 0.278CIA m³/s for grassland (heavy soil) - steep, C = 0.35
for asphalt/concrete surface, C = 0.95

Using Manning Equation (for channel flow)
Design Mean Velocity = $R^{1/6}/n(RS_i)^{1/2}$ and n= 0.035 for ditch with earth bottom and rubble sides in bad condition

Using Gumbel Solution in frequency analysis
Rainfall intensity = $a / (t_r+b)^c$ where a= 505.5 , b= 3.29 and c= 0.355 in 50 year design return period
referenced from Table 3a in SDM Corrigendum No. 1/2022 - Storm Constants for Different Return Periods of HKO Headquarters

Using Bransby William's Equation (for surface water travelling from the catchment boundary to the drainage)
Inlet time t_0 = $0.14465L / (H^{0.2}A^{0.5})$ or 2 when the distance is too short

Using Colebrook's White Equation (for pipe flow)
 $V = - \text{Sqrt} (8gDs) \times \log [(k_s / 3.7D) + (2.51v / D \times \text{Sqrt} (2gDs))]$

Parameters Input
 k_s (mm) = 0.6 k_s (m) = 0.0006
 v (m²/s) = 1.00E-06
 g (m²/s) = 9.81

* - conservative, as the subject proposed development is for temporary use for 5 years only

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)
USCP/USMH	DSCP/DSMH	Collected Runoff from Catchment (refer to Figure D3)	USGL (mPD)	DSGL (mPD)	USIL (mPD)	DSIL (mPD)	INVERT DIFF. (m)	LENGTH OF CHANNE L/ DRAIN I (m)	SLOPE s	SLOPE 1 IN	LENGTH FOR CALCULATING OF INLET TIME L (m)	INLET TIME t ₀ (min)	TIME OF FLOW INSIDE CHANNEL/ DRAIN = I/V (i.e. Column (9)/Column (26)/60) = t _r (min)	TIME OF CONCENTRATION = t ₀ + t _c = t _c (min)	RAINFALL INTENSITY (mm/hr)	RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%*) (mm/hr) [refer to item (e) and (k) in SDM Corrigendum No. 1/2022]	ADOPTED RAINFALL INTENSITY INCLUDING EFFECT OF CLIMATE CHANGE (+16.0%) & DESIGN ALLOWANCE (12.1%) (mm/hr) [refer to item (e), (k) and (n) in SDM Corrigendum No. 1/2022]	RUNOFF COEF. C	SUB-CATCHMENT AREA (m ²)	EFF. AREA (m ²)	CUM. EFF. AREA (m ²)	DESIGN FLOW (m ³ /s)	SIZE (mm)	CHANNEL TYPE	VELOCITY V (m/s)	FLOW CAPACITY (m ³ /s)	90% FLOW CAPACITY (for pipe) (m ³ /s)	SPARE CAPACITY (m ³ /s)	Occupancy of the Proposed Pipe / Channel
Starting Point A	Point B	1	37.10	36.90	36.70	36.29	0.41	33.00	0.013	80	310	10.84	0.43	11.27	195.32	226.57	253.99	0.35	4,189	1,466	1,466	0.104	400	45 ^o trapezoidal	1.28	0.66		0.553	15.8%
Point B	Sandtrap	1 + 5 + 6	36.90	26.20	36.29	25.80	1.63	130.00	0.013	80	-	11.27	2.01	13.29	186.55	216.40	242.58	0.35	5,971	2,090	3,556	0.240	400	45 ^o trapezoidal	1.08	0.30		0.062	79.6%
Starting Point C	Point D	2	37.10	30.60	36.70	30.20	1.13	90.00	0.013	80	290	9.18	1.39	10.58	198.76	230.57	258.46	0.35	9,935	3,477	3,477	0.250	400	45 ^o trapezoidal	1.08	0.30		0.052	82.9%
Point D	Sandtrap	2 + 3 + 4 + 7	30.60	26.20	30.10	25.70	2.20	55.00	0.040	25	-	10.58	0.42	11.00	196.65	228.12	255.72	0.35	19,029	6,660	10,137	0.721	500	45 ^o trapezoidal	2.17	0.87		0.146	83.2%
External																													
Sandtrap	Existing Watercourse	1 to 7	26.20	23.70	25.05	23.20	0.06	3.00	0.020	50	-	13.29	0.02	13.30	186.48	216.32	242.50	0.35	0	0	13,693	0.923	500	45 ^o trapezoidal	3.08	1.23	1.11	0.185	83.3%

subcatchment		39,124
1	4,189	
2	9,935	
3	13,890	
4	3,777	
5	1,298	

sub total = 33,089 the subject site area = 6,035

**Proposed Development at Lot Nos. 332 (part),
333(part), 334(part), 335 (part), 337 (part), 338 (part),
339 (part), 340 (part), 341 (part), 342 (part), 344, 345
(part), 346 (part), 347 (part), 348, 350, 351, 352 (part),
354 (part), 355 (part), 356 (part), 357, 358, 360 (part),
361, 362 (part), 363 (part), 365 (part), and 366 (part)
and Adjoining Government Land in DD332L, Cheung
Sha, Lantau Island, New Territories**

GEOTECHNICAL PLANNING REVIEW REPORT

REVISION 1

CONTENTS

1. INTRODUCTION	1
2. THE SITE AND THE FEATURES	1
3. DESK STUDY	2
3.1 Geological Maps	2
3.1.1 Solid Geology.....	2
3.1.2 Superficial Geology.....	2
3.1.3 Structural Geology	2
3.2 Enhanced Natural Terrain Landslide Inventory	2
3.3 Historical Landslide Catchment (HLC) Inventory.....	3
3.4 Large Landslide Study	3
3.5 Reported Landslide Incidents	3
3.6 Relevant Previous Ground Investigation Works.....	3
3.7 DH Orders.....	3
3.8 Stage 2 Studies	3
3.9 Stage 3 Studies	3
4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE	4
4.1 Impacts from the Proposed Works to the Registered Slope Features	4
4.2 Impacts from the Proposed Works to the Natural Hillside	4
5. CONCLUSION.....	5

FIGURES

Figure 1	Site Location Plan
Figure 2	Registered Man-made Features
Figure 3	Past Instabilities
Figure 3A	Section 1-1
Figure 3B	Section 2-2
Figure 4	Geological Map

APPENDIX

Appendix A Photographs

1. INTRODUCTION

Philip So & Associates Ltd. was appointed to carry out Geotechnical Planning Review Report (GPRR) for the premises at Lot Nos. 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories

This GPRR is made based on desk study and review of available documentary information and proposed development plan. The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.

2. THE SITE AND THE FEATURES

The site is at a relatively flat ground at Cheung Sha in Lantau Island. Site photos taken in February 2024 are presented in **Appendix A** (see **Photos A to H**). The site location plan with photo directions is presented in **Figure 1**.

According to the available SIMAR reports retrieved from Lands Department and SIS records obtained from Geotechnical Engineering Office (GEO), there is no registered geotechnical feature lies within or in the vicinity of the site (see **Figure 2**). However, during the site visit in February 2024, some cut slopes were found in the vicinity of the site (see **Photos A and H**).

3. DESK STUDY

Desk study has been carried out to search and review the existing building records, previous ground investigation data and geotechnical study reports kept by the Geotechnical Information Unit (GIU) of Geotechnical Engineering Office (GEO) and the Buildings Department (BD).

3.1 Geological Maps

The geology of the Study Area is shown on the Hong Kong Geological Survey (HKGS) Map Sheet 13 (Shek Pik), 1:20,000-scale HGM20 series. The local geology of the Study Area is presented in **Figure 4** and described below.

3.1.1 Solid Geology

The 1:20,000 scale geological maps indicated that regional area around the Site is underlain by feldsparphyric rhyolite (rf).

3.1.2 Superficial Geology

The Site is underlain by debris flow deposit (Qd).

3.1.3 Structural Geology

No fault or photolineament has been recorded within or in the vicinity of the Site.

3.2 Enhanced Natural Terrain Landslide Inventory

In 1995, the GEO compiled the Natural Terrain Landslide Inventory (NTLI) from an interpretation of high-altitude (8,000ft and above) aerial photographs dated from 1945 to 1994 (King, 1999). In 2007, the GEO produced an Enhanced Natural Terrain Landslide Inventory (ENTLI) using low-altitude (8,000ft and below) aerial photographs to update the NTLI.

In accordance with GEO Report No. 138 (GEO, 2016), landslides are classed as either “Relict” or “Recent”, depending on their appearance in aerial photographs. “Relict” landslides are defined as those where the main scarp is well-defined but vegetation has re-established on the scar on the earliest set of available aerial photographs. “Recent” landslides are defined as having occurred within the timespan of the aerial photograph coverage. These are typically identified as having a light tone on the aerial photographs and are bare of vegetation.

The ENTLI has recorded no relict or recent landslide within the Site (see **Figure 3**).

3.3 Historical Landslide Catchment (HLC) Inventory

Historical Landslide Catchments (HLCs) have been defined by GEO based on the results of the ENTLI. According to the inventory, no catchment is located at or in the vicinity of the Site (see **Figure 3**).

3.4 Large Landslide Study

The Large Landslide database was prepared by Scott Wilson (1999) for the GEO. Interpretation of landslide details with Map Sheet Ref No. 13-NE-C was conducted using the low altitude (3,900 ft.) 1963 aerial photographs to identify features thought to be landslides with source area greater than 20 m wide. The database has no record of large landslides within or close to the Site.

3.5 Reported Landslide Incidents

The GEO has recorded no landslide incident within the Site. (see **Figure 3**)

3.6 Relevant Previous Ground Investigation Works

There is no previous ground investigation report relevant to the Site.

3.7 DH Orders

No DH Order is present relevant to the features within the Site.

3.8 Stage 2 Studies

According to the GIU, there is no Stage 2 Studies carried out for the features within the Site.

3.9 Stage 3 Studies

According to the GIU, there is no Stage 3 Studies carried out for the features within the Site.

4. IMPACTS OF PROPOSED WORKS ON EXISTING SLOPES/RETAINING WALLS & NATURAL HILLSIDE

4.1 Impacts from the Proposed Works to the Registered Slope Features

As mentioned in Section 2, there is no registered slope feature within or at the vicinity of the application site. For those cut slopes in the vicinity of the site found during the site visit, which may affect or be affected by the proposed development, further study of the slopes is required.

4.2 Impacts from the Proposed Works to the Natural Hillside

As mentioned in Section 3.2 and 3.3, the ENTLI has recorded a no relict or recent landslide and no HLC catchment within the Site. The natural hillside (NH1) (as shown in **Figure 3** and **Photos A, B, C and F**) surrounds from north to east of the application site has an angular elevation more than 20° from the application site (see **Figures 3A and 3B**). The angular elevation is above the 'Alert Criteria' of 20° with respect to the concerned natural hillside according to the GEO Report No. 138 (2nd Edition). In addition, the natural hillside (NH2) located at southwest of the application site may affect by the proposed development (as shown in **Figure 3**). Thus, further study of the natural hillsides is required.

5. CONCLUSION

Based on the above discussion, it can be concluded that the proposed development is considered to be feasible from geotechnical point of view. The construction would be straight forward unlikely posting particular problems to the surrounding area under careful planning, proper execution and vigilant supervision.

It is essential to search and review the background information of existing building, geotechnical features and underground services within and in the vicinity of the site. Site investigation is proposed to reveal/confirm the subsoils and the ground regime within and in the vicinity of the site as well as to determine the engineering properties of subsoils and rock. The ground investigation field works should be preceded under supervision of suitably qualified engineers and technically competent persons conforming the requirements specified in the “Code of Practice for Site Supervision 2009” published by the BD.

For safety and cost effective, the foundation design and retaining wall stability assessment and excavation planning as well as the design of geotechnical structure should be based on geological horizons inferred from the ground investigation results, groundwater table interpreted from the piezometer/standpipe monitoring records and geotechnical parameters determined and adopted by field and laboratory testing.

A comprehensive precautionary monitoring program including settlement markers, tilting, vibration check points as well as groundwater observation wells shall be implemented to ensure demolition of foundation of existing buildings and substructure construction being carried out safety and soundly.

FIGURES

Figure 1

Site Location Plan

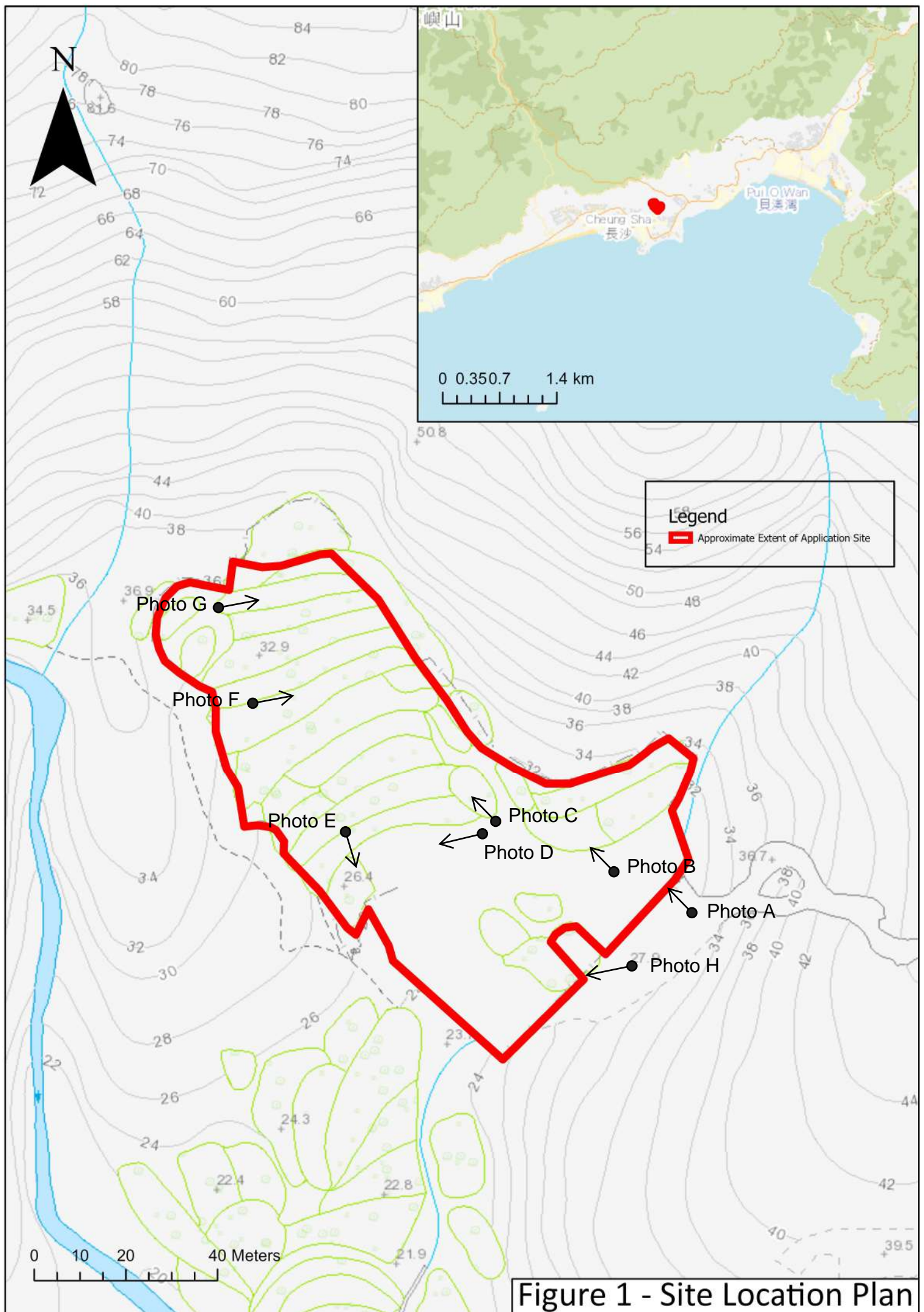


Figure 2

Registered Man-made Features

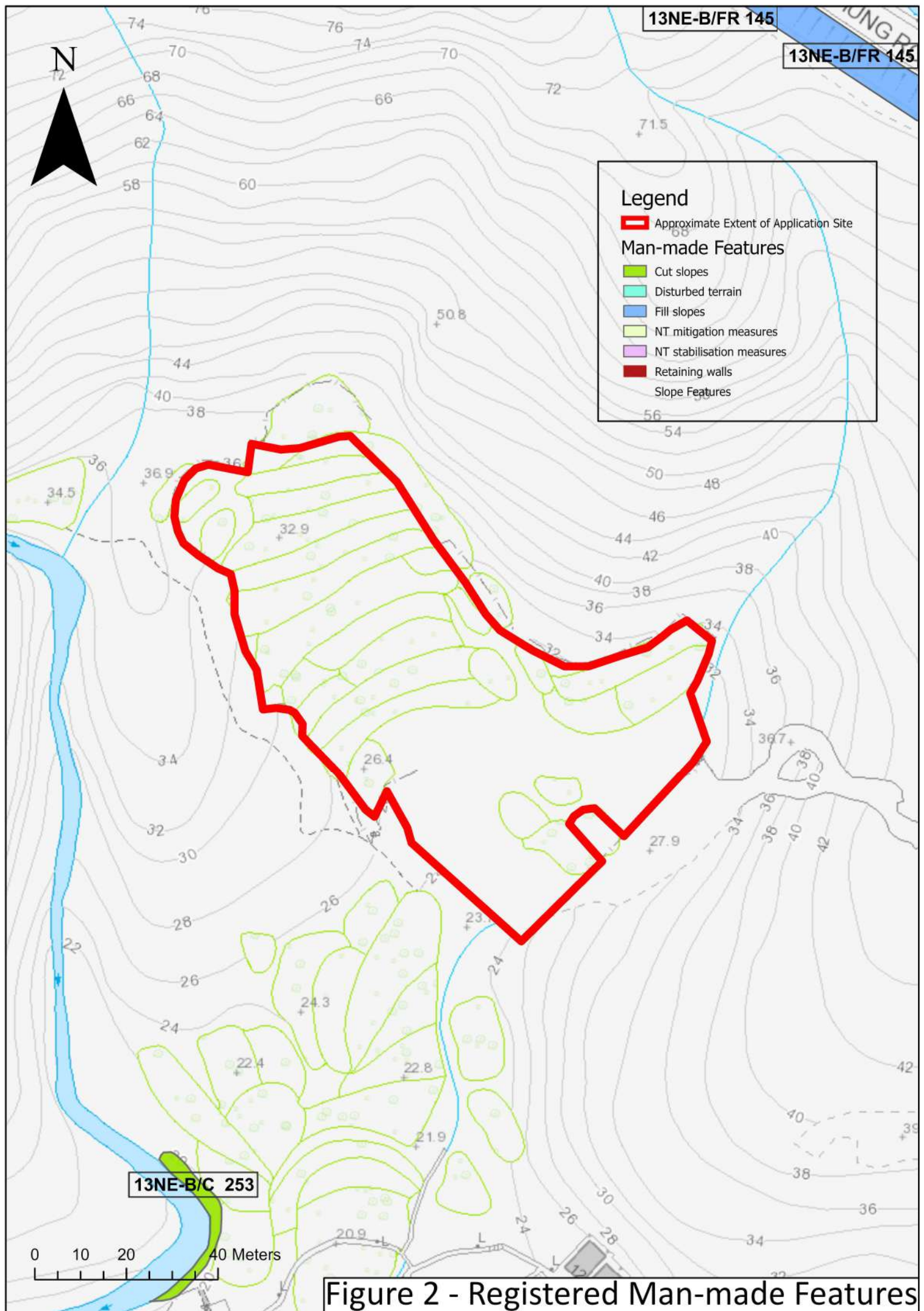


Figure 3

Past Instabilities

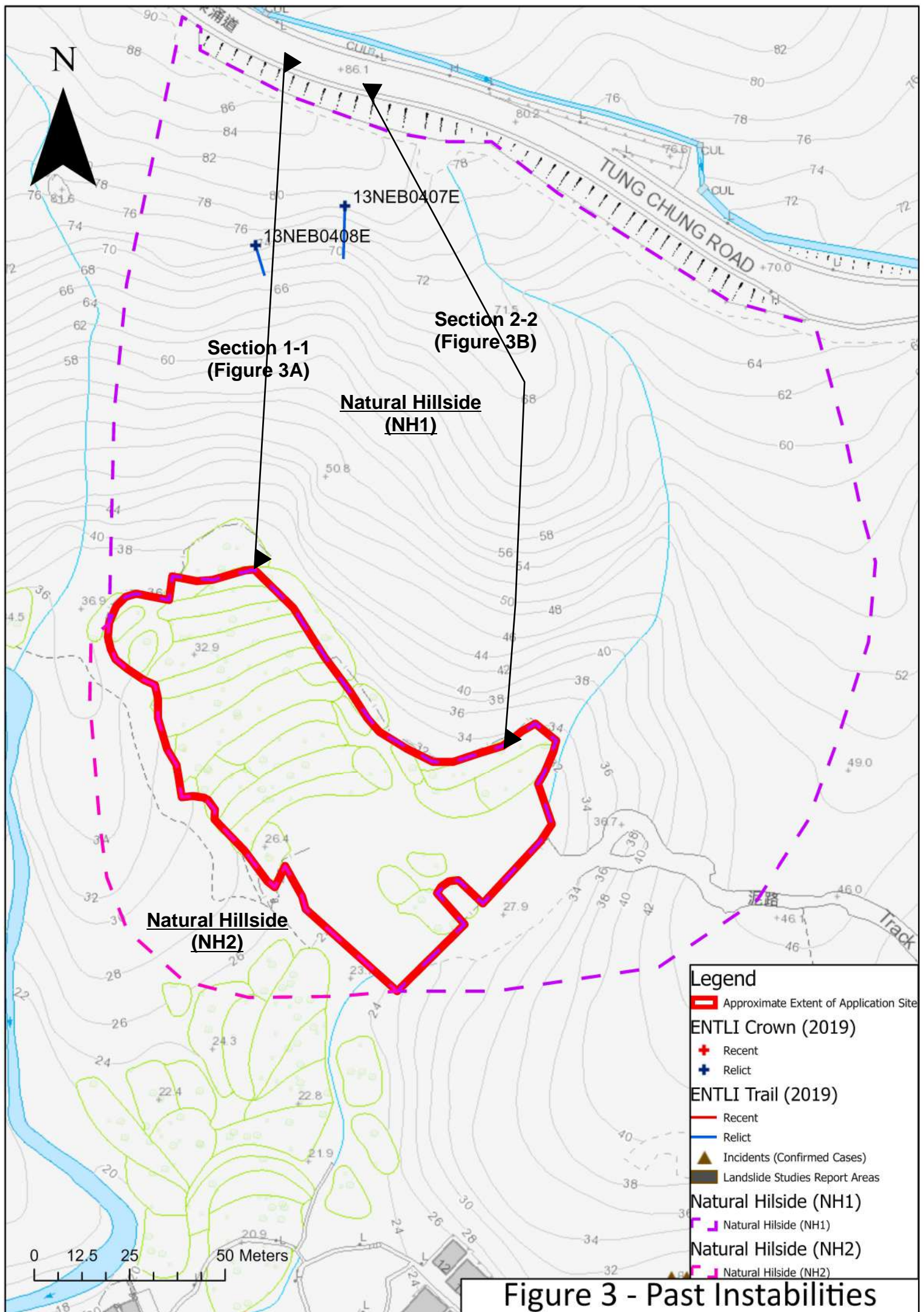


Figure 3 - Past Instabilities

Figure 3A

Section 1-1

Feature No.
13NE-B/FR145

Natural Hillside (NH1)

Application Site

Tung Chung Road

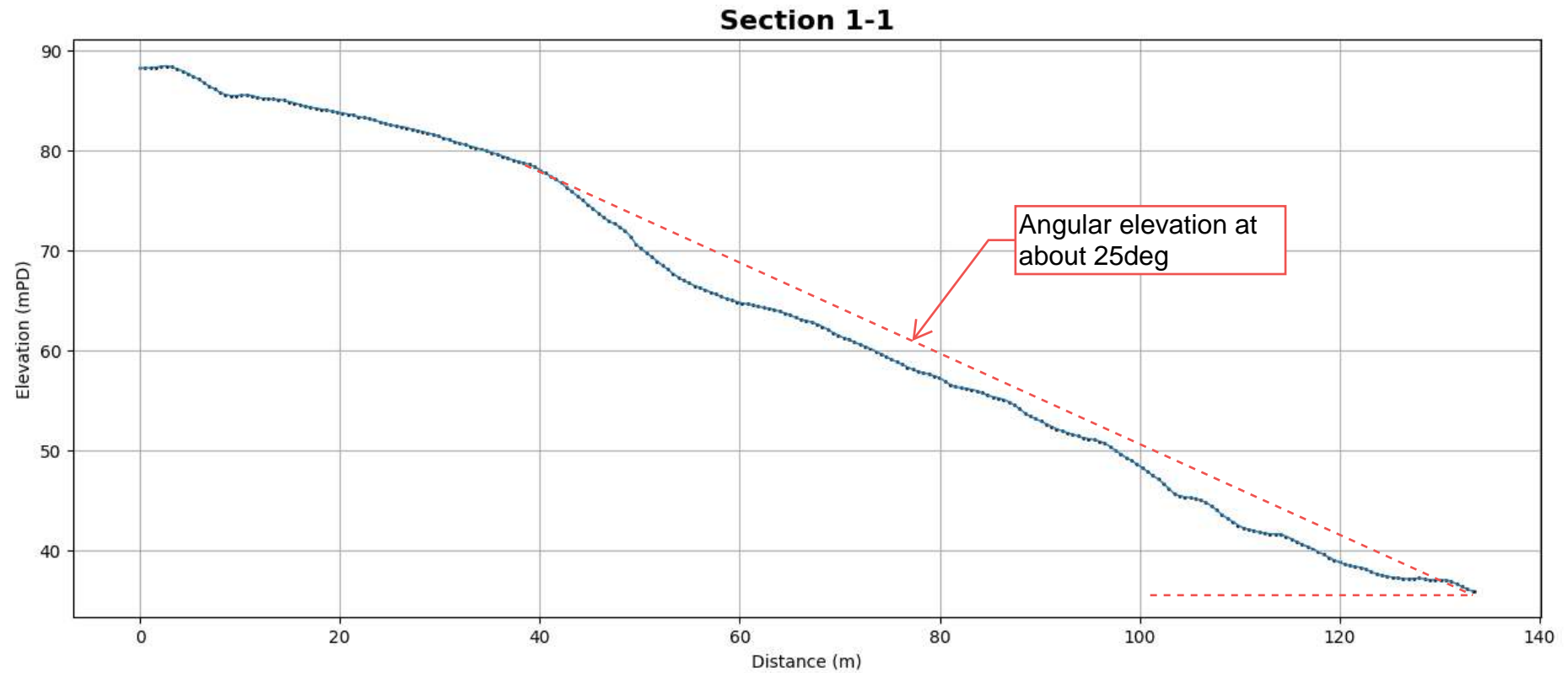


Figure 3A - Section 1-1

Figure 3B

Section 2-2

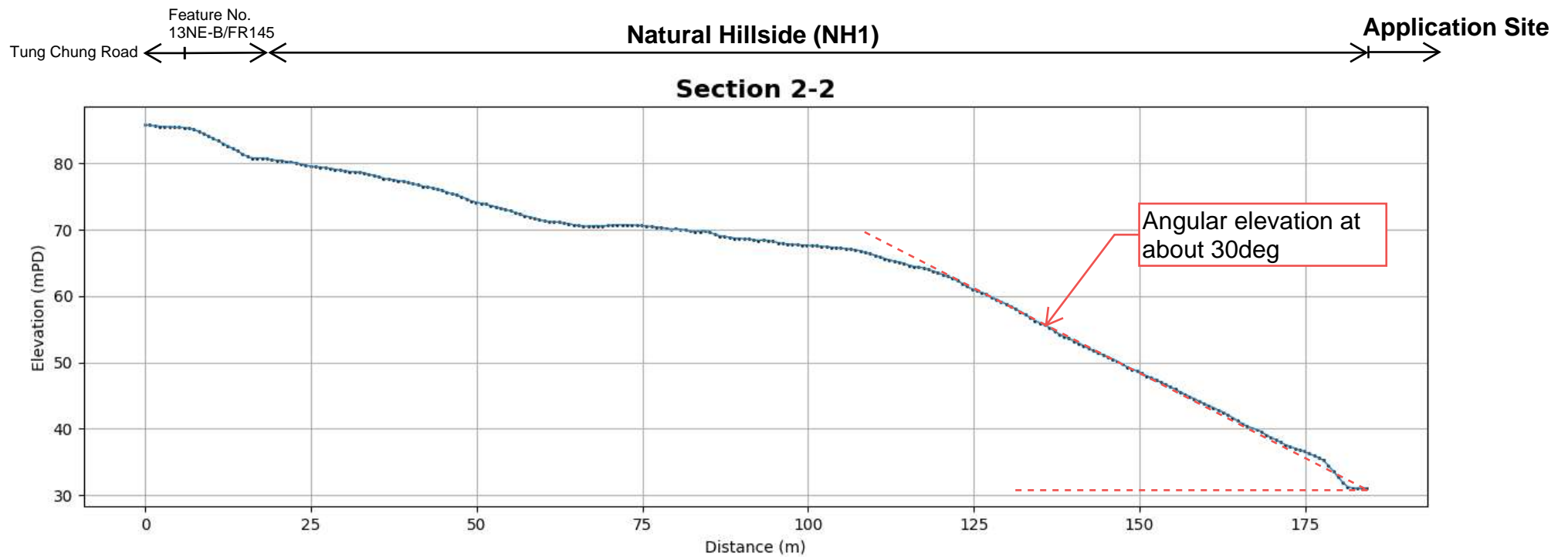


Figure 3B - Section 2-2

Figure 4

Geological Map

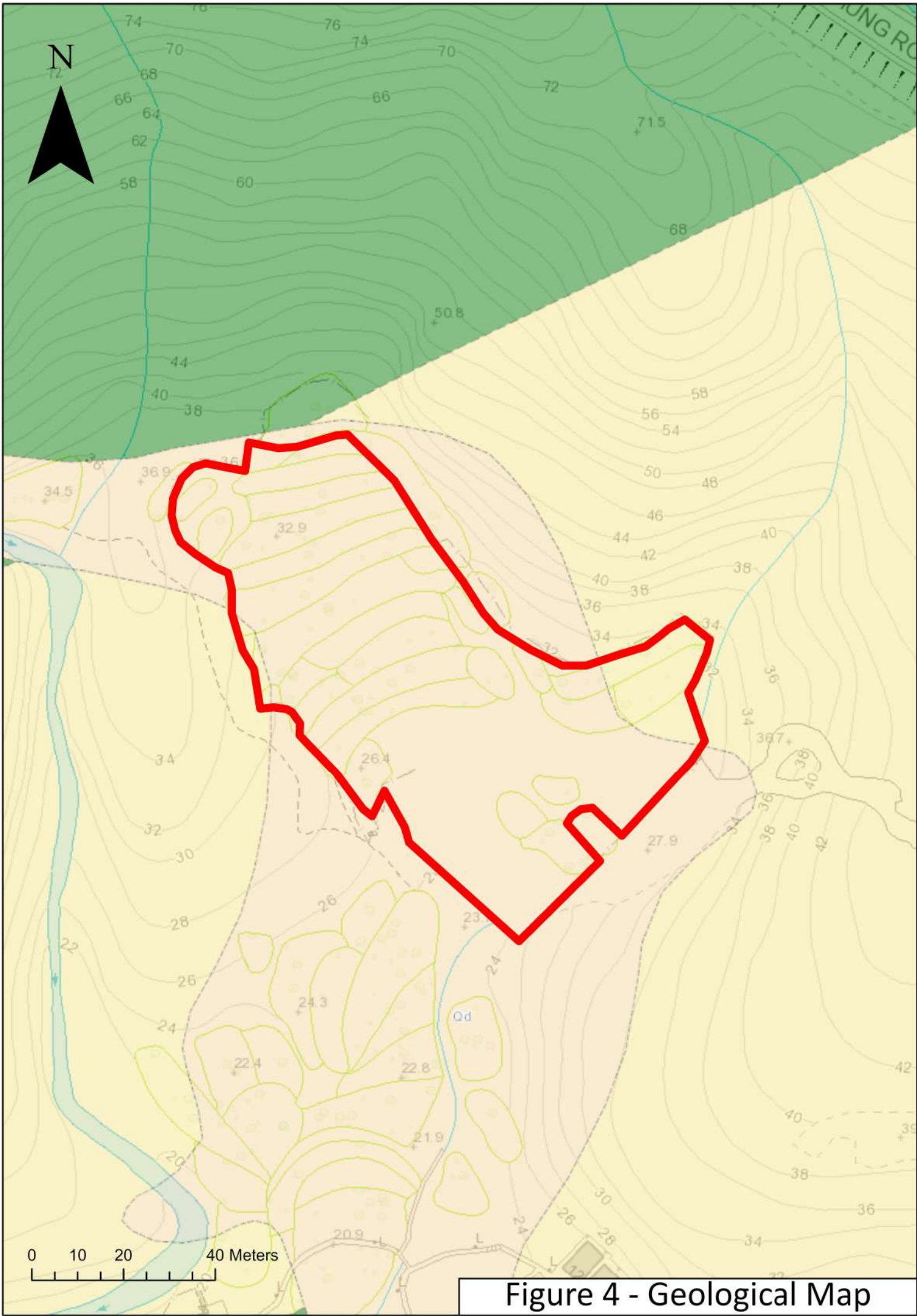


Figure 4 - Geological Map

Legend

Approximate Extent of Application Site

Approximate Extent of Application Site

Superficial Geology

- elm - Marine mud
- HHH - Undivided; mainly dark grey marine mud
- ms - Marine sand
- msb - Sand banks
- mss - Sand sheets; channel infill
- PCK - Undivided; clay, silt, sand and gravel
- Qa - Alluvium
- Qam - Estuarine deposits
- Qams - Estuarine mud and sand
- Qat - Terraced alluvium
- Qb - Beach deposits - Sand
- Qbb - Beach deposits - Cobbles and boulders
- Qbr - Beach deposits - Beach rock
- Qbs - Back shore deposits - Sand or gravel
- QCK - Alluvium; some estuarine and marine deposits
- Qct - Channel and transgressive deposits
- Qd - Debris flow deposits
- Qdr - Slide deposits
- Qdt - Mixed debris flow and talus deposits
- QHH - Marine mud
- Qi - Estuarine deposits
- Qmm - Marine mud
- Qms - Marine sand
- Qpa - Terraced alluvium
- Qpd - Debris flow deposits
- Qrb - Raised beach deposits - Sand
- QSW - Estuarine and marine deposits
- Qt - Talus (rockfall) deposits
- tbm - Marine mud

Solid Geology

- Cmp - Metasiltstone, metasandstone; graphite-bearing
- Cts - Undivided, metasandstone with metaconglomerate and phyllite
- DBH - Sandstone and Siltstone
- EPC - Undivided, dark grey thinly bedded siltstone and dolomitic siltstone with mudstone
- JAC - Fine ash vitric tuff
- JCB - Undivided, mainly trachydacite and rhyolite lava
- JHI - Undivided, mainly fine ash tuff
- JLC - Undivided, mainly tuffite
- JLH - Coarse ash crystal tuff
- JLT - Rhyolite lava and tuff
- JMD - Coarse ash crystal tuff
- JMK - Undivided, mainly tuffaceous mudstone, siltstone and breccia
- JNM - Undivided, mainly fine ash vitric welded tuff with lapilli tuff
- JSK - Undivided, dacite lava with tuff, sandstone and siltstone
- JSM - Fine ash to coarse ash tuffs, tuff-breccia and tuffite
- JSS - Undivided, mainly eutaxite
- JTC - Mudstone and siltstone
- JTM - Coarse ash crystal tuff
- JTS - Sandstone, siltstone and mudstone with conglomerate and tuff
- JTU - Andesite with tuff and tuffite
- JYT - Coarse ash crystal tuff
- Jcs - Eutaxite
- Jln - Tuffite and tuff
- Jmw - Trachydacite lava
- Jnl - Crystal and vitric tuff
- Jpk - Siltstone, tuffite and tuff
- Jsl - Tuff-breccia
- Jsp - Lapilli-ash crystal tuff

- Jtt - Eutaxite
- KKO - Calcareous breccia with conglomerate and coarse sandstone
- KPI - Conglomerate and coarse sandstone with siltstone
- KPS - Sanstone and siltstone with conglomerate; tuffaceous conglomerate and sandstone at its base
- PTH - Mudstone, siltstone and sandstone
- a - Andesite or Andesite lava
- ap - Aplite
- as - Aegirine-bearing siltstone with dolomitic siltstone
- at - Altered tuff and sedimentary rock
- az - Zeolite-bearing siltstone with aegirine-bearing siltstone
- b - Basalt
- bbt - Block-bearing tuff
- br - Sedimentary breccia
- bt - Block-bearing tuff and tuffite
- ca - Coarse ash tuff
- cat - Coarse ash tuff
- cg - Conglomerate
- cs - Chert
- d - Dacite
- dz - Dolomitic siltstone with calcareous siltstone
- e - Eutaxite
- fa - Fine ash tuff
- gc - Coarse-grained granite, > 6mm
- gd - Granodiorite
- gdf - Fine-grained granodiorite, < 2mm
- gdm - Medium-grained granodiorite, 2-6mm
- gf - Fine-grained granite, < 2mm
- gfg - Greisenised fine-grained granite
- gfm - Fine- to medium-grained granite
- gm - Medium-grained granite, 2-6mm
- gr - Graphite schist or graphite bed
- l - Lamprophyre
- lq - Quartz latite
- lt - Lapilli tuff
- m - Mudstone
- mq - Quartz monzonite
- p - Pegmatite
- pQ - Undifferentiated solid geology (offshore)
- q - Quartz vein
- qz - Quartzite
- r - Rhyolite lava
- rdf - Feldsparphyric rhyodacite
- rf - Feldsparphyric rhyolite
- rn - Rhyolite lava
- rq - Quartzphyric rhyolite
- s - Sandstone
- sl - Siltstone
- sls - Siltstone with sandstone
- sm - Siltstone and dolomitic siltstone with mudstone
- sqf - Fine-grained quartz syenite, < 2mm
- sqm - Medium-grained quartz syenite, 2-6mm
- ssl - Sandstone and siltstone
- t - Undifferentiated Tuff and tuffite
- ta - Trachyte lava
- tb - Tuff-breccia
- tbp - Tuff-breccia and pyroclastic breccia
- tq - Quartz trachyte
- tt - Tuffite
- ug - Microgranite
- v - Vent material
- vt - Vitric crystal tuff

APPENDIX

Appendix A

Photographs



Photo A

General view of site entrance at southeast of the Site, looking northwest



Photo B

General view of the eastern portion of the Site, looking northwest



Photo C

General view of middle portion of the Site, looking northwest



Photo D

General view of middle portion of the Site, looking southwest



Photo E

General view of southern portion of the Site, looking south



Photo F

General view of northern portion of the Site, looking east



Photo G

General view of northern end of the Site, looking east



Photo H

General view of southern end of the Site, looking west

Appendix F

Types of Pavilions





才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/ A/SLC/185

Our Ref.: 24/840/L04

October 15, 2024

Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point
Hong Kong

By Email

Dear Sir/Madam,

Proposed Temporary Holiday Camp for a Period of 5 Years in "Green Belt" ("GB") zone at Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories

(Application No. A/SLC/185)

We would like to submit the Replacement Page (page 7) of the Response to Comments table that we submitted to the Town Planning Board (TPB) dated 10.10.2024 and update the para. 5.11 (page 10) of the supplementary planning statement that we submitted to the Town Planning Board (TPB) dated 12.6.2024 for the captioned application for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

Lo Ming Kong

Encl.

c.c. Hong Kong Network for the Promotion of Inclusive Society Limited (the Applicant)

[REDACTED]

Departmental Comments	Responses
(ii) Under para. 5.11, it is mentioned that during weekdays, the proposed development would serve as a day camp, whereas at weekends, visitors in form of individuals would stay overnight. Please clarify if visitors could also stay overnight during weekdays while the proposed development could also serve as a day camp during weekends.	The Applicant clarifies that both Day camp and Tent Camp will occur during weekdays, weekends and public holidays. Please refer to the replacement page (page 10) of the supplementary planning statement.
(iii) Please advise if the total of 3 staff for the operation of the proposed development would stay overnight.	Staff roster will be arranged based on the operational needs. The no. of staff to stay overnight will be adjusted in accordance to the number of tent campers stay overnight.
(iv) Noting from para. 5.12 that there will be no parking and loading/unloading (L/UL) space provided, please elaborate on how the campsite can be operated without these facilities and please confirm if there is any vehicular access to the site.	There is no vehicular access to the site. Since there are many different kinds of camping styles (such as tent camping, backpacking/hiking camping, survival camping, etc.), many campsites can operate without parking and loading/unloading space provided.
(v) It is mentioned under para. 5.14 that sewage is collected by septic tank and soakaway pit system, which have already been installed. Please advise on how the residue is being collected from the septic tank to prevent overflow, in particular if there is no vehicular access to the site upon confirmation in (iv).	Please refer to our response to EPD above.
(vi) Please elaborate on the fresh water supply and electricity provision for the proposed development.	There is existing electricity provision within the Application Site. At present, the Applicant is applying for fresh water supply from WSD.
(vii) Please clarify whether cooking and/or barbecue activities are allowed at the proposed development and if relevant facilities would be provided. If affirmative, what are the ways to minimise potential environmental impacts due to these activities.	There will be no cooking and/or barbecue activities within the Application Site.
(viii) Please provide reference of pavilions to be placed at the seating out areas as mentioned in para. 5.03 of the planning statement.	Please refer to Appendix F on the examples of pavilion for reference.

Site Operations

- 5.11 The Proposed Development is proposed to operate 24 hours from Mondays to Sundays, including public holidays with a mandatory 'visit-by-appointment' system on a 'first-come-first-served' basis to serve the members of the Applicant as well as the general public. The proposed maximum visitor holding capacity for weekdays and weekends/public holidays are 30 to 40. A total of three staff are expected to run the whole operation.

Traffic Arrangement

- 5.12 The Application Site can be accessed via a track to the east of the Application Site leading from South Lantau Road. Within a 250m radius catchment from the Application Site, public bus stops (Nos. 1, 2, 4, 11, 11A, 23, A35 and N35) are available. The visitors can take the public bus from the "Tung Chung Town Centre Station" or "Mui Wo Ferry Pier Station" to "Upper Cheung Sha Village Station". After that, the visitors can walk for 10 minutes to the Application Site.
- 5.13 There will be no parking and loading/unloading space provided within the Application Site and no traffic will be generated. The Proposed Development will not induce any adverse traffic impact.

Drainage and Sewage Facilities

- 5.14 Surface channels will be provided where appropriate along the boundary of the Application Site to collect and divert surface runoff away from the Application site taking into consideration that the site coverage is about 12.9% only, natural penetration will be considered where appropriate. Details of the drainage proposal will be submitted to the relevant Government departments upon receipt of planning approval.
- 5.15 There is no public toilet in the vicinity. Sewage is collected by septic tank and soakaway pit system, which have already been installed for the previous holiday camp use before. The septic tank and soakaway pit system are similar to the normal one used by village houses for treatment and placed near the metre room.

Landscape Proposal

- 5.16 There are 32 existing trees, mainly *Endospermum chinense* and *Mangifera indica*, distributed in the Application Site and 18 of them are located at the 'Free Tent Camping Area'. The Proposed Development layout has been strategically designed to avoid disturbance to the existing trees. The construction of the Proposed Development will not change the existing terrain. All trees will be retained to ensure that the ecological environment will not be affected.
- 5.17 The Applicant will plant 9 new trees at the northern, eastern and southern boundaries (see **Figure 6**). Accompanied by the existing trees, they can provide peripheral screen planting to enhance the natural beauty of the Application Site and provide shading to the campers. The proposed tree species is *Ficus Microcarpa*. The proposed tree height is about 3m when first planted in the ground. 3m to 4m spacing is proposed for sustainable tree growth. A pond (about 55 square meters) is provided at the southwest of the Application Site for irrigation.

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Town Planning Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use;
- (b) an application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration;
- (d) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (e) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided;
- (f) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, road and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

Previous s.16 Applications covering the Application Site
on South Lantau Coast Outline Zoning Plan

Rejected Application

Application No.	Proposed Use(s)/Development(s)	Zonings	Date of Consideration	Decision	Rejection Reasons
A/SLT/35	Nineteen 3-storey Detached Houses with Ancillary Facilities	“GB”	9.7.1993	Rejected on review	(1) - (3)

Rejection Reasons:

- (1) Not in line with the planning intention.
- (2) Incompatible with the natural environment and rural setting of the area.
- (3) Setting of undesirable precedent.

Withdrawn Applications

Application No.	Proposed Use(s)/Development(s)	Zonings	Date of Withdrawal
A/SLC/152	Proposed Tent Camping Ground and Place of Recreation, Sports or Culture (Hobby Farm)	“GB”	3.12.2018
A/SLC/182	Proposed Temporary Holiday Camp for a Period of 5 Years	“GB”	11.12.2023

Similar s.16 Application within “Green Belt” (“GB”) zone
on the South Lantau Coast Outline Zoning Plan

Approved Application

Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC)	Approval Condition(s)
A/SLC/183	Temporary Holiday Camp with Ancillary Facilities for a Period of 7 Years and Associated Excavation of Land (Septic Tank)	8.12.2023	(1) - (3)

Approval Condition(s):

- (1) Submission and implementation of a fire service installations and water supplies proposal for firefighting.
- (2) Submission and implementation of a drainage proposal.
- (3) Submission and implementation of a landscape proposal.

Recommended Advisory Clauses

1. to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that:
 - (a) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), “hotel” and “guesthouse” mean any premises whose occupier, proprietor or tenant holds out that, to the extent of his available accommodation, he will provide sleeping accommodation at a fee for any person presenting 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);
 - (b) 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.
 - (c) if the mode of operation falls within the definition of “hotel” or “guesthouse” under the HAGAO or “club” under the CuSPO, a license under the HAGAO or a Certificate of Compliance under the CuSPO must be obtained before operation respectively. Whether the mode of operation of a campsite falls within the ambit of the HAGAO and/ or CuPSO depends on the actual circumstances of each case; and
 - (d) for any structure which constitutes 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 Lands Department when making an application under the HAGAO and/ or CuPSO.

2. to note the comments of the Chief Building Surveyor/ New Territories East (1) and Licensing Section, Building Department (BD) that the applicant's attention is drawn to the followings:

- (a) 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 Building Ordinance (BO) and should not be designated for any approved use under the captioned application;
- (b) before any new building works are to be carried out on the application site, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- (c) for UBW erected on lease land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
- (d) 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 purpose are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (e) in connection with (b) 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 the Building (Planning) Regulations (B(P)R) respectively;
- (f) 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
- (g) 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 sustainable building design guidelines and drainage works for septic tanks and toilets, etc. will be formulated at the formal building plan submission stage.

3. to note the comments of the District Lands Officer/ Islands, Lands Department (LandsD) that:

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

4. to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that in general, 3m to 4m spacing is not sufficient for sustainable tree growth of *Ficus microcarpa* as this tree species has large canopy in its mature size. Applicant should adjust the spacing to ensure healthy tree growth of the proposed *Ficus* species. Furthermore, approval of the s.16 application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to approach relevant authority/ government department(s) directly to obtain the necessary approval on tree works;

5. to note the comments of the Director of Fire Services that:

- (a) in consideration of the design/ nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed

FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:

- (i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.
- (b) however, the applicant is reminded that if the proposed structures are 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.
- (c) based on the submitted FSI proposal, please note the following comments:
- (i) The total gross floor area of the site shall be clearly stated on plan;
 - (ii) One additional 68kg dry chemical fire extinguisher is required for every 1000m² of accommodation area within the site;
 - (iii) Directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter No. 5/2008; and
 - (iv) The separation distance between each structure shall be clearly indicated on plan, structures on the same site are regarded as adjoining structures if they are less than 1.8 m apart.
6. to note the comments of the Commissioner for Transport that the proposed temporary holiday camp is situated within Lantau closed roads in which applications for Lantau Closed Road Permits are required for vehicular access. All staff/ visitors/ campers are advised to take public transport services, including bus, ferry and taxi. The applicant is reminded that visitors driving their own cars to the holiday camp would not be issued with Lantau Closed Road Permits.
7. to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department that the applicant is reminded of the commitment to obtain consents from owners of adjacent relevant land/lots prior to commencement of the proposed drainage works outside the subject site and to maintain the completed drainage works to the satisfaction of relevant Government departments, and to clear the vegetation at the existing watercourse to which the surface runoff of the subject site would be discharged into.

8. to note the comments of the Director of Environmental Protection that:

- (a) it is noted that to minimise potential environmental nuisance to nearby residents, no public announcement system, portable loudspeaker or any form of audio amplification system would be allowed within the application site. Notwithstanding, the applicant is reminded that the future operator of the proposed development should comply with the Noise Control Ordinance (Cap. 400), and to observe the requirement of Section 13 if loudspeaker or broadcasting system is to be used;
- (b) the applicant is reminded again to implement appropriate mitigation measures to minimize the potential water quality impacts during the construction and operation phase; and
- (c) the applicant is reminded to review the unit flow factor when reviewing the calculation during the detailed design stage.

9. to note the comments of the Director of Electrical and Mechanical that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2024-07-13 星期六 18:58:58
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Objection to planning application A/SLC/185
Attachment: 2024.07.13 Planning Objection ASLC185.pdf

Dear Sirs,

I attach an objection to the captioned application. There are 36 signatories, listed on the final page of the objection.

Could you please confirm receipt.

Regards,
Robert

OBJECTION TO PLANNING APPLICATION A/SLC/185

CONTENTS

	Pages
I Executive Summary	2-3
II Breach of Town Planning Board Guidelines and abuse of due process	4-10
III Detailed Objections to the Application	11-21
IV Signatories to this objection	22

13 July 2024

I. Executive Summary

We bought our houses or became tenants here in Cheung Sha Upper Village in the belief that the peaceful green environment would continue to be protected by the Green Belt designation of the land immediately adjoining the village environs.

General Presumption Against Development

The Planning Intention for Green Belt is clear – “there is a general presumption against development within this zone.” Thus, it is incumbent on the project proponent to demonstrate in detail how adverse impacts of any development will be avoided. However, this is not the case.

Disturbance to Wildlife

Our Green Belt preserves natural habitat for Lantau’s treasured wildlife. The Applicant has not established a baseline of existing species and how they might be protected. Wholesale clearance of the site (see “Damage to the Environment” below) in 2018 has already destroyed the natural habitat. We are concerned that Barking Deer who still visit the stream nearby will be frightened off by increased levels of human activity.

Conflict with nearby residences

The proposed development aims to attract holiday campers and to promote various activities throughout the year. Such development will inevitably generate noise, lights at night and other nuisance inappropriate for its location close to residential areas in Cheung Sha Upper Village.

The Pre-Existing Environment was destroyed in 2018

The Applicant’s Planning Statement asserts (5.16) “All (32) trees will be retained to ensure that the ecological environment will not be affected.” The Statement ignores that the site was largely cleared in 2018 of trees and natural vegetation. The Applicant also states that no “excavation of land” will result from the proposal (Application Form No. S16-1, Part 9). However, in 2018, the site was subject to extensive land formation, including slope cutting and the excavation of two large ponds adjacent to the site. The clearance and land formation significantly degraded the green environment, left large unprotected slopes outside the site boundary and left open scars on the hillside which are visible from afar. This is a classic example of ‘developing first, applying later’.

Pedestrian Access is by Unauthorised Track Carved out on Government Land

Para 2.05 of the Planning Statement states that the site “is accessible via a track to the east of the Application Site leading from South Lantau Road.” In fact, this “track” is unauthorised, appears to be on Government land (the District Land Office posted warning notices to this effect), and was carved out in 2018, to accommodate vehicles/diggers necessary to clear and form the site. This unauthorised excavation has left a broad scar through existing well-wooded hill slopes within the Green Belt, which the Green Belt is designed to protect.

Abuse of Due Process

The history of unauthorised site clearance and land formation in 2018, prior to the submission of this application, demonstrates a flagrant abuse of due process, with the Applicant claiming that the development proposal has no impact on excavation of land, environment, drainage, slopes, the landscape, tree felling or visual aspects (Part 9 of the Application, Form No. S16-1).

Detail

Our objections are further explained in parts II and III below under two broad headings:

- Breach of the Town Planning Board Guidelines and abuse of due process
- Detailed Objections to the ‘Temporary Holiday Camp’ proposal

Conclusion

In conclusion, the application is without merit. It ignores that extensive land clearance, formation and excavation of ponds had already taken place in 2018 with substantial adverse environmental impact. The proposed land use is not consistent with its Green Belt or agricultural land status. The site is close to residential areas and its operation would conflict with them. The ancillary buildings and facilities proposed conflict with the presumption against development. The unauthorised access track resulted in the destruction of woodland, slopes and a grotesque visual scar, on Government land.

The Applicant seeks planning permission after unauthorised clearance and land formation in 2018 - “destroying first, applying later”. We respectfully submit that the Town Planning Board should not approve these destructive proposals, and should staunchly protect the environment, the Green Belt, and the residents in the area.

We urge the Town Planning Board to reject the application A/SLC/185.

II. Breach of Town Planning Board Guidelines and abuse of due process

... The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse impact on the surrounding environment (para 4.08, Supplementary Planning Statement, A/SLC/182)

The Application is based on the site as is in 2024. However, the site has history.

In 2018 similar applications for planning permission for a “hobby farm” on this site were made: A/SLC/151 modified by A/SLC/152. The latter was subsequently withdrawn before the Board considered it. An application similar to the current one, A/SLC/182 was made in 2023, but again was withdrawn before the Board considered it.

The site in 2018, immediately before the 2018 applications noted above, was in an extensive area of natural vegetation. Preparation of the site prior to the 2018 applications involved:

1. Wholesale unauthorised clearance of the natural vegetation and trees on the site
2. Unauthorised creation of an access road
3. Examples of wholesale unauthorised clearance of the natural vegetation and trees, and site formation

These three points are elaborated below. They demonstrate a classic example of ‘development first, approval later’ - a flagrant abuse of due process.

1. Wholesale unauthorised clearance of the natural vegetation and trees on site

Image 1



Image 1: The approximate location of the proposed development is ringed. This shows clearly that, prior to the clearance of the site in 2018, the site was indistinguishable from the area of wooded natural vegetation which still surrounds it.

Image 2



Image 2 shows the devastation that then, in 2018, took place within the proposed development, in the Green Belt, as well as the proximity of the site to our dwellings in Cheung Sha Upper Village.

2. Unauthorised creation of an access road

Image 3



Image 4



Images 3 and 4, taken in 2018, show the scar of the unauthorised road, further extensive clearance of natural vegetation, and how it cuts into the slopes by the site, in land designated as Green Belt.

3. Examples of wholesale unauthorised clearance of the natural vegetation and trees, and site formation

Image 5



Image 6



Images 5 and 6 illustrate how site works - tree clearance, slope cutting and extensive land formation - took place in 2018 in anticipation of the then applications. The wooded area at the top of both images is what this area was like before clearance.

Examples of wholesale unauthorised clearance of the natural vegetation and trees, and site formation (cont.)

Image 7



Image 8



Image 9



Image 10



Image 11



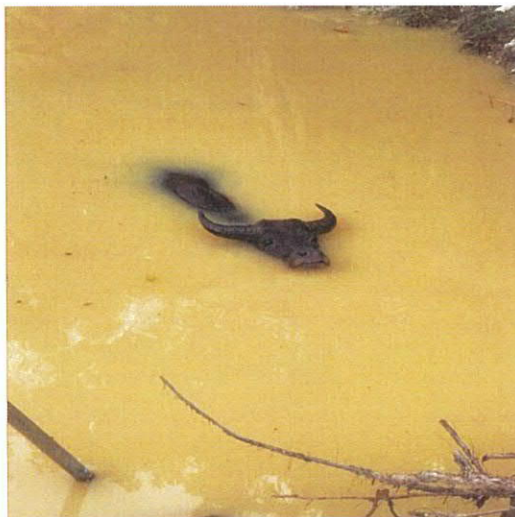
Images 7 to 11 further demonstrate the extent of the unauthorised works and land formation that took place in 2018 - five vehicles on site in June 2018. Images 8 and 10 show the extent of slope cutting at the edge of the site.

**Examples of wholesale unauthorised clearance of the natural vegetation and trees,
and site formation (cont.)**

Image 12



Image 13



Images 12 and 13 are of ponds excavated in 2018, outside the area under application. These ponds were not properly fenced off and presented a danger to children who may play in the area. Image 13 - fortunately it was a cow rather than a child that strayed into the pond. A child might not have escaped unharmed. There are still two unprotected ponds in this vicinity, albeit the shape and extent is different. The application is silent on this, which is outside the site boundary.

Breach of Town Planning Board Guidelines and abuse of due process

Our comments

This is a classic case of “developing first and seeking approval later”, creating a clean slate as the basis for the application *after* substantive damage has already been done to the environment.

On this basis the application can assert:

“In order to avoid any unnecessary human disturbance to the existing natural environment, the layout and construction of the Proposed Development will respect the existing terrain. All the existing trees will be retained to ensure that the ecological environment will not be affected.” (Planning Statement, 5.08)

In view of the history of this site, with unauthorised wholesale clearance of trees and vegetation, and land formation, this commitment is meaningless. It is a blatant abuse of process and should not be accepted by the Town Planning Board.

We submit that on these grounds alone the application should be rejected.

III. Detailed Objections to the Application

We have numerous concerns about the application, based on our experience of the development and the “on and off” operation of the site as a holiday camp over the last six years.

We are dismayed at the visual deterioration in the environment, and greatly concerned that we will be adversely affected by noise, pedestrian traffic, light at night (the site will operate 24 hours a day, 7 days a week), and various other environmental issues arising from this development.

Our specific concerns are:

1. The proposed development is incompatible with the residential environment of Cheung Sha Upper Village and is contrary to the ‘general presumption against development’ within Green Belt.
2. There is no authorised access to the site.
3. There is no emergency vehicular access to the site.
4. Campers trespass on private land for access.
5. A drainage study is necessary to avoid consequential adverse impact to be borne in the wetland downstream.
6. ‘Justifications’ in the Planning Statement do not stand scrutiny.
7. The Applicant has not demonstrated reasonable steps to obtain owners consent/notification.
8. Is this the thin end of the wedge with the ultimate aim of developing the site by further changing its land use status?

These concerns are explained further in the following pages.

1. The proposed development is incompatible with the residential environment of Cheung Sha Upper Village and is contrary to the 'general presumption against development' within Green Belt

According to our understanding, permitted Green Belt uses are categorised as Column 1 (Uses always permitted) and Column 2 (Uses that may be permitted with or without conditions on application to the Town Planning Board). Table 3 in part 5 of the Planning Statement include the following proposed facilities:

Office/Visitor Centre	42m2	3m height	1 storey
Storeroom	42m2	3m height	1 storey
Washroom	11m2	3m height	1 storey
Meter Room	2m2	3m height	1 storey
Seating out Areas	219m2	3m height	1 storey
Stage with Cover	21m2	6m height	1 storey
Rain Shelter	147m2	6m height	1 storey
Rain Shelter	80m2	6m height	1 storey
6 Tents with raised Platform	216m2	4m height	1 storey
(6m x 6m wooden Platform)			
Free tent camping area	-	-	-

General

If there is any development here it should be minimal to fit in with the environment. Within this, the free tent camping area would appear the most suitable, with minimal necessary supporting facilities. The other uses are generally incompatible with the quiet rural setting of a Green Belt area closely adjacent to Cheung Sha Upper Village.

Given the general presumption against development within the Green Belt, the proposed 36sqm permanent tents proposed by the applicant are quite inappropriate for the environment.

Visual Impact

There is no justification for any of the structures to be higher than a normal one storey building. For comparison a three-storey village house is capped at about 2.75 meters per floor. The visual intrusion of structures of 3, 4 and 6 meters high is wholly inappropriate.

Noise

The proposed facilities, in particular the covered 'seating out areas', the 'stage with cover' and the two covered 'rain shelters', would promote a noisy environment within the camp - over the past five years we, residents in Cheung Sha Upper Village, have from time to time been subjected to noisy music from the operation of the current facilities. We know too well how much noise can be generated by holidaymakers in Cheung Sha Lower Village, with loud music clearly audible at various times through the year. The proposed 'Holiday Camp' is much closer to us than Cheung Sha Lower Village. During the past few years, we suffered enough such nuisances while the "Holiday Camp" was being operated under permitted temporary usage of its land grant.

We note the commitment in the application to restrict the numbers to 40 and the activity hours to 6am to 10pm. We do not believe these will be enforced in practice, and we expect to be subjected to loud music from time to time as has been the case over the last five years.

Light Pollution

The development will generate light pollution. This is already the case, with bright lights disturbing the dark environment even when the camp is not occupied.

Conclusion

Given the Planning Intention of a 'general presumption against development within' Green Belt, this application does not provide sufficient reasons for the proposed use as Holiday Camp. The potential uses are not clearly explained, and the negative impact on the tranquil environment within the Green Belt are clear.

2. There is no authorised access to the site

Figure 3 of the Planning Statement illustrates a 'Pedestrian Route to the Application Site'. But this Route is unauthorised and has been cut through the Green Belt creating devastation on the alignment of the path.

Image 14



Image 14 shows that the District Lands Office erected concrete bollards to prevent access to the excavated road. The accompanying District Lands Office notice states clearly:

GOVERNMENT LAND
No Occupation, Dumping
Excavation and Cultivation
Offenders will be Prosecuted

Conclusion

From this, we can conclude that the 'Existing track' is not authorised, should be closed and land reinstatement should be enforced.

3. There is no emergency vehicular access to the site

There is no emergency vehicular access (EVA) to the site. The question of culpability and responsibility would no doubt be raised if an accident occurred on the site and timely emergency assistance could not be provided. Given the proposed nature and the round-the-clock as well as round-the year operation of the development, it would be irresponsible to allow such an operation to proceed without ensuring that EVA is provided.

4. Campers trespass on private land for access

During the past five years of temporary operation, prospective campers have often got lost in finding their way to the camp, and have even pushed through gated private land in their frustration. This trespass is unacceptable and had led to occasional altercations between campers and residents in the past.

With the planned full-time operation, we anticipate increased conflict between eager campers and local interests, including trespass through gated private property.

5. A drainage study is necessary to avoid consequential adverse impact to be borne in the wetland downstream

The area occupied by the proposed development site and its surrounds, which have been the subject of site clearance, site formation, pond excavation and drainage excavation should have been the subject of a drainage study. This whole area lies above the village wetland, and has always acted as a sponge for heavy rain, absorbing and then releasing rain water into the wetland below over time.

After the site and pond formation, and the implementation of a single drainage channel to carry the water run-off, the drainage system lost its sponge capacity, with a far more immediate run-off, with the threat of flooding of the wetland below. This complex system deserves and needs a formal professional study to assess what is needed.

Image 15



Image 15 shows how a crude drainage channel was cut in 2018 from the lower excavated pond, allowing storm water to run unimpeded into the wetland below.

Image 16

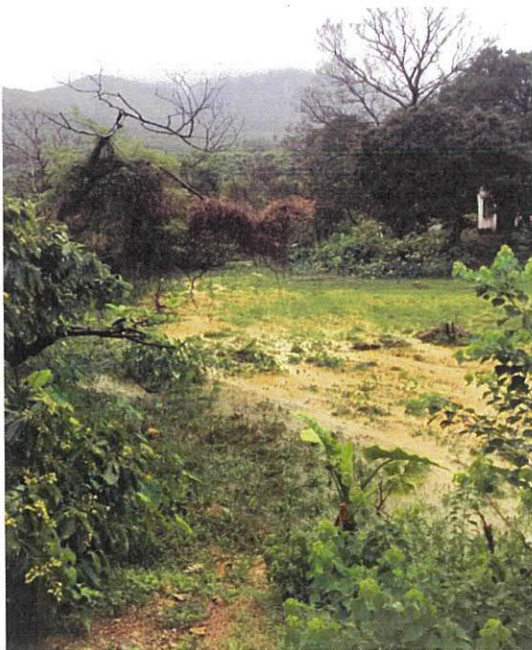


Image 16 illustrates flooding in the wetland below the site after heavy rain.

6. 'Justifications' in the Planning Statement do not stand scrutiny

Government Policy Objectives

The Planning Statement quotes various Government policies in support. But the proposed development is in breach of basic planning criteria. The earlier green environment has been totally destroyed, and the proposed activities are incompatible with the residential nature of Cheung Sha Upper Village.

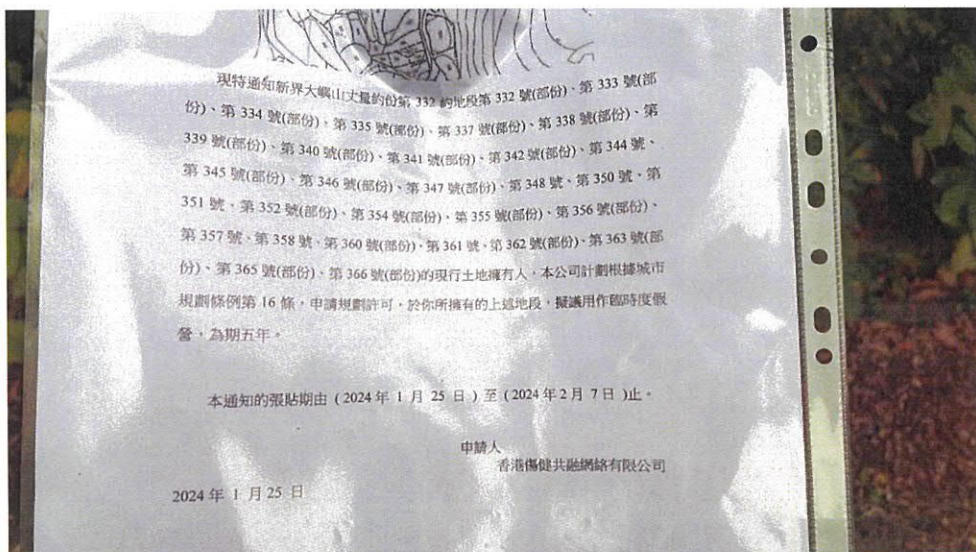
'Similar' Applications approved within Green Belt Zone/Lantau Island

The application claims that five similar applications have been approved by the Board over the past couple of years. We have been unable to find copy of these applications on the Town Planning Board website. We note however that the first three relate to Cheung Chau, Yuen Long and Sai Kung, and the fifth to "NE". The fourth relates to Cheung Sha Lower Village. We submit that the environments of each of these may not be similar to the quiet rural environment pertaining in Cheung Sha Upper Village. The proposed use of land is in direct and substantial conflict with the residential areas nearby.

7. The Applicant has not demonstrated reasonable steps to obtain owners consent/notification.

In section 4(b) of the Application Form, the applicant certifies that he has taken “reasonable steps to obtain consent of or given notice to owners” concerning the proposal, inter alia by posting notice on 25 May 2024 in a prominent position on or near application site/premises.

We think this refers to the notice copied below, dated 25 January 2024. This notice was posted on a lamppost near the beginning of the Pedestrian Route to the site. If this is the only effort made to contact the owners it surely does not meet a “reasonable steps” threshold?



8. Is this the thin end of the wedge with the ultimate aim of developing the site by further changing its land use status?

We are concerned that the proposal may become the thin end of the wedge – that is, if approved, the site may become the focus of further applications for development over time, each application moving further and further from the original intention of preserving the site's status within Green Belt designation. We note that a previous application concerning this site, A/SLC/35, for nineteen 3-storey Detached Houses with Ancillary Facilities, was rejected upon review (9.7.1993).

IV. Signatories to this objection:
Owners or tenants in Cheung Sha Upper Village



Kendra EVANS and Andrew EVANS

Jaspreet and Amit KOWLI

Alice C.L. EDINGER and Antony Keith RUSSELL

Jennifer HEDGES and Scott THOMSON

Amor PAYO and Tim DAVIES

Tom FOLINSBEE

Sarah and Gareth INGHAM

Mario and Melanie Masarap RIVERA

Zoe and Simon O'REILLY

Eva Lisa Enebro and Benjamin Stuart GRANT

Ernst Georg Tillmann SCHMOLL

Wynand WESSELS and Natanya BRAND

Martin Nadeem HARDY

Shericole and Sebastien ILHE

Enikö CSEKE and Jeff KLAIBER

Dr. YU Wai Cho and Ann Mary TAM

Katie Lisa JANSSENS and Robert William ILLSTON

Alice TAI and Robert FOOTMAN

Carmen and King TANG

From: [REDACTED]
Sent: 2024-07-19 星期五 17:31:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 強烈反對規劃申請編號 A/SLC/185
Attachment: 強烈反對規劃申請編號 A-SLC-185.pdf; 附件一_反對 A_SLC_182
的改劃申請_2023.09.29.pdf

致：城規會秘書處
由：守護大嶼聯盟
日：2024.07.19

有關：強烈反對規劃申請編號 A/SLC/185 擬在大嶼山長沙大嶼山丈量約份第 332 約多個地段和
毗連政府土地的綠化地帶擬議臨時度假營(5 年)



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/185 擬在大嶼山長沙大嶼山丈量約份第 332 約多個地段和毗連政府土地的綠化地帶 擬議臨時度假營(5 年)

申請人曾自 2018 年開始至今先後就上述地點擬議作議臨時帳幕營地及康體文娛場所（休閒農場）(3 年) 及臨時度假營(5 年)分別提出今 4 次申請，申請編號包括：A/SLC/151(不是一項有效申請), A/SLC/152(主動撤回), A/SLC/182(主動撤回), A/SLC/185(今次申請)。

守護大嶼聯盟(下稿聯盟)就 A/SLC/152 及 A/SLC/182 的申請已向城規會提出強烈反對意見，主要原因是該地點及發展項目早於 2017 年底已進行先破壞、再營運、後申請的情況，聯盟曾與多個政府部門前往視察，發現有關項目不但違規土地規劃用途的限制，更加佔用了官地、削坡、挖土等違規行為，礙於當時有關土地未被納入受規管範圍，因此，規劃署未能採取執管行動。

聯盟在疫情期間亦曾前往視察，發覺被項目仍在無牌、違規的情況下繼續營運，今次有關項目透過香港傷健共融網絡有限公司作為申請人提出申請，可能希望以該公司業務性質以加強獲批的機會。

聯盟請委員注意，根據城市規劃委員會於 2011 年 7 月 4 日公布杜絕「先破壞、後建設」情況的措施，當時城規會發言人指出：「城規會決心保護鄉郊及天然環境，不會容忍任何蓄意破壞鄉郊及天然環境的行動，企圖使城規會對有關土地上的其後發展給予從寬考慮。」新措施說明「如申請改劃用途地帶或規劃許可的土地涉及非法填土／填塘等違例發展，就該違例發展是否濫用規劃程序的調查完成前，城規會不會對該申請作出決定。此外，如規劃監督就涉及規劃申請的土地已進行執行管制行動，及已根據城市規劃條例發出「恢復原狀通知書」，城規會將根據「恢復原狀通知書」所規定的土地復修後的狀況考慮該項申請。城規會在考慮有關申請時，不會將根據「恢復原狀通知書」所規定的土地復修後的狀況視為一項規劃增益。」基於上述杜絕「先破壞、後建設」情況的措施，規劃署應發出「恢復原狀通知書」，先將有關土地復原。

雖然李家超特首在施政報告提出研究使用南大嶼 300 公頃綠化地帶進行康樂用途，聯盟發現規劃署在這政策方向下往往會對有關申請開綠燈，但這項目一旦通過，就完全推翻 2011 年 7 月 4 日的行政指引，做成極壞先例。

有關該項目的破壞情況及聯盟反對的理由，請見 2023.09.29 的意見信(附件一)，並重申聯盟強烈反對 A/SLC/185 的規劃申請。

守護大嶼聯盟謹啟
2024.07.19



守護大嶼聯盟

SAVE LANTAU ALLIANCE

致：城規會秘書處

有關：反對規劃申請編號 A/SLC/182 擬議將綠化地帶改作臨時度假營（為期 5 年）

守護大嶼聯盟強烈反強上述改規申請，理由如下：

1. 上述申請屬「先破壞、後建設」的申請。

城規會於 2018 年 7 月 12 日收到有關申請(A/SLC/152)，守護大嶼聯盟於 2018 年 8 月 4 日前往視察，發現申請地點已被開發，原有的植被、樹木全數被砍伐，山坡被削、天然河溪被破壞、挖塘儲水、地貌全改、佔用官地疑作非法發愁道路等問題。



在長沙金灣海岸後的一段政府土地被發墾了一條闊約兩米的山徑，估計是方便運送物料。地政處已豎立 4 支石柱及官地的告示牌



被開墾的山徑除斬樹外，政府鋪設的引水渠都被破壞，影響疏水系統

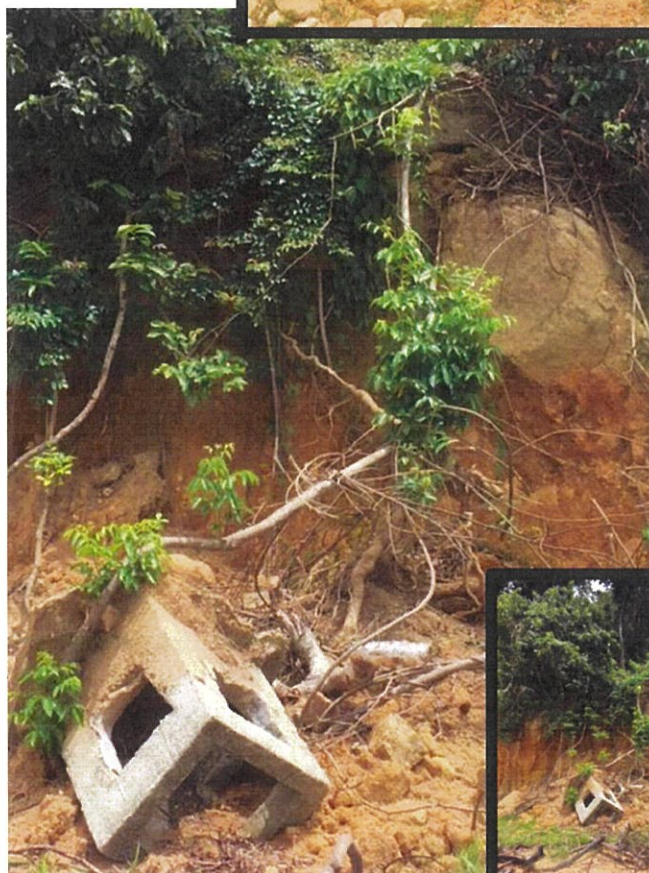


嚴重削坡，挖出的泥土可能用作平整土地之用，完全破壞原有地貌，亦做成山泥傾瀉的潛在危險。

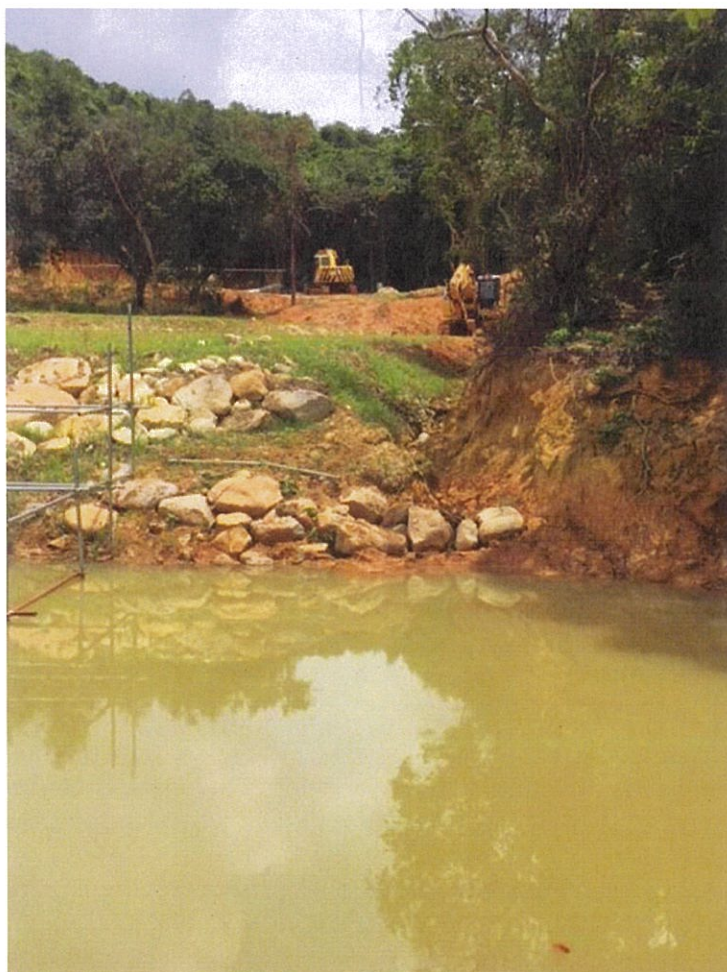
削坡破壞多條引水渠道



削坡破壞多條引水渠道



挖塘儲水，改變河道，水質污染



平整土地 改變地貌



根據城市規劃委員會於 2011 年 7 月 4 日公布杜絕「先破壞、後建設」情況的措施，當時城規會發言人指出：「城規會決心保護鄉郊及天然環境，不會容忍任何蓄意破壞鄉郊及天然環境的行動，企圖使城規會對有關土地上的其後發展給予從寬考慮。」新措施說明「如申請改劃用途地帶或規劃許可的土地涉及非法填土／填塘等違例發展，就該違例發展是否濫用規劃程序的調查完成前，城規會不會對該申請作出決定。此外，如規劃監督就涉及規劃申請的土地已進行執行管制行動，及已根據城市規劃條例發出「恢復原狀通知書」，城規會將根據「恢復原狀通知書」所規定的土地復修後的狀況考慮該項申請。城規會在考慮有關申請時，不會將根據「恢復原狀通知書」所規定的土地復修後的狀況視為一項規劃增益。」基於上述杜絕「先破壞、後建設」情況的措施，規劃署應發出「恢復原狀通知書」，先將有關土地復原。

2. 申請地點範圍被規劃為「綠化地帶」，其規劃意向主要是劃定發展區的界限；保護現有草木茂生的山坡和其他天然景物；以及提供土地興建供當地居民和遊客消閒的靜態康樂場地。根據一般推定，此地帶不宜進行發展。雖然申請項目「帳幕營地」屬第一欄經精準許用途，但申請人破壞原有的生境，違反「保護現有草木茂生的山坡和其他天然景物」的規劃意向。
3. 有關申請在申請延期後，撤回申請，卻在沒有城規會的批准下繼續經營。



根據 Google Map, 申請範圍過去一直是草木茂生的山坡

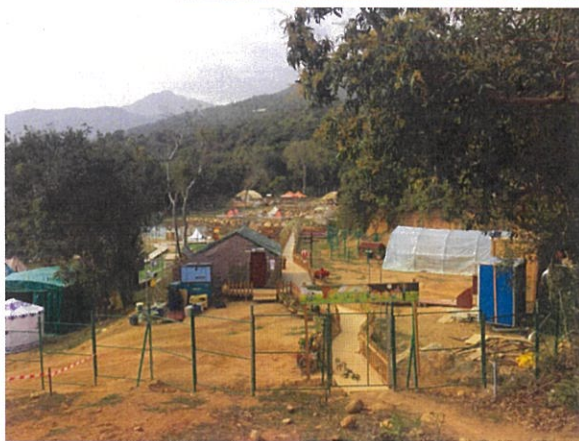
4. 情況持續惡化



攝於_2019.08.16



攝於 2020.01.22



攝於_2020.07.16



攝於 2023.09.26



5. 申請地點完全沒有適當的污水處理，營友需要的煮食、沖衣、個人衛生等問題都未能按現時的建議減少對環境的污染。聯盟請委員注意，該處所下流乃長沙泳灘，該帶水質尚算良好，若有關項目獲批，有關污水的排放有機會影響長沙泳灘的水質。
6. 對該帶的居民做成滋擾。聯盟曾向附近居民查詢有關項目發展的意見，居民一般的意見都是反對，認為參加者在寧靜的環境的歡樂氣氛下，聲浪難免影響居民，而且人多出入，擔心對該帶治安有所影響。
7. 申請人在圖上顯示前往該營地的主要通道，屬於政府土地，已自行開發做成梯級，地政處雖有顯示不准佔用的告示牌，但部份都被拆除。
8. 申請人自行將周邊的斜坡削去，雖然屋宇署經視察後認為沒有即時危險，但在連場大雨下可能有沙土鬆脫的危險。
9. 是項申請屬「先破壞後申請」的個案，若城規會批准有關改劃申請，必成為不良先例，令公眾仿效，鄉郊環境不保。

基於以上原因，守護大嶼聯盟強烈反對上述申請編號的改劃申請。

守護大嶼聯盟

2023.09.29

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



17th July, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp for a Period of 5 Years
(A/SLC/185)

1. We refer to the captioned.
2. We urge the Board to investigate the history and status of the site.
3. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, *'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.'* This is documented in a government press release entitled *'Town Planning Board adopts approaches to deter "destroy first, build later" activities'*¹.
4. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.
5. The planning intention of this Green Belt (GB) zone is: *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

6. We urge the Board to investigate whether the captioned is in line with the planning intention of the GB zone, and we urge the Board to seriously consider the potential cumulative impact of approving this application on the GB zone.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

4

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

240719-154706-07333

提交限期**Deadline for submission:**

19/07/2024

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

19/07/2024 15:47:06

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

A/SLC/185

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

女士 Ms. Jennifer Ann Quinton

意見詳情**Details of the Comment :**

Dear Sir or Madam I wish to oppose this application as it is a case of 'destroy first and apply later'. This site has been developed since 2017 and many trees have been cut down and slopes have been cut away and eroded causing environmental destruction. It has violated the green belt zoning. Approval should not be granted due to this fact. The holiday camp on the site is still running and apparently the applicant of A/SLC/185 changed to Hong Kong Network for the Promotion of Inclusive Society Limited.

Best regards

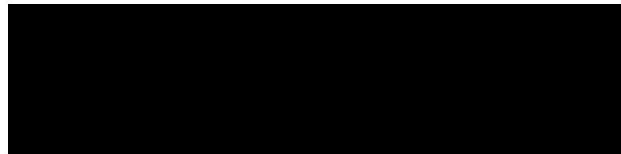
Jenny Quinton

Seg 1 5



世界自然基金會
香港分會

WWF-Hong Kong



6 November 2024

Chairman and members

Town Planning Board

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



Dear Sir/Madam,

**Re: Proposed Temporary Holiday Camp for a Period of 5 Years on "Green Belt" in
Cheung Sha in Lantau Island (A/SLC/185)**

WWF would like to lodge objection to the captioned.

Not in line with the planning intention of the "Green Belt" zone

According to the Schedule of Uses of the approved South Lantau Coast OZP (No. S/SLC/21), the planning intention of the "Green Belt" ("GB") zone is *"to primarily to define the limits of development areas, to preserve existing well-wooded hillslopes and other natural features, as well as to provide passive recreational outlets. There is a presumption against development in this zone."* We consider the proposed land use as a holiday camp will cause loss of woodland of the concerned "GB" as a result that is not complied with the planning intention and ruined the natural landscape and scenic quality of the area. Indeed, the subject site is now paved with structures emerged. (Please see Figure 1)

An undesirable precedent of "Build first, apply later"

It is found that the subject site has been changed to a recreational farm "Trees Farm" (森林童話村) (Please refer to Annex 1) while there is no town planning approval of such land use at the application site including the access path in accordance with the Town Planning Board's portal. Approval of the captioned will set an undesirable precedent which encourages land owners or their tenants to adopt similar approach and cause further environmental destruction and create adverse impacts on the landscape residents and infrastructural provisions in the area.

together possible™

贊助人：中華人民共和國
香港特別行政區行政長官
李家超先生、大紫荊勳賢, SBS, PDSM
主席：白丹尼先生
行政總裁：黃碧茵女士

核數師：中審眾環（香港）會計師事務所有限公司
公司秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

Patron: The Honourable John Lee Ka-chiu, GBM, SBS, PDSM
The Chief Executive, Hong Kong Special Administrative Region
People's Republic of China
Chairman: Mr Daniel R Bradshaw
CEO: Ms Nicole Wong

Auditors: Mazars CPA Limited
Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然(香港)基金會 World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

We would be grateful if our comments could be considered by the Board and reject the captioned.

Yours faithfully,

Tobi Lau (Mr.)

Senior Manager, HK Biodiversity and Conservation Policy

Fig 1 Aerial view of the subject site (area within the red line) showing that the site was paved including the Government land parcel with emerged structures seen



Image source: Portal 3 of the Planning Department, HKSAR Government.

Captured social media posts of the recreational activities and fees provided by the Tree Farms that is located at the application site

鳳凰山下的森林童話村

瀏覽次數:16550

大嶼山長沙上村有個筍露地發佈於 2020.02.19

【鳳凰山下的森林童話村】放假最好就約親朋好友一同度假，好好享受人生。大嶼山的 Trees Farm · 森林童話村，兩日一夜每位平均只需 HK\$200 就可以享受酒店式服務式帳幕、頂級的皇族式蒙古別墅及印第安人營，讓你在不同的生活文化歡度假日。超過 5 萬平方呎的場地更有自家砌成的紅磚燒烤爐、冷熱沐浴設備、雪櫃、餐具等，十分方便！

露營區

酒店式服務露營：HK\$500/一晚

適合任何人士，尤其攜同小童及長者。因為專人為你安排優質床鋪、防寒被、枕頭、睡袋，準備充足，無需自行攜帶，方便極致！



皇族式蒙古別墅：HK\$700/一晚

Facebook 專頁 : Trees Farm·森林童話村,
<https://www.facebook.com/Trees-Farm-%E6%A3%AE%E6%9E%97%E7%AB%A5%E8%A9%B1%E6%9D%91-100430601389079/>

Information Source: <https://blog.ulifestyle.com.hk/article/campinglife/3878251>. Accessed on 5th Nov 2024.

The image is a screenshot of a Facebook post from the page 'Trees Farm · 森林童話村'. The post features a colorful graphic with a blue sky, palm trees, and a yellow bell. The text in the graphic reads: '大嶼山(長沙) 森林童話村 2024.6月 營地開放日期 每位 \$ 20'. Below this, a list of dates is provided: '1/6(星期六)', '8/6(星期六)', '15/6(星期六)', '22/6(星期六)', and '29/6(星期六)'. At the bottom of the graphic, it says 'WHATSAPP預約! 69367633'. The post also includes the text 'Happy Happy Camping' with emojis and 'Songs · My Happy Song Super Simple'.

Trees Farm · 森林童話村
Public

大嶼山(長沙)
森林童話村
2024.6月
營地開放日期
每位 \$ 20
1/6(星期六)
8/6(星期六)
15/6(星期六)
22/6(星期六)
29/6(星期六)
WHATSAPP預約!
69367633

Happy Happy Camping 🌴🍹🍹 Happy
Happy Camping 🍹🍹

Songs · My Happy Song Super Simple

Information Source: <https://www.facebook.com/reel/1498044374444449>. Accessed on 5th Nov 2024.

From: [REDACTED]
Sent: 2024-11-12 星期二 23:44:02
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: 強烈反對規劃申請編號 A/SLC/185

致：城規會秘書處
由：守護大嶼聯盟
日：2024.11.12

有關：強烈反對規劃申請編號A/SLC/185 擬在大嶼山長沙大嶼山丈量約份第 332 約多個地段和毗連政府土地的綠化地帶擬議臨時度假營(5 年)

知悉申請人在 2024.10.14 及 15 日提交補充資料, 守護大嶼聯盟維持 2024 年 7 月 19 日提交的反對意見, 反對是項申請.

[REDACTED] 於 2024 年 7 月 19 日 週五 下午 5:31 寫道：

致：城規會秘書處
由：守護大嶼聯盟
日：2024.07.19

有關：強烈反對規劃申請編號 A/SLC/185 擬在大嶼山長沙大嶼山丈量約份第 332 約多個地段和毗連政府土地的綠化地帶擬議臨時度假營(5 年)

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



12th November, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Holiday Camp for a Period of 5 Years
(A/SLC/185)

1. We refer to the captioned.
2. We urge the Board to investigate the history and status of the site.
3. We would also like to remind the current Town Planning Board that a spokesman for the Board has said, *'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.'* This is documented in a government press release entitled *'Town Planning Board adopts approaches to deter "destroy first, build later" activities'*¹.
4. We urge the current Board to understand (and can also appropriately implement) the stance as claimed by the aforementioned spokesman.
5. The planning intention of this Green Belt (GB) zone is: *'primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.'*

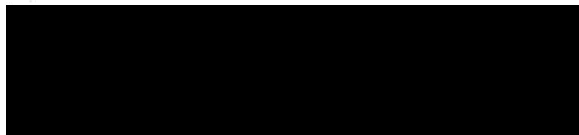
¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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

6. We urge the Board to investigate whether the captioned is in line with the planning intention of the GB zone, and we urge the Board to seriously consider the potential cumulative impact of approving this application on the GB zone.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden





長春社

Since 1968

The Conservancy Association

8

12th November 2024

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/185

The Conservancy Association (CA) OBJECTS to the captioned application.

1. 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 camping area/tent with raised platform, reception/office, washroom, activity area, etc., would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- Increasing human disturbance: Since the site would be operated 24 hours from Mondays to Sundays and public holidays, we worry that large number of visitors would keep on visiting the site, and thus various human disturbance would not be in temporary.
- 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. 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.



長春社 Since 1968

The Conservancy Association

- 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 applicant has attempted to address this.

2. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-4) since September 2019. 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 any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
The Conservancy Association

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

Figure 1-4 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”





長春社 Since 1968

The Conservancy Association



9

創建 Designing Hong Kong 香港 .com

12 November 2024
Chairman and Members
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
Fax: 2877 0245;
Email: tpbpd@pland.gov.hk

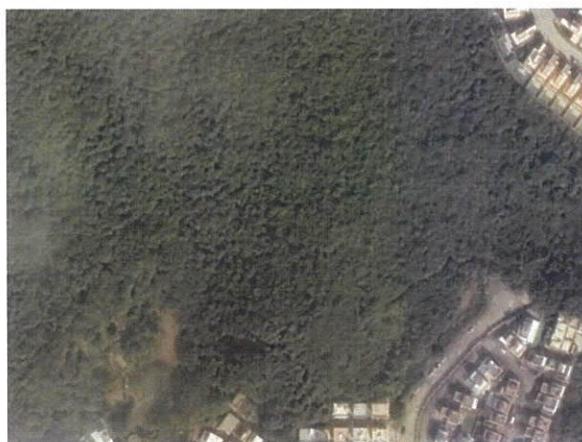


Proposed Temporary Holiday Camp for a Period of 5 Years (Application No. A/SLC/185)

Dear Chairman and Members,

Designing Hong Kong Limited **objects** the captioned for the following reasons:

- The proposed area is zoned as "**Green Belt (GB)**". The planning intention of this zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. **There is a general presumption against development within this zone.**
- According to the planning statement, the applicant claims that the site is on and off used for a holiday camp. From the Google Earth's aerial image, the proposed site has been cleared and operated as a campsite since 2018 without any previous planning approval .



January 2017



September 2018



創建 Designing Hong Kong 香港 .com



November 2020



August 2022



February 2024

- It should be noted that the applicant mentioned the application site rely on a track to the east of the site leading from South Lantau Road to access to the site. However, according to our regular site visit to South Lantau and conversation with relevant Government Departments since 2019, we suspected that the track formed by unauthorised vegetation clearance back in 2018 and 2019. Government Land signage and concrete pole were set up to stop those illegal actions.



創建 Designing Hong Kong 香港 .com



- As mentioned above, we concern the Town Planning Board may be rewarding an **"Destroy First, Development Later" practice** and **unauthorized development** here through the approval of captioned application and give a wrong message to other applicants or developers across the territory.
- The approval of the application would set an undesirable precedent for other applications within the "Green Belt (GB)" zone, and lead to a general degradation of the natural and rural environment of the area.

Here we submit our concerns for your consideration.

Yours,
Designing Hong Kong Limited



From: [REDACTED]
Sent: 2024-11-11 星期一 02:52:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/SLC/185 332L Cheung Sha GB

Dear TPB Members,

Luckily the application was deferred so my rejected submission can now be recorded.

Mary Mulvihill

From: tpbpd <tpbpd@pland.gov.hk>
To: [REDACTED]
Date: Thursday, 8 August 2024 3:16 PM HKT
Subject: Re: A/SLC/185 332L Cheung Sha GB

Dear Mary,

I acknowledge receipt of your email dated 3.8.2024 regarding the above subject.

(Mandolin SIT)

Town Planning Board Secretariat

From: [REDACTED]
Sent: Saturday, August 3, 2024 3:43 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/SLC/185 332L Cheung Sha GB

Dear Mandolin,

This is outrageous as the problems with Microsoft were worldwide and well documented. Submissions you received on that date were most probably from persons using Apple computers.

YOU ARE EFFECTIVELY CALLING ME A LIAR. MY COMPUTER WAS FROZEN AND I COULD NOT SEND OUT EMAIL ON THIS OR MY OTHER EMAIL ACCOUNTS.

THE ISSUE WAS WITH THE MICROSYSTEM I AM USING NOT THE COMPUTERS ON YOUR END.

I had successfully sent TPB a number of emails in the early hours of that morning but had not completed the text on this application so I left it until the evening when I got home from the office but then found that I could not even copy and paste or use emails. This is why I left a voicemail as there was no other way to communicate with you.

Considering the way that the government manipulates its own regulations, your righteous response is astonishing.

Mary

From: tpbpd <tpbpd@pland.gov.hk>
To: [REDACTED]
Date: Friday, 2 August 2024 4:55 PM HKT
Subject: Re: A/SLC/185 332L Cheung Sha GB

Dear Mary,

I refer to your phone voice message of 19.7.2024 stating that you could not submit comments on Planning Application No. A/SLC/185 (the Application) due to your computer's problem, and emails of 20.7.2024 and 21.7.2024 providing comments on the Application.

According to the Town Planning Board Guideline No. 30C on Publication of Applications for Planning Permission and Review and Submission of Comments on Applications under the Town Planning Ordinance (the Ordinance), members of the general public could submit comments on applications by hand, post, fax, e-mail and online form via Town Planning Board (TPB)'s website. Any comment must be made within the statutory time limit for submission. Comments which are made after the expiration of the statutory time limits shall be treated as not having been made.

Pursuant to section 16(2D) of the Ordinance, the Application was published during the first 3 weeks of the public inspection period from 28.6.2024 to 19.7.2024. According to our

record, no abnormalities were found in TPB's transmission systems on 19.7.2024, including fax, e-mail and online form via TPB's website. On the same date, the TPB Secretariat received a number of comments on planning applications (including those on the Application) through TPB website's online form. As such, the 3-week statutory comment period for the Application would not be extended and your comments on the Application received by the TPB Secretariat on 20.7.2024 and 21.7.2024 could not be considered as valid public comments.

(Mandolin SIT)

Town Planning Board Secretariat

From: [REDACTED]
Sent: Sunday, July 21, 2024 12:29 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/SLC/185 332L Cheung Sha GB

Dear TPB Members,

I have now managed to retrieve notes saved while experiencing outage problems:

*Philip So & Associates Ltd. was appointed to carry out Geotechnical Planning Review Report (GPRR) for the premises at Lot Nos. 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part) and Adjoining Government Land in DD332L, Cheung Sha, Lantau Island, New Territories This GPRR is **made based on desk study and review of available documentary information** and proposed development plan. The geology and site conditions are described. Potential geotechnical constraints are identified in the assessment.*

SO THIS STUDY IS BASED N DOCUMENTS NOT SITE VISITS AND INCLUDES MATERIALS THAT RELATE TO CONDITIONS ON THE SITE PRIOR TO THE MORE EXTENSIVE AND RECENT EXCAVATION ON THE SITE

4.2 Impacts from the Proposed Works to the Natural Hillside As mentioned in Section 3.2 and 3.3, the ENTLI has recorded a no relict or recent landslide and no HLC catchment within the Site. The natural hillside (NH1) (as shown in Figure 3 and Photos A, B, C and

F) surrounds from north to east of the application site has an angular elevation more than 20° from the application site (see Figures 3A and 3B). The angular elevation is above the 'Alert Criteria' of 20° with respect to the concerned natural hillside according to the GEO Report No. 138 (2 nd Edition). In addition, the natural hillside (NH2) located at southwest of the application site may affect by the proposed development (as shown in Figure 3). Thus, further study of the natural hillsides is required.

AGAIN BASED ON DATA PRE THE MORE RECENT EXCAVATION OF SLOPES

Fig 2 shows that the entire site has been stripped of vegetation and replaced with cut slopes.

Applicants own images indicate significant excavation and disturbance to the natural landscape.

Again members must question the impact on the local landscape, both visual and physical.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Saturday, 20 July 2024 3:21 PM HKT
Subject: A/SLC/185 332L Cheung Sha GB

BECAUSE MY COMPUTER HAS MICROSOFT LICENCE, IT WAS IMPACTED BY THE OUTAGE YESTERDAY. I COULD NOT OPEN FILES, COPY AND PASTE AND ALL MY EMAIL FUNCTIONS WERE SUSPENDED. AFTER A LOT OF TIME SPENT TRYING TO FORWARD THE FOLLOWING I GAVE UP AROUND 10PM AND LEFT A MESSAGE ON TPB MAIL LINE TO THE EFFECT THAT I EXPECT DELAY IN SUBMISSIONS WILL BE TOLERATED BECAUSE OF THE CIRCUMSTANCES.

A/SLC/185

Lots 332 (part), 333(part), 334(part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 358, 360 (part), 361, 362 (part), 363 (part), 365 (part), and 366 (part)in D.D. 332L and Adjoining Government Land, Cheung Sha, Lantau Island

Site area: About 6,035sq.m Includes Government Land of about 300sq.m

Zoning: "Green Belt"

Applied development: Holiday Camp / 6 Fixed Tents / 8 Free Tents / 5 Years

Dear TPB Members,

Strong Objections as approval would reward extensive and ongoing excavation of slopes and the removal of an unrevealed number of trees. The Applicant's own images show that this is not a fringe site but at the core of a large GB. This is not a small site so stripping the trees and vegetation has deprived flora and fauna of an uninterrupted terrain to forage. Moreover, the destruction of habitat has been incremental, the original unapproved camp site was not as large as this expanded footprint.

The reference to retaining 32 existing trees is misleading, these are but the remaining fraction of the number of trees that originally covered the site. The previous camp site was not approved, was any action taken to force the operator to reinstate the site to its original form?

While the applicant, Hong Kong Network for the Promotion of Inclusive Society Limited, has been promoting the interests of the disabled and engages in many worthy events, one has to question if it is being used a front for the real operator. The NGO board is composed of members of the Jockey Club so it is dependent on funding from this source and this leaves it open to influence on the part of persons who have commercial not community interests in mind.

This site has no transport links, it is some distance from the road and public transport. It is not an appropriate site for recreational facilities for the disabled as there are no parking facilities. An establishment catering for the disabled must have access for emergency services. And while some disabled persons can make their own way there, it is only accessible to the more able bodied.

So is the intention to use access for the disabled as an excuse going forward to apply to have a road cut into the slopes and therefore open up the entire area for camping sites and effectively destroy both the appearance and function of the GB.

If the site is not intended to serve the focus of the applicant but rather function as an open to all venue, then why is it wasting its limited resources on this project? There should be strict supervision of organizations receiving HKJC and SWD funding that ensures that funds granted to it are used for the benefit of the sector of the community it purports to serve.

TPB members will certainly have to raise questions on this issue.

They should also question the veracity of the proposed number of visitors.

6 fixed and 8 free tents sites and 40 visitors are quoted. So why would 7 seating out areas with platforms and pavilions be required to accommodate a small number?

Object to the 5-year terms as this effectively allows almost 3 years for the operator to exploit the approved provisions without any supervision.

The application should be rejected and the previous operator forced to reinstate the site. This is in line with the Conservation principles proposed by the administration.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Mary Mulvihill