

### Responses to Departmental Comments

Departmental Comments	Responses
A	<p><b>Director of Environmental Protection Department [Email dated 19.7.2024]</b> <b>(Contact Person: Ms. CHEUNG Wai Yan, Louisa Tel: 2835 1103)</b></p>
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 <b>Authorized Person</b>.</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 <b>Appendix A</b>.</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 <b>Appendix A</b> for the estimated sewage flow.</p>

<b>Departmental Comments</b>		<b>Responses</b>
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>B</b>	<b>Director of Fire Services Department [Email dated 19.7.2024] (Contact Person: Mr. Yuen Tsz Fung Tel: 2733 7737)</b>	
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 <b>Appendix B</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><b>C</b></p>	<p><b>Chief Town Planner/Urban Design and Landscape, Planning Department [Email dated 23.7.2024] (Contact Person: Ms. TSUI Hiu Wai, Isabella Tel: 3565 3951)</b></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 <b>“The Proposed Development layout has been strategically designed to avoid disturbance to the existing trees”</b>, 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, <b>“There are 31 existing trees... distributed in the Application Site”</b> and <b>“The Applicant will plant 9 new trees”</b>, however in the Landscape Plan (Figure 6), there are <b>32</b> nos. of existing trees and <b>4</b> nos. of proposed trees. Please clarify the inconsistency in tree number.</p>	<p>A broad-brush tree survey is conducted and attached in <b>Appendix C</b>. 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 <b>Figure 6A</b>, 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: <b>“There are 30 existing trees... distributed in the Application Site...”</b> and <b>“The Applicant will plant 4 new trees”</b>.</p>

Departmental Comments	Responses
<p><b><u>Advisory Remarks to Applicant</u></b> 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>	<p>Noted.</p>
<b>D Chief Engineer/Hong Kong and Islands, Drainage Services Department [Email dated 23.7.2024] (Contact Person: Mr. WAN Chi Kin, Vincent Tel: 3101 2897)</b>	
<p>1. 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>	<p>Please refer to the Drainage Report in <b>Appendix D</b>.</p>

Departmental Comments	Responses
<p><b>E</b> <b>Commissioner for Transport, Transport Department [Email dated 24.7.2024]</b> <b>(Contact Person: Mr. WONG Wai Man, Raymond Tel: 2399 2227)</b></p>	
<p>Please note below our comments on the subject application:</p> <p><u>Traffic &amp; Survey Support Division</u></p> <p>(i) 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.</p> <p>(ii) The applicant shall advise the measure in preventing illegal parking by visitor to the subject site.</p> <p>(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.</p> <p><u>Transport Operations (NT) Division</u></p> <p>(iv) 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 &amp; Survey Support Division and Transport Operations (NT) Division of NT Regional Office of TD.</p>	<p>Noted.</p> <p>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.</p> <p>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).</p> <p>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.</p>

Departmental Comments	Responses
<p>F</p> <p><b>Head of Geotechnical Engineering Office, Civil Engineering and Development Department [Email dated 24.7.2024]</b> <b>(Contact Person: Ms. KO Wan Yee, Florence Tel: 2762 5362)</b></p>	
<p>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.</p>	<p>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 <b>Appendix E</b>.</p>
<p>G</p> <p><b>District Planning Officer/Sai Kung and Islands, Planning Department [Email dated 26.7.2024]</b> <b>(Contact Person: Mr. CHIU Sung Ngai, Adrian Tel: 2158 6056)</b></p>	
<p>1</p> <p>(i) Please note below our comments on the subject application:</p> <p>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 <b>general public</b>. 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?</p>	<p>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 <b>general public</b> 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.</p> <p>All visitors can share to use the facilities within the Application Site on a pre-booking basis.</p>

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 <b>Appendix F</b> on the examples of pavilion for reference.