

**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。

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## **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Hong Kong Network for the Promotion of Inclusive Society Limited (HKNPIS)( 香港傷健共融網絡)
<b>Proposed Use:</b>	Proposed Temporary Holiday Camp for a Period of 5 Years
<b>Existing Use:</b>	Holiday Camp
<b>Location</b>	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:</b>	Private land: about 5,735 square meters Government Land: about 300 square meters Total: about 6,035 square meters
<b>Lease</b>	Block Government Lease demised as agricultural use
<b>Statutory Plan:</b>	Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23
<b>Zoning:</b>	Green Belt (“GB”)
<b>TPB Guidelines:</b>	Application for Development within Green Belt Zone under Section 16 of the Town Planning Ordinance (TPB PG-No.10)
<b>Previous Application:</b>	A/SLC/182 – withdrawn by the Applicant on 11.12.2023

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## 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.



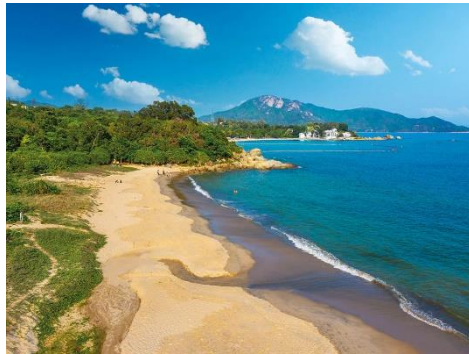
Photos of Existing Site Conditions

### 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**.

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### **3. LAND STATUS**

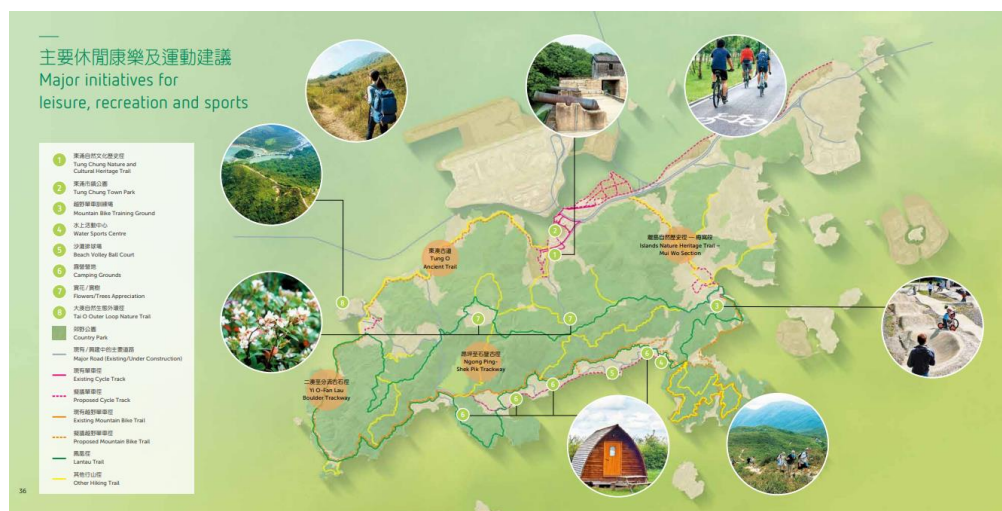
- 3.01 According to the Land Registry, the Application Site comprises Lots 332 (part), 333 (part), 334 (part), 335 (part), 337 (part), 338 (part), 339 (part), 340 (part), 341 (part), 342 (part), 344, 345 (part), 346 (part), 347 (part), 348, 350, 351, 352 (part), 354 (part), 355 (part), 356 (part), 357, 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.

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### 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**

<b>Application No.</b>	<b>Proposed Use</b>	<b>Date of Approval</b>
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

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## 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 780m<sup>2</sup>. 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 <sup>2</sup>
2. Gross Floor Area ("GFA")	About 780m <sup>2</sup>
3. Covered Area	About 780m <sup>2</sup>
4. Uncovered Area	About 5,255m <sup>2</sup>
5. Plot Ratio	About 0.129
6. Site Coverage	About 12.9%
7. No. of Structures	20 - 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 <sup>2</sup>	42m <sup>2</sup>	3m/ 1 storey
	Storeroom	1	42m <sup>2</sup>	42m <sup>2</sup>	3m/ 1 storey
	Washroom	1	11m <sup>2</sup>	11m <sup>2</sup>	3m/ 1 storey
	Meter Room	1	2m <sup>2</sup>	2m <sup>2</sup>	2m/ 1 storey
Activity Area	Seating out Areas	7	219 m <sup>2</sup>	219 m <sup>2</sup>	3m/ 1 storey
	Stage with Cover	1	21m <sup>2</sup>	21m <sup>2</sup>	6m/ 1 storey
	Rain Shelter	2	147m <sup>2</sup> + 80m <sup>2</sup> = 227m <sup>2</sup>	147m <sup>2</sup> + 80m <sup>2</sup> = 227m <sup>2</sup>	6m/ 1 storey
Camping Area	Tents with Raised Platform (6m x 6m wooden platform)	6	216m <sup>2</sup>	216m <sup>2</sup>	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.

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## 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.

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## **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.



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### **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.

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- 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 780m<sup>2</sup>. 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.

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## 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

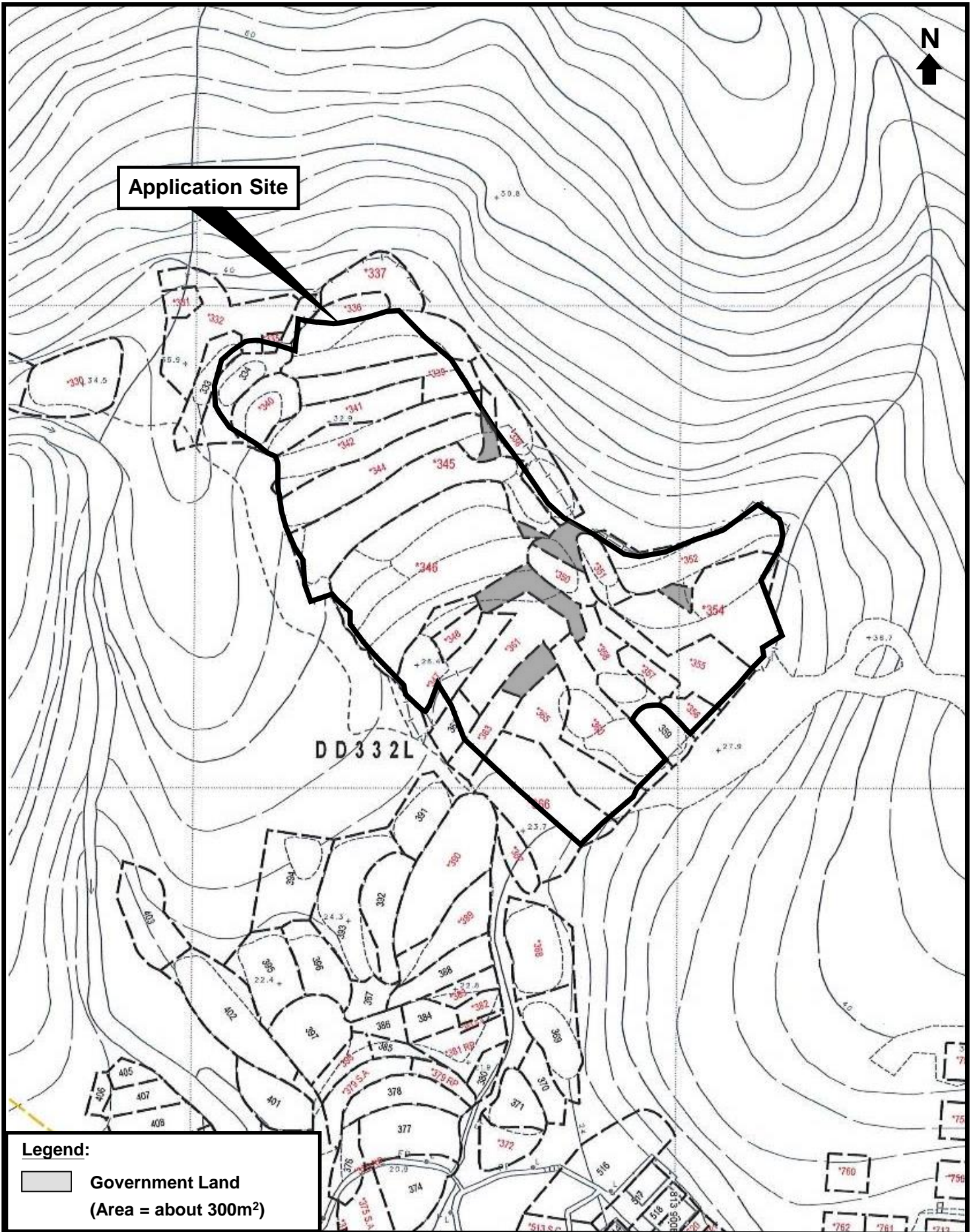
### Location Plan

Scale 1 : 10 000

### FIGURE 1

For Identification Purpose

Date: 14.2.2024



**Legend:**

Government Land  
(Area = about 300m<sup>2</sup>)

 **Top Bright Consultants Ltd.**

Extracted from Lot Index Plan  
No. 13-NE-5C

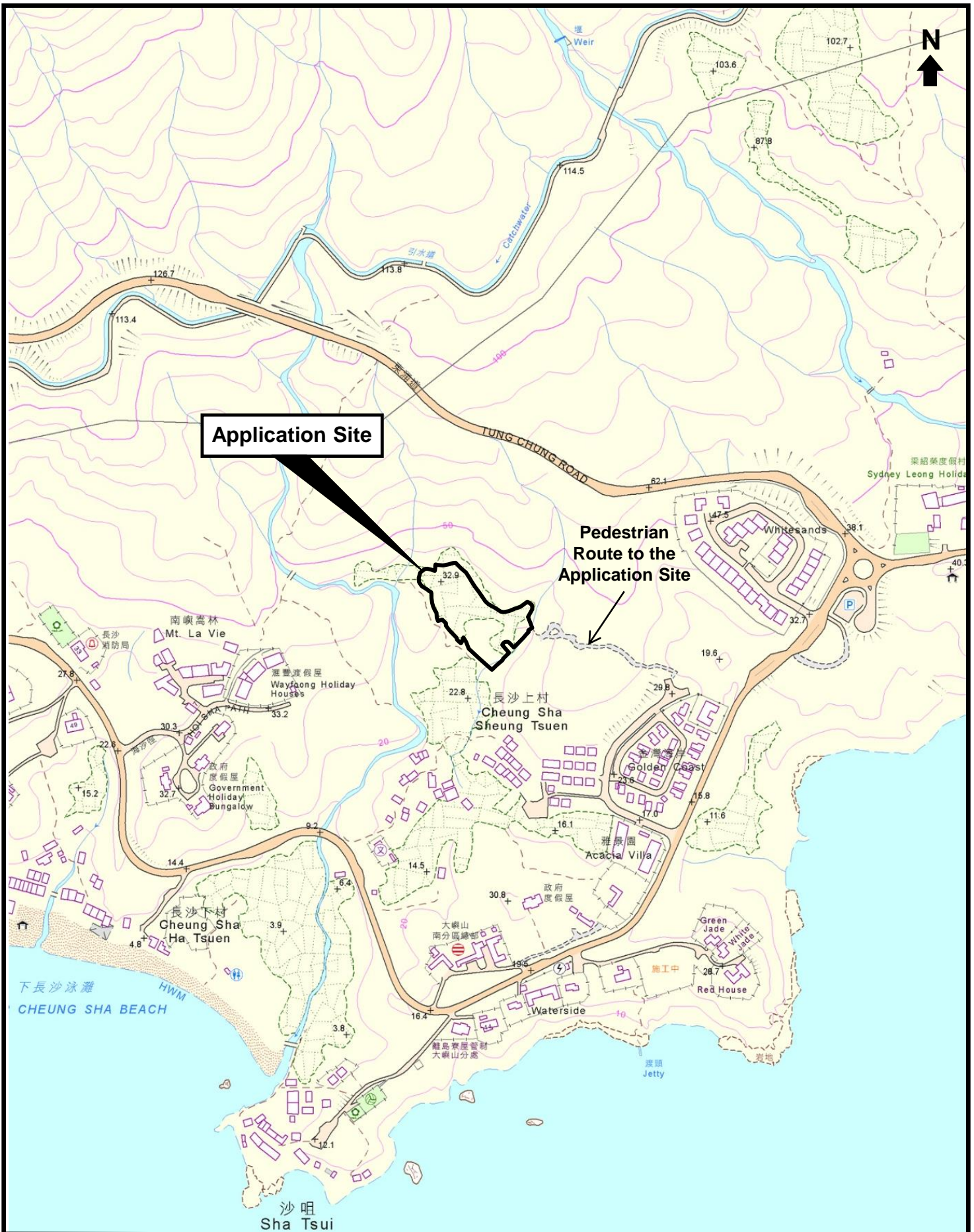
**Site Plan**

Scale 1 : 1 000

**FIGURE 2**

For Identification Purpose

Date: 14.2.2024



Top Bright Consultants Ltd.

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

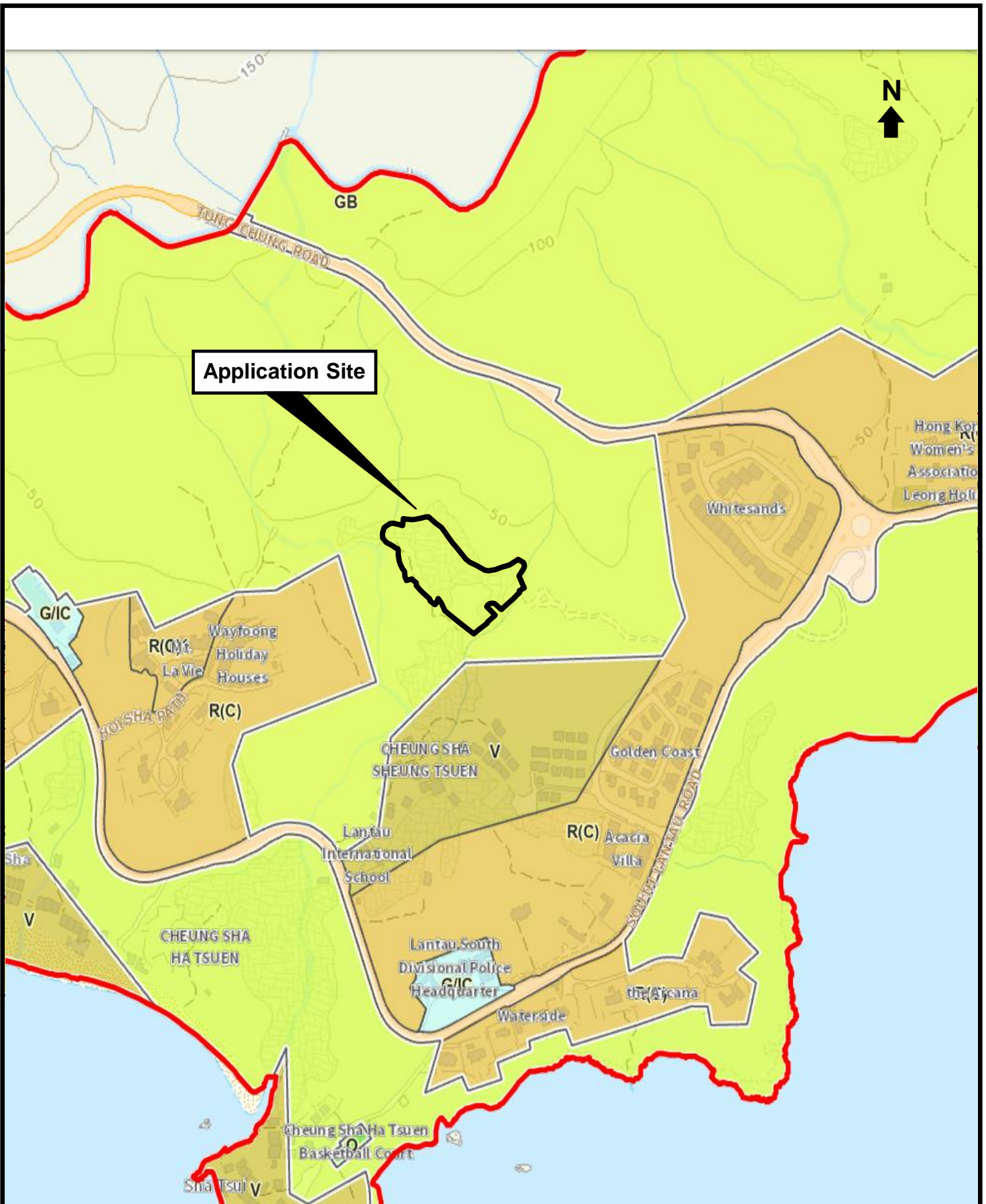
## Plan Showing the General Area

Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 14.2.2024



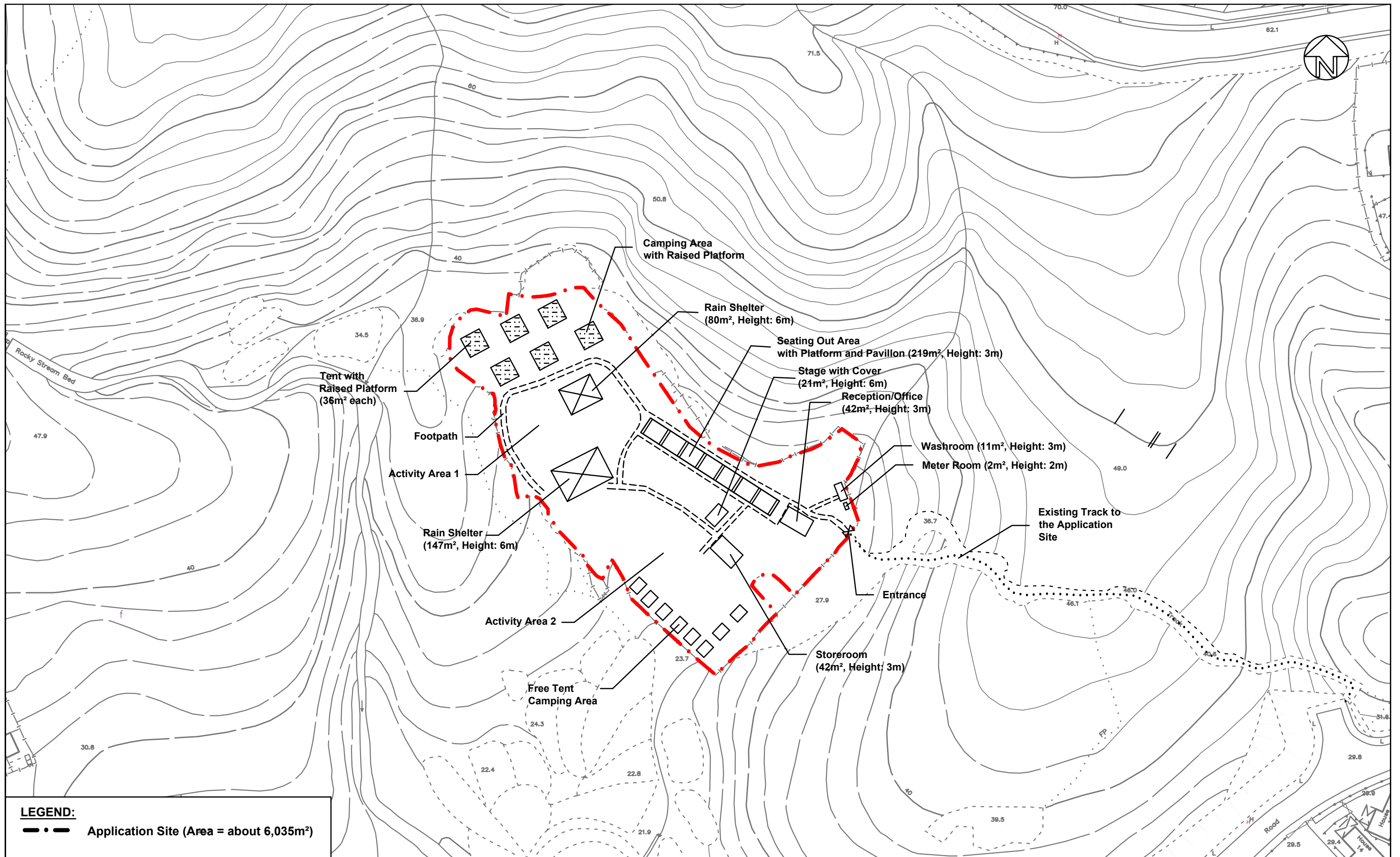
Extract from Approved South Lantau Coast Outline Zoning Plan No. S/SLC/23

**FIGURE 4**

For Identification Purpose

Date: 10.6.2024





**LEGEND:**  
 - - - Application Site (Area = about 6,035m<sup>2</sup>)



Top Bright Consultants Ltd.

Drawing No. :TB/24/800/05

### Layout Plan

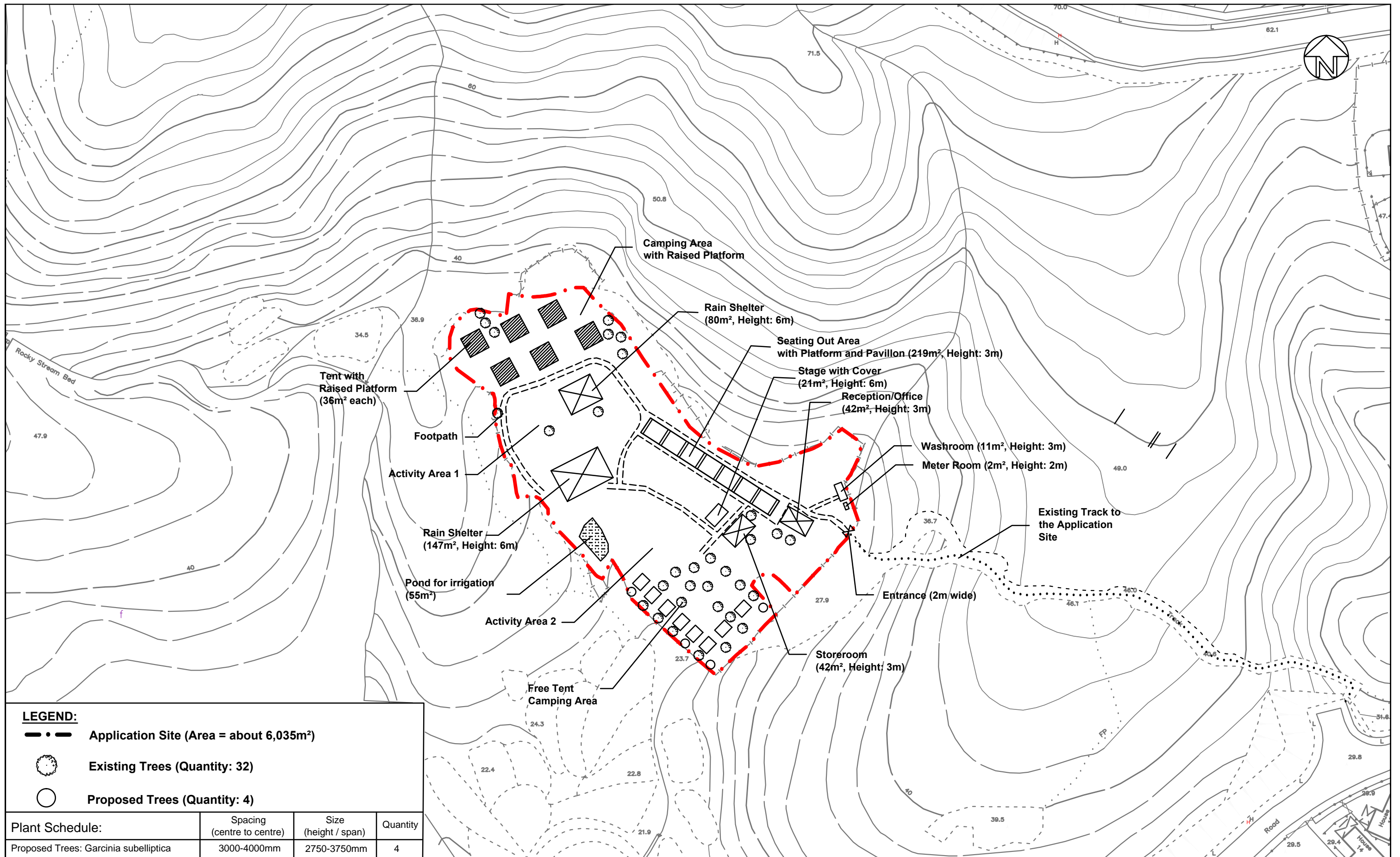
Various Lots in DD332L and Adjoining Government Land, Cheung Sha, Lantau Island

### FIGURE 5

FOR IDENTIFICATION PURPOSE


Date: 9.3.2024

Scale: 1 : 1 000 (A3)



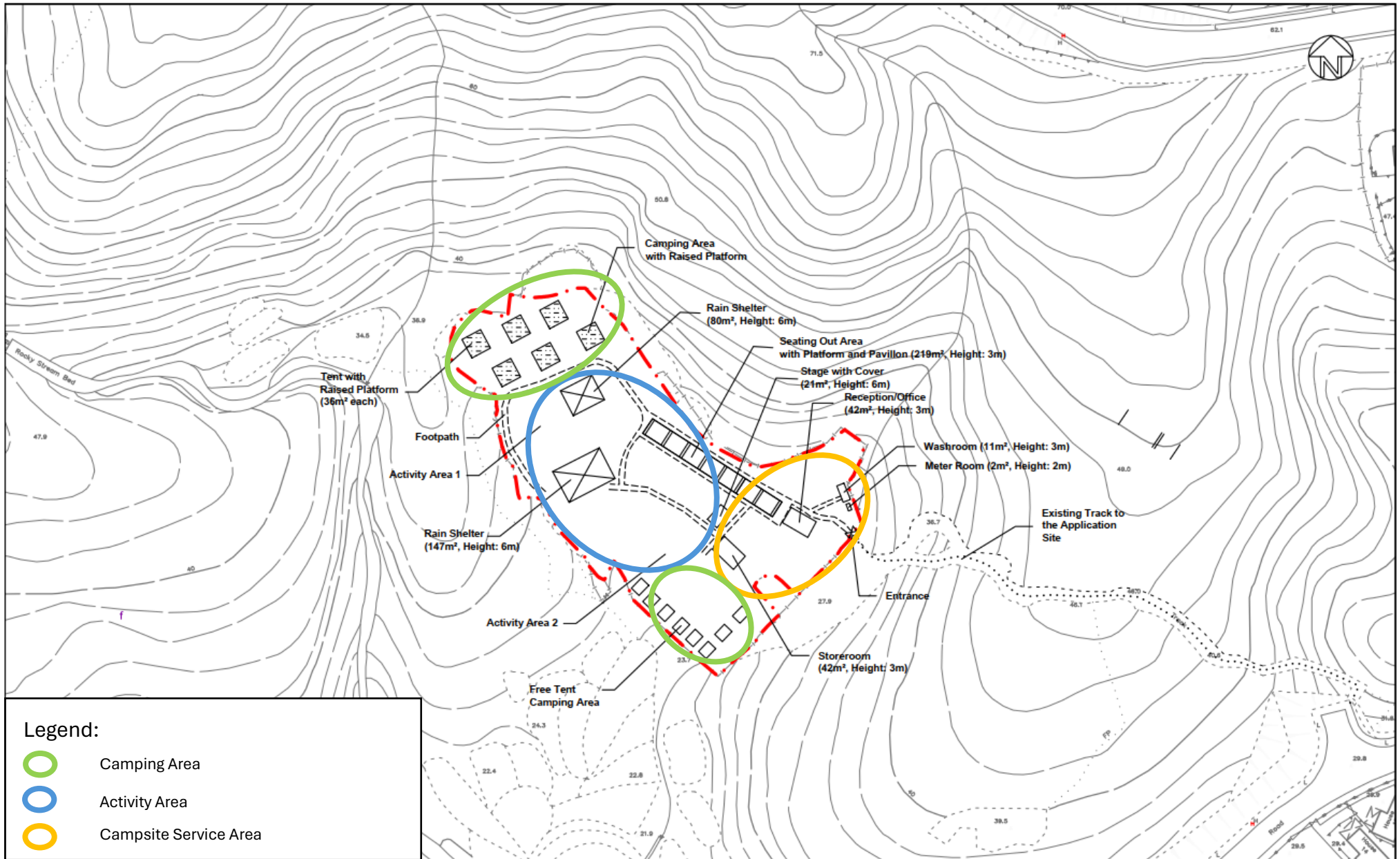
- LEGEND:**
- Application Site (Area = about 6,035m<sup>2</sup>)
  - Existing Trees (Quantity: 32)
  - Proposed Trees (Quantity: 4)

Plant Schedule:	Spacing (centre to centre)	Size (height / span)	Quantity
Proposed Trees: <i>Garcinia subelliptica</i>	3000-4000mm	2750-3750mm	4

 **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)