A/NE-HT/28

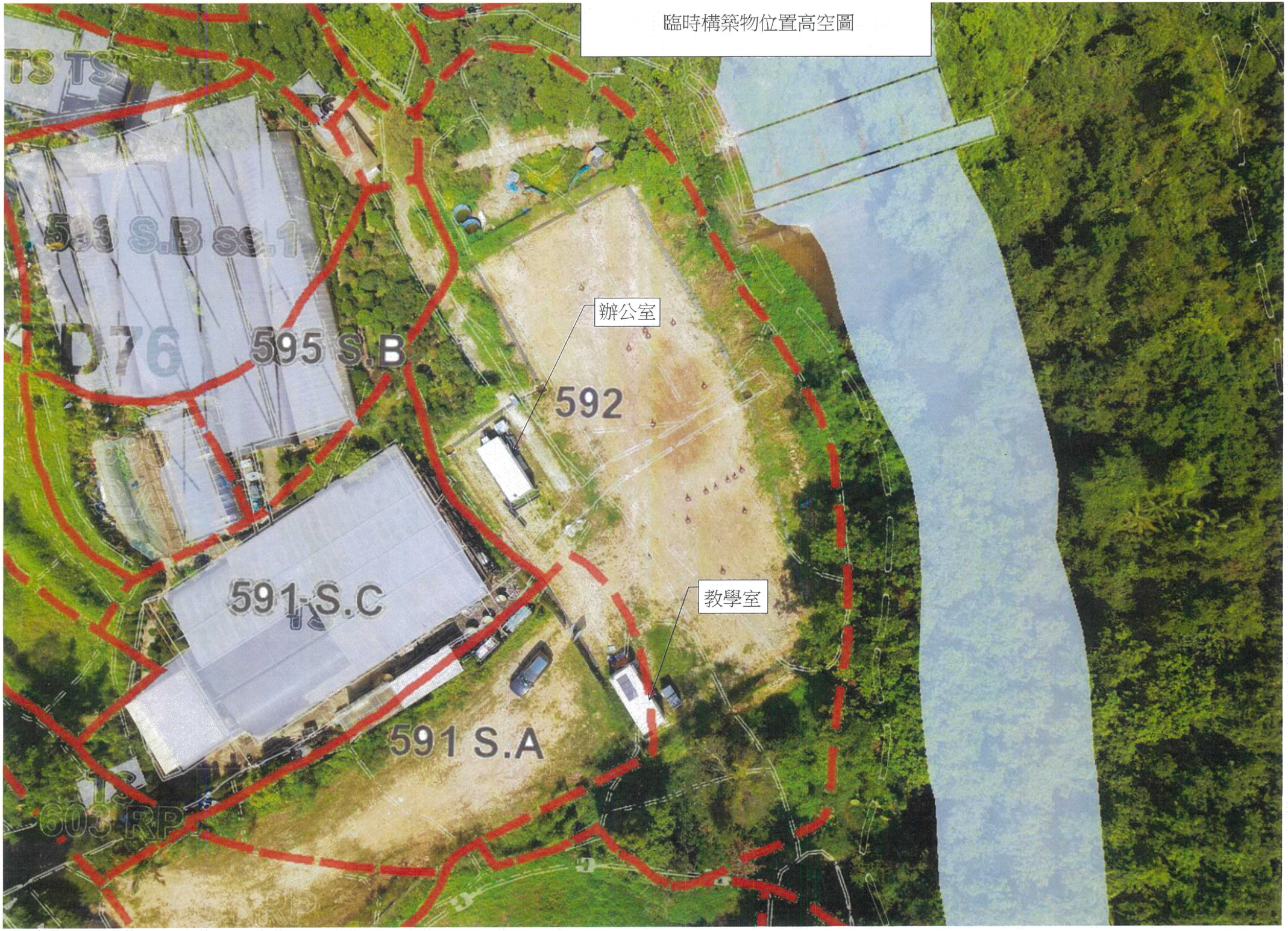
回應地政處的提問

1. The application site (the Site) comprises Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site requires to pass through Government land (GL) but no right of access via GL is granted to the Site. Besides, according to the submission, the vehicular access is required to pass through other private lots, the applicant shall make his own arrangement;
   我等明白政府立場，有關構築物只作臨時用途，我等在是次申請如獲批准，我等會即時向地政處作出(STW)又(STT)通過政府土地的申請，如被否決我等即時將有關構築物全部清走，而通過其他私人土地，我等已取得有關業權人的同意。
2. The following irregularities not covered by the planning application have been detected: Unauthorised structure within Lots 591 S.A (Part) and 591 S.C both in D.D. 76 not covered by the planning application there is/are unauthorised structure(s) on Lots 591 SA (Part) and 591 S.C in D.D. 76. The lot owner(s) should immediately rectify/regularise the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
   我等明白政府立場，有關構築物只作臨時用途，我等在是次申請如獲批准，我等會即時向地政處作出(STW)，如被否決我等即時將有關構築物全部清走
3. The lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) not covered by the planning application immediately; or (ii) include the unauthorised structure(s) in the planning application for the further consideration by the relevant departments, subject to the approval of the Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for Short Term Waiver (STW) to permit the structure(s) erected. The applications for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be in whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee and administrative fee as considered appropriate to be imposed by the Lands Department (LandsD). In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future.
   如獲批准，我等會即時向地政處作出(STW)，以將構築物合法化，及同意繳交補繳豁免費及行政費用等等。

4. Unless and until the unauthorised structure(s) are duly rectified by the lot owner(s)/applicant or entirely included in the planning application, his office objects to the application which must be brought to the attention of the Board when they consider the application.

我等必定履行地政處所有提議及同意補繳有關費用，及在此作出聲明，是次申請不獲批准時，我等會即時展開清場行動將有關違規事項全部修正，及將場地還原。懇請貴處給與支持同意我等申請。

臨時構築物位置高空圖



A/NE-HT/28

回應城市規劃委員會的提問

1. The applicant should clarify the type(s) of drones to be used and the number of drones to be flown simultaneously. Reference could be made to the Categorisation under the Small Unmanned Aircraft (SUV) Order (available at https://www.cad.gov.hk/english/sua overview categorisation.html).Preferably,photos of the drones to be operated at the Site should be provided.

有關我等使用的無人機種隋函在 (附件 A)提供給貴會參考

2. The applicant should provide further planning justifications supporting the suitability of the Site for the temporary drone training center at the Site. In particular, the applicant should elaborate on why the Site is suitable for the taking off and landing of drones

有關我等選用在上址主要上述地段並非禁飛區，同時遠離民居，在河邊有一排樹木存在，可分隔申請地點與現有河道，而我等得到土地的管理人同意將上述地段租與我等開設無人機訓練中心，同時我等不會改變土地現有狀況，不會進行填土工程，而有關臨時構築物亦為已完成改裝工程的貨櫃箱，因此不需任何搭建工程，只需將貨櫃箱吊運至指定位置安放後便可使用，亦不需要填上混凝土，方便日後復耕，

3. The applicant should provide evidence to substantiate the applicant's experience in handling SUV advanced operations. Examples of advanced SUV operations may be cited for reference.

申請人持有民航署所發出的進階操作許可,具備舉例相關課程的條件,有關無人機訓練中心尚未正式開始課程,申請人會待有關課程申請得到批核,才會正式開辦有關課程。申請人已向民航署提交有關舉辦進階操作課程的申請,有關申請正在處理中。

我等隋函附上現有或過往的工作合約給貴會參考。(附件 B 工程合約)有關文件只作貴會內部參考不會對外供開。

我等隋函附上我等與 VTC 合作開辦的合約及民航署發出的證明書給貴會參考。

4. Please note that the Town Planning Board Secretariat has received a number of public comments on the application, and some of which expressed objection to the applied use on grounds of traffic, environmental, agricultural, ecological, aviation safety, and land ownership concerns. The applicant shall take note and response to those public comments as appropriate.

a. 課程全部依照第 448G 章 (小型無人機令)的規定及民航署編制的(安全要求文件)中詳述的規章和運作要求:

b. 場地內無人機飛行高度不會超越 30 米,及只在場內只定範圍內進行運作。

c. 我等場地鄰近為河道及樹林,運作場地遠離行人路和行車道路約有 70 米因此對行人及車輛的影

響非常輕微。此處居住人口密度較底,產生危險情況極底。

d. 所有進入場地內的車輛必須持有有效的行車證,沒有在運輸署登記的車輛嚴禁進入包括所有貨車

e. 在粉嶺鐵路站有專線小型巴士 52B 直達(HOK TAU ROAD)在涼亭下車,步行三分鐘便可到達場地

f. 在申請開設場前我等與鄰近苗圃及場主商議取得諒解和不反對我等無人機訓練課程,他們都明白我等無人機的運作全部由專業導師指導,同時我等無人機絕對不會超越場地界線對他們場地運作不會產生影響,因此他們對我等開設的無人機訓練課程不作出反對意見。

g. 因場地問題因此臨時課室由貨櫃箱改裝而成，貨櫃箱內設置有冷氣機。

h. 申請人已通知土地司理人須要通知其他相關人士我等租約事宜。現連同此函一並附上租約副本給貴會參考。

5. Referring to the comments from LandsD regarding the STW application, it is noted that the locations of the two existing temporary structures on-site do not entirely match the layout plan. The applicant should rectify this discrepancy as appropriate.

有關問題已在新一份布局圖作出更正。 (布局圖)

6 Referring to comments from the Agriculture, Fisheries and Conservation Department regarding potential interfacing between the applied use at the Site and the adjoining Tan Shan River, the applicant should advise on relevant mitigation measures to prevent disruption and/or pollution to the stream course.

申請地點鄰近河邊有一排樹木存在，可分隔申請地點與現有河道，同時我等會在河道傍近場地邊緣設置告示牌提醒場地內所有人員不得靠近河道及污染河道，不准在河道範圍清洗事宜，及將垃圾拋棄在河道上，在下雨天需要遠離河道。而我等得到土地的管理人同意將上述地段租與我等開設無人機訓練中心，同時我等不會改變土地現有狀況，不會進行填土工程，而有關臨時構築物亦為已完成改裝工程的貨櫃箱，因此不需任何搭建工程，只需將貨櫃箱吊運至指定位置安放後便可使用，亦不需要填上混凝土，方便日後復耕，為免影響相連河道的衛生環境和河道清潔，，因此場地內不會設置洗手間，只需步行數分便可到達鄰近的公廁，而場地內禁止進食，我等不會申請水錶因此場地內不會產生污水，而所有學員只可乘搭專線小巴到達申請地點，而所有無人機全部為電力推動，因此亦不會產生廢氣，所有無人機只作升降訓練，及在申請範圍內運作因有導師在傍協助，因此絕對不會編離申請地點範圍。而我等使用無人機種的噪音全部合符民航署及環保署的噪音管制指引，不會對鄰近養漁場及植物園帶來噪音及環境影響。