

2025年 4月 1 7日

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

This document is received on 17 APR 2025
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-III
表格第 S16-III 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 Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

2500744 7/4 By Post

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-147/848
	Date Received 收到日期	17 APR 2025

- 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	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
YEUNG YUN YAN 楊潤言	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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）	新界粉嶺沙頭角路，第 76 約地段 1442 及 1444 地段及毗鄰政府土地 Lot 1442 & 1444 RP in DD 76, Sha Tau Kok Rd., Fanling NT & adjoining Government Land.
(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 1600 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 396.5 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）	190 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/NZ-LY7/19
(e) Land use zone(s) involved 涉及的土地用途地帶	農業 "Agriculture"
(f) Current use(s) 現時用途	臨時訓練中心, 雁青教育訓練中心, Temporary Training Centre (Adventure Training) (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"¹ (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」¹ (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"² (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」² (請夾附業權證明文件)。
- ☒ is not a "current land owner"³.
並不是「現行土地擁有人」³。

- ☐ 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)"⁴.
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」⁴。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"⁵.
已取得 名「現行土地擁有人」⁵的同意。

Details of consent of "current land owner(s)" ⁵ obtained 取得「現行土地擁有人」 ⁵ 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 14/4/2025 (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 14/4/2025 (DD/MM/YYYY)[#]
於_____ (日/月/年)在指定報章就申請刊登一次通知^{*}
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[#]
於_____ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知^{*}
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[#]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會^{*}

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one "✓".
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 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 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
.....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間			
.....			
.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<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)	
	No 否	<input type="checkbox"/>	
(e) 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。)			
(i) 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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<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	
	No 否	<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 type="checkbox"/>			
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) 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臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>NZ-CY7 / 763</u>
(b) Date of approval 獲批給許可的日期	<u>10/6/2022</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>11/6/2025</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	臨時訓練中心, (歷奇教育訓練中心), 用途的規劃許可續期 (為期3年)
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件:</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因:</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足, 請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input checked="" type="checkbox"/> year(s) 年 <u>3</u> 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. 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。

為配合香港教育發展方向，青年發展及學校所需的不同校本計劃及其他學習經驗，教職員及社工培訓等。

故特函申請延續歷奇教育訓練場地，一方面盼能豐富資源運用及提供一個安全而富有挑戰性的設施和場地，為本港青年學生及不同團體作出培訓服務之用。

另一方面以生命教育作為藍本，協助他們自我反思和對生活經驗的轉化，加以成長，在未來回饋社會。

此外，申請延續使用此地能有助優化環境，及善用土地。而場地內亦提供康樂設施及存放器材服務。綜合過去的经验，能有助未來和合學校的教研帶領和檢視活動。

如獲批准延續申請使用，不但能培訓更多的導師，也可營造一個具有教育意義和強身健體之場地。

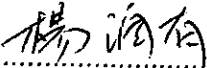
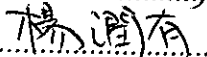
(同上次申請相同)

8. 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


.....

.....

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

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

Date 日期

.....1/4/2025..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士，上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot 1442 & 1444 RP in DD76 Sha Tau Kok Rd. Fanling, NT	
Site area 地盤面積	1600 (includes Government land of 包括政府土地 190	sq. m 平方米 <input checked="" type="checkbox"/> About 約 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S / NG - LY7 / 19	
Zoning 地帶	AGR	
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____	
Applied use/ development 申請用途/發展	臨時訓練中心, 歷奇教育訓練中心, 用途的劃許可續期. 為期3年,	

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	396 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)	
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	25 % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____		0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴士車位 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) _____		0

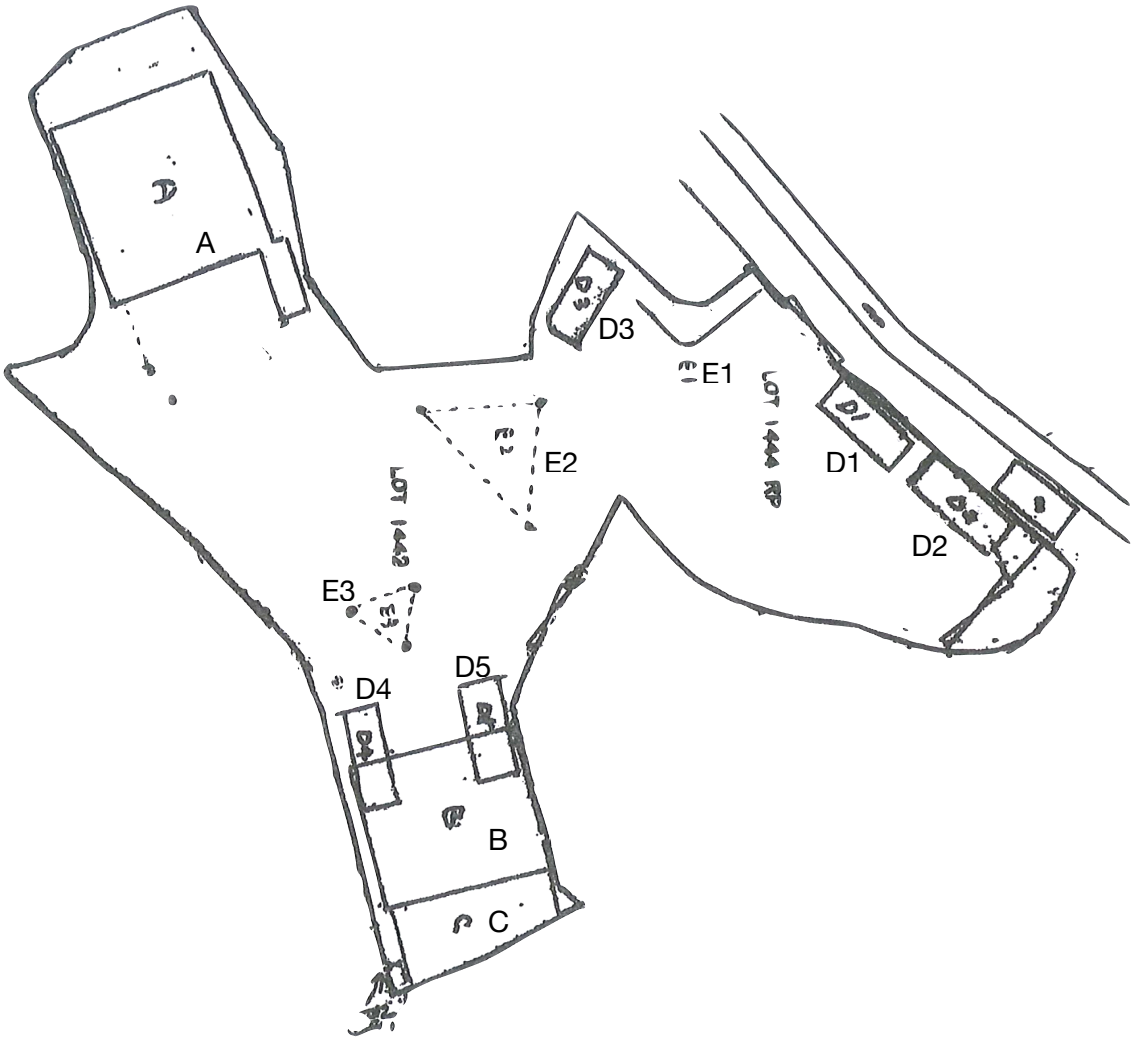
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input 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 type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site map Location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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。

Site Map

- A. 上蓋
- B. 上蓋
- C. 廁所
- D. 貨櫃
- E. 戶外項目



A.上蓋

用途作：攀登、活動、繩網及高牆等設施

B.上蓋

用途作：攀登及上蓋旁作游繩下降等設施

C. 廁所

D1 貯物

D2 貯物

D3 寫字樓及會議室

D4雙疊櫃：

上層作活動室及貯物、下層作會議室及活動室

D5雙疊櫃：

上層作活動室，下層作貯物室

E1、E2、E3 戶外項目：

繩網攀爬設施

總樓面面積（約）

A.上蓋

$$(10.95\text{m} \times 12.30\text{m}) + (2.10\text{m} \times 5.60\text{m}) = 146.44\text{m}$$

高8m

B.上蓋

$$(11.70\text{m} \times 9.10\text{m}) = 106.47\text{m}$$

高6m

C. 廁所

$$(11.70\text{m} \times 2.25\text{m}) + (11.70\text{m} \times 1.05\text{m}) = 38.61\text{m}$$

高3m

D 貨櫃

長約20呎、寬約8呎、高約9呎 共7個 = 105m

(D1, D2, D3 單層；D4, D5 雙層)

D1, D2, D3

為單層貨櫃 高2.7米 加隔熱層0.5米

共高3.2米

D4, D5

為雙層貨櫃 高2.7米 加2.7米

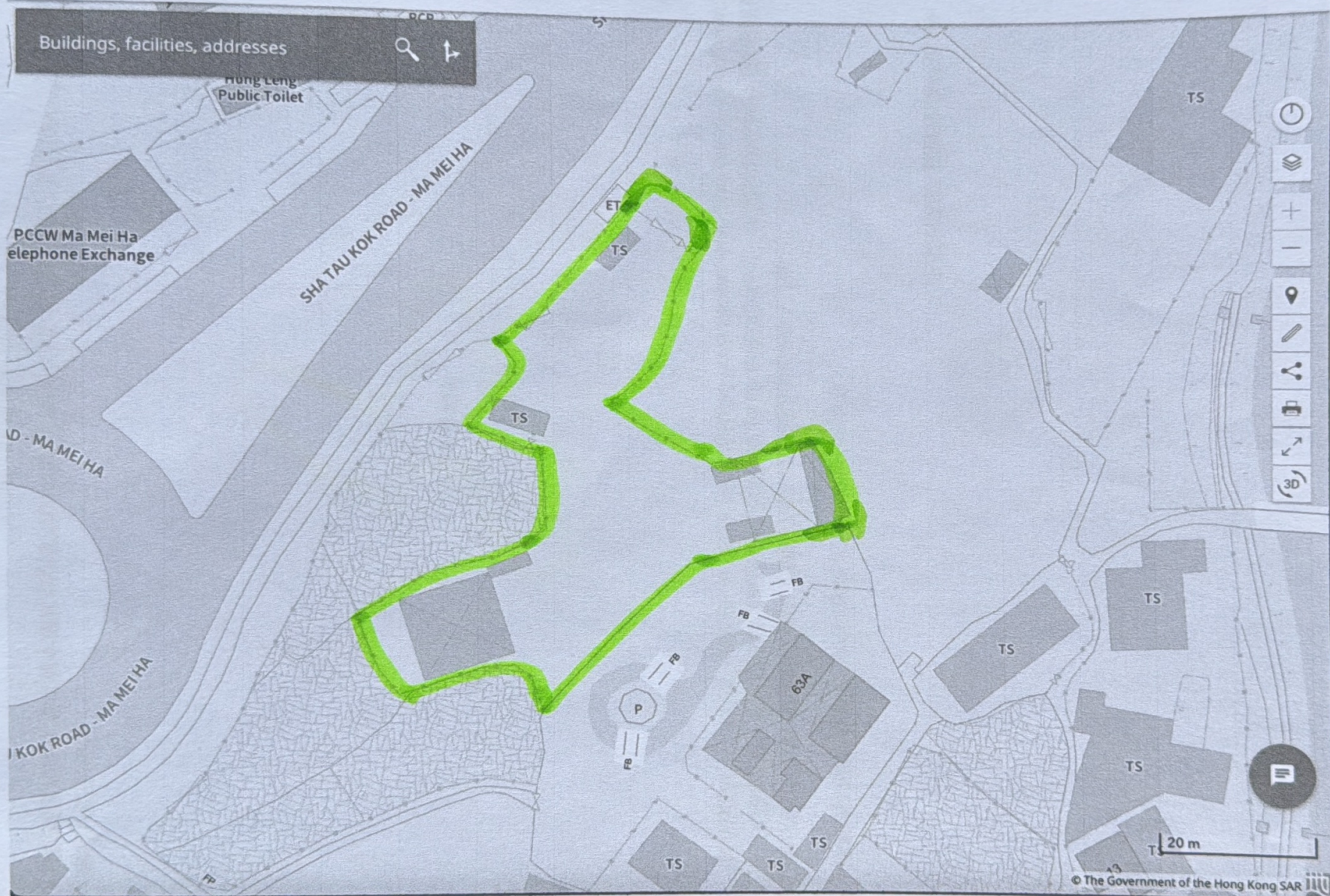
共高5.4米，部份貨櫃重疊在B上蓋內

(用作儲物，會議室及活動室)

總樓面面積約396.52m (A+B+C+D上蓋)

本中心內不設停車位及上落貨區，樂園自己乘坐公共交通工具，然後步行進出中心參加活動。
閘口自提供行人出口突發事情才給予救護車及消防車進出。

申請地點



本署檔案
OUR REF: (18) in EP/RN/320438
來函檔案
YOUR REF:
電話 2158 5841
TEL. NO.:
圖文傳真 2685 1155
FAX NO.:
網址
HOMEPAGE: <http://www.epd.gov.hk/>

Environmental Protection Department
Environmental Compliance Division
Regional Office (North)
10/F., Shatin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, New Territories,
Hong Kong.



環境保護署
環保法規管理科
區域辦事處(北)
香港新界沙田
上禾輦路一號
沙田政府合署 10 樓

24 MAY 2021

沙田中央郵政局
郵政信箱1086號「生命教育訓練」
生命教育訓練有限公司
(楊偉忠先生 收)

敬啟者:

水污染管制條例(第 358 章)
后海灣水質管制區
牌照的申請費用

(排放處所: 新界粉嶺沙頭角道河壩村丈量約份第 76 約地段第 1442 號及 1444 號餘段)

你曾經在 2020 年 9 月 1 日申領牌照, 知悉你有意在前述處所排放污水。

現隨信夾附水污染管制條例牌照申請費用繳款通知書一份。請按照繳款通知書背頁的繳費指示, 在通知書發出日起計 14 日內繳付款項。我們收到款項之後, 便會處理你的水污染管制條例牌照申請, 並在稍後把有關結果通知你。

如有查詢, 請撥電 2158 5883 與鍾小姐聯絡。

環境保護署署長

(陳偉傑  代行)

附件: 繳款通知書



再造紙
RECYCLED PAPER

24/05/2021

到期繳款日

07/06/2021

Due Date

可收金額 (元)

1,150.00

Amount Payable (S)

注意:

此通知單是根據《水污染管制條例》(Water Pollution Control Ordinance) 第132章發出的。凡在指定限期內繳納此通知單內所列之款項，即可獲發「WPCO」牌照，以作廢止本地污水排放之用。如逾期不繳，有關人士可能會被檢控，並須支付罰款。如有任何查詢，請致電水務署查詢。

Notes:

1. If no due date is specified, this demand is due on presentation. Please make payment as soon as possible. For payment instructions, please see overleaf.
2. No receipts will be issued for payments by post. Please retain the upper portion of this demand note for your records.
3. For any further enquiries about the demand note, please contact the issuing department. The telephone number is shown on the top left corner of this demand note.

網上繳款 -- 快捷方便

www.try.gov.hk

Internet Payment -- Fast & Convenient

www.try.gov.hk

Payment of Government Bills

Internet Payment details

名稱 Name	生命教育訓練有限公司
地址 Address	

繳款項目 Particulars	金額 Amount (S)
Being WPCO Licence application fee for discharge from domestic STP. 水污染管制條例下電滲水處理廠污水排放牌照申請費。	1,150.00
Total	1,150.00



Licence No. : 牌照編號	
This Licence is Valid to : 本牌照有效期至	30/11/2025

ENVIRONMENTAL PROTECTION DEPARTMENT

環境保護署

WATER POLLUTION CONTROL ORDINANCE (CAP. 358)

水污染管制條例(第358章)

LICENCE PURSUANT TO SECTION 20

按第20條簽發的牌照

The Director of Environmental Protection ("the Authority") grants this licence under the Water Pollution Control Ordinance ("the Ordinance") on the terms and conditions stated below:

環境保護署署長(「監督」)按下列的條款及條件,根據水污染管制條例(「本條例」)批給此牌照。

28 MAY 2021

Date

日期

(CHAN Wai-kit)

For the Authority

監督 (陳偉傑 代行)

PART A 甲部 : GENERAL TERMS 一般條款

Name of Licensee ("the Licensee") 持牌人名稱(「持牌人」)	Training for Life Limited 生命教育訓練有限公司
Discharge Premises ("the premises") 排放處所(「處所」)	Lots 1442 and 1444 R.P. in D.D.76, Ho Par Village, Sha Tau Kok Road, Fanling, N.T. 新界粉嶺沙頭角道河壩村丈量約份第76約地段第1442號及1444號餘段
Water Control Zone 水質管制區	Deep Bay Water Control Zone 后海灣水質管制區
Discharge Category 排放種類	Discharge of commercial trade effluent into septic tank system 排放入化糞池系統的商業污水
Nature of Discharge and Wastewater Treatment Facilities 排放性質及廢水處理設施	Trade effluent arising from the premises 源自上址的行業污水 Septic tank system 化糞池系統
Discharge Point 排放點	Soakaway Pit 滲水井

PART B 乙部 : SPECIFIC CONDITION 特別條件

B1. Limitation on Discharge 排放限制

The maximum allowable flow rate isl..... cubic metre(s) per day. The flow rate refers to the total discharge from the premises.

准予最高流量率為每日.....l.....立方米。流量率是指所有源自處所的排放的總和。

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

~~Copy~~ ~~Confidential~~

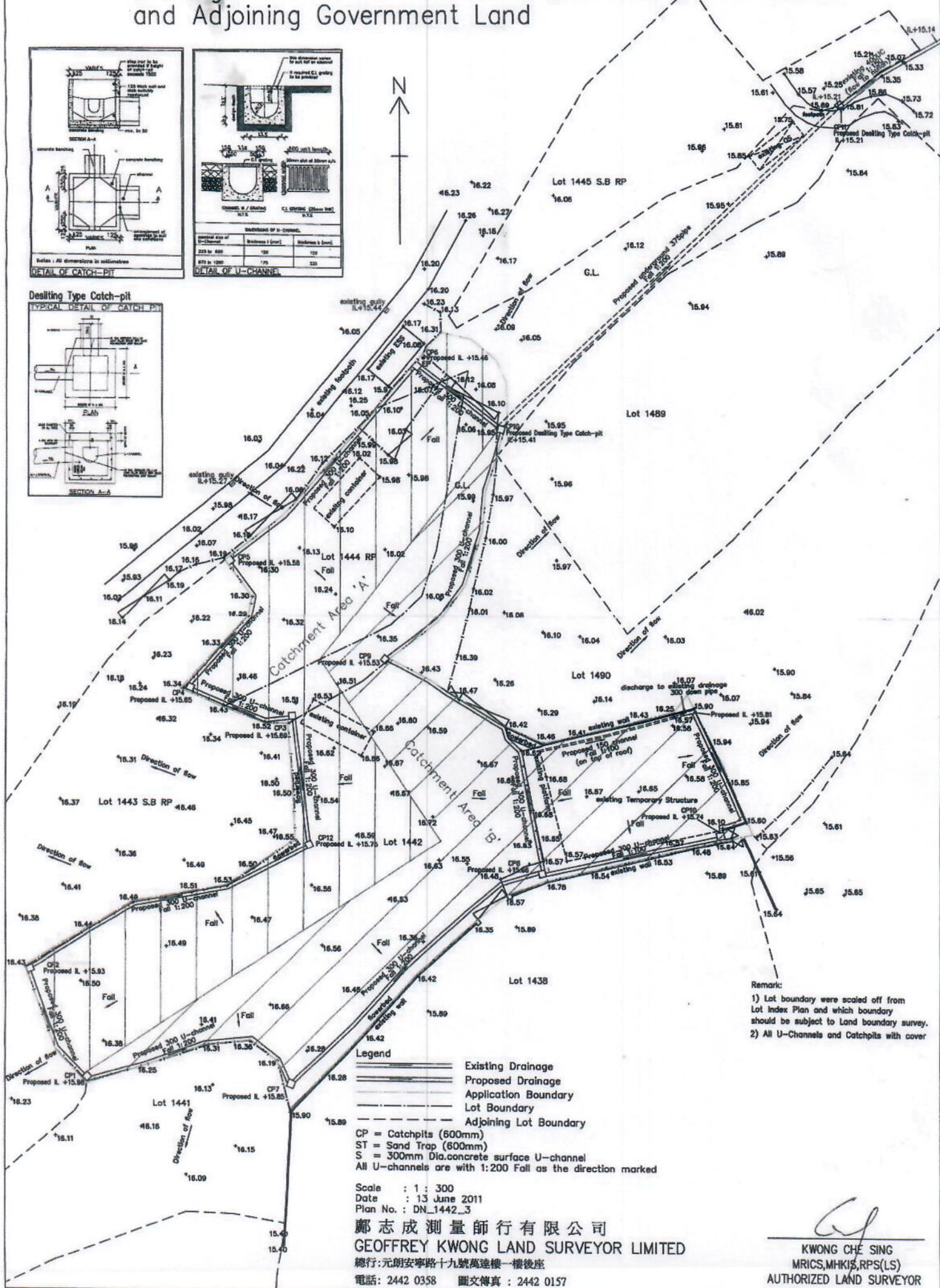
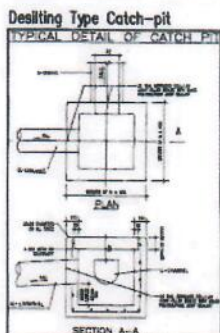
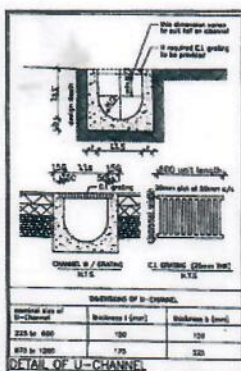
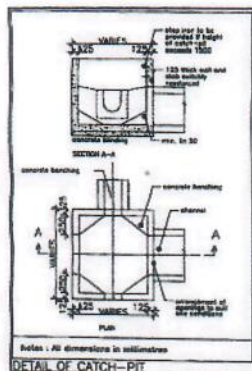
Peter Pak Lun NGAN/PLAND

寄件者: Chris Yeung
寄件日期: 2025年04月28日星期一 9:57
收件者: Audrey Hiu Tung SOO/PLAND; tpbpd/PLAND
副本: Peter Pak Lun NGAN/PLAND; yeung chris
主旨: 回覆 : Re: Submission of Supplementary Information for Application No. A/NE-LYT/848
附件: 20250428 Drainage Plan and Design.pdf; 20250428 排水渠.pdf; 20250428_PlanD_消防_TFLsite.pdf
類別: Internet Email

Dear Audrey,
Please see the attachment for submission
設計佈局及規劃申請與 A/NE-LYT/763 (上次獲批申請相同)

Thanks

Drainage Plan of Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land



Drainage Design on Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land

The elevation of application site is higher than that of adjoining land. The proposed drainage will only intercept and convey the runoff from application site, and it will not affect the adjoining land.

The eastern section of proposed 300UC(s) (Fall 1:200) from CP1 to CP10 will intercept and convey all runoff from catchment Area 'A' and the western section of proposed 300UC(s) (Fall 1:200) from CP1 to CP10 will intercept and convey all runoff from catchment Area 'B'. Then the proposed underground 375pipe (Fall 1:200) from CP10 to CP11 will convey all runoff to existing 400UC (Fall 1:150) in north-east. Finally, the existing 400UC convey all runoff to nullah.

This proposed development will have no adverse impact, so it should be considered acceptable.

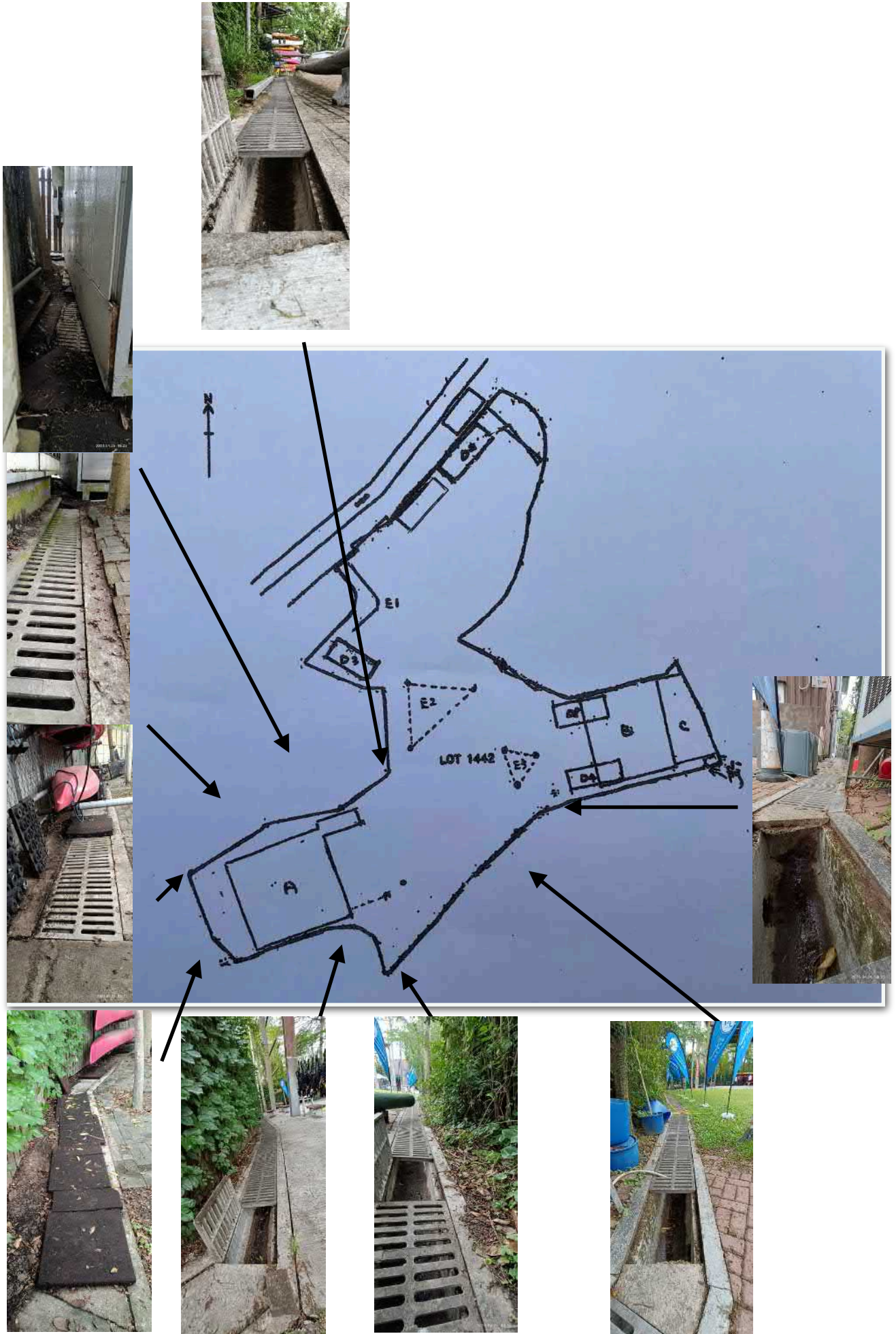
All the information is shown on the plan (DN_1442_2). Both proposed 300UC(s), proposed underground 375pipe and existing 400UC will not overload. The calculation is checked below.

Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land Subject: Surface Drainage Design	Reference
<p>1. For Catchment Area 'A'</p> <p>a. Catchment Area 'A' to CP10</p> <p>$A = 796.5 \text{ sq.m.}$</p> <p>$L = 103 \text{ m}$</p> <p>$\delta h = 16.65 - 15.41 = 1.24 \text{ m (say application site level is 16.65m)}$</p> <p>$H = \delta h / L = 1.20 \text{ (m/100m)}$</p> <p>$t_r = 0.14465 \times 103 / (1.20^{0.2} \times 796.5^{0.1})$ $= 7.36 \text{ min}$</p> <p>With design return period 1 in 100 Years for permanent drainage, $i_{100} = 270 \text{ mm/hr}$</p> <p>Flow for 100 year return period, $Q_{100} = 1.0 \times 796.5 \times 270 / 3600 = 59.7 \text{ litres/sec}$</p> <p>b. Design of flowing channel (Proposed eastern 300 UC)</p> <p>For 300 UC at gradient 1 in 200 , Hydraulic Gradient = 0.5 (m/100m)</p> <p>$Q_{\max} = 90 \text{ litres/sec} > 59.7 \text{ litres/sec}$</p>		<p>Fig. 802 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>

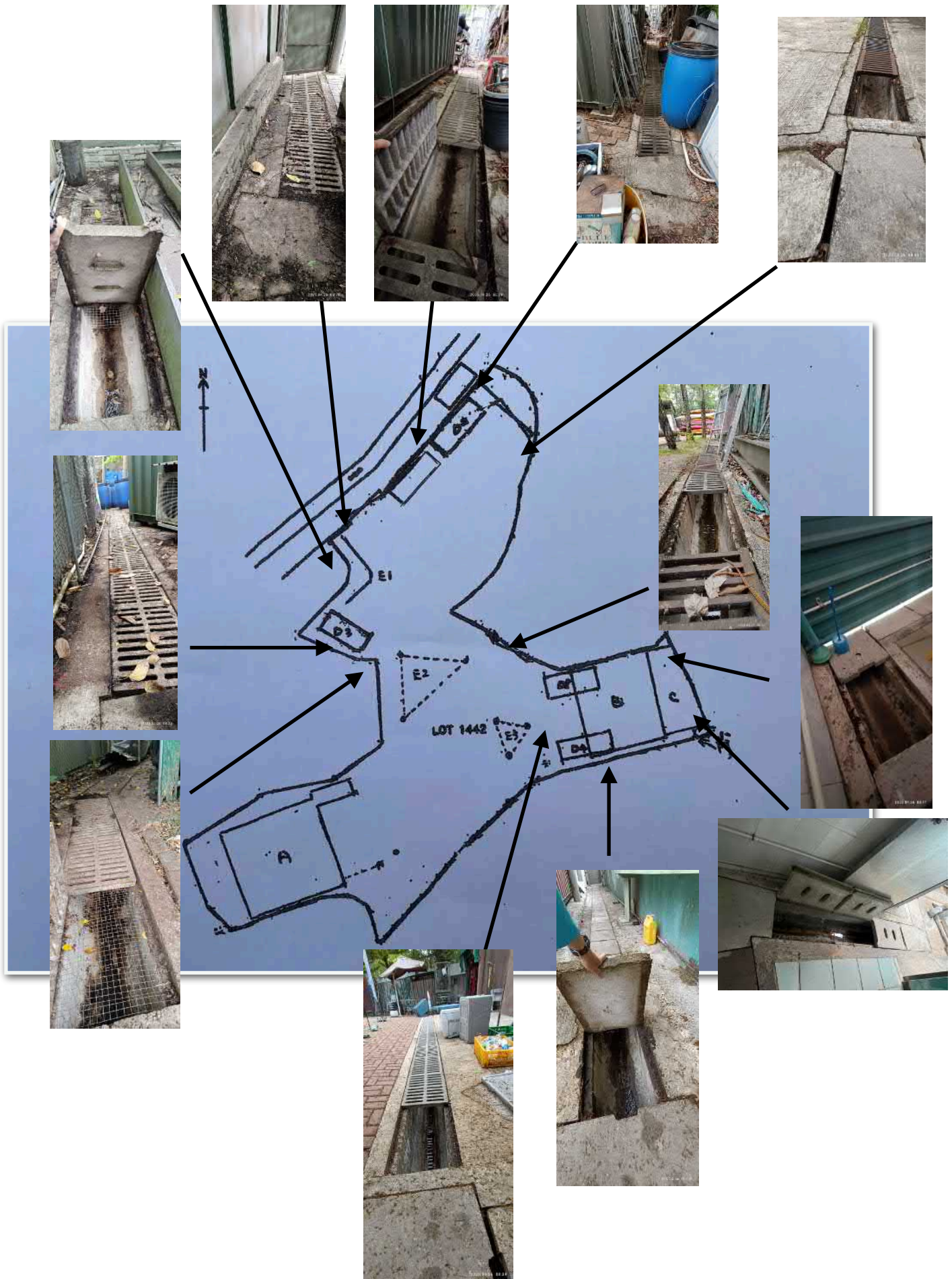
Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land Subject: Surface Drainage Design	Reference
<p>2. For Catchment Area 'B'</p> <p>a. Catchment Area 'B' to CP10</p> <p>$A = 811.5 \text{ sq.m.}$</p> <p>$L = 101 \text{ m}$</p> <p>$\delta h = 16.65 - 15.41 = 1.24 \text{ m (say application site level is 16.65m)}$</p> <p>$H = \delta h / L = 1.23 \text{ (m/100m)}$</p> <p>$t_r = 0.14465 \times 101 / (1.23^{0.2} \times 811.5^{0.1})$ $= 7.17 \text{ min}$</p> <p>With design return period 1 in 100 Years for permanent drainage, $i_{100} = 270 \text{ mm/hr}$</p> <p>Flow for 100 year return period, $Q_{100} = 1.0 \times 811.5 \times 270 / 3600 = 60.9 \text{ litres/sec}$</p> <p>b. Design of flowing channel (Proposed western 300 UC)</p> <p>For 300 UC at gradient 1 in 200 , Hydraulic Gradient = 0.5 (m/100m)</p> <p>$Q_{\text{max}} = 90 \text{ litres/sec} > 60.9 \text{ litres/sec}$</p>		<p>Fig. 802 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>

Storm Water Calculation	Job: Lot Nos. 1442 and 1444 RP in D.D.76 and Adjoining Government Land Subject: Surface Drainage Design	Reference
<p>3. For Outlet</p> <p>Design of flowing channel (Proposed 375pipe)</p> <p>For 375 pipe at gradient 1 in 200 , Hydraulic Gradient = 0.5 (m/100m)</p> <p>$Q_{\max} = 160 \text{ litres/sec} > 120.6 \text{ litres/sec}$ (59.7 from Catchment Area A + 60.9 from Catchment Area B)</p> <p>Design of outlet channel (Existing 400UC)</p> <p>For 400 UC at gradient 1 in 150 , Hydraulic Gradient = 0.67 (m/100m)</p> <p>$Q_{\max} = 200 \text{ litres/sec} > 120.6 \text{ litres/sec}$</p>		<p>Fig. 8.7 Geotechnical Manual for Slopes</p> <p>Fig. 8.7 Geotechnical Manual for Slopes</p>

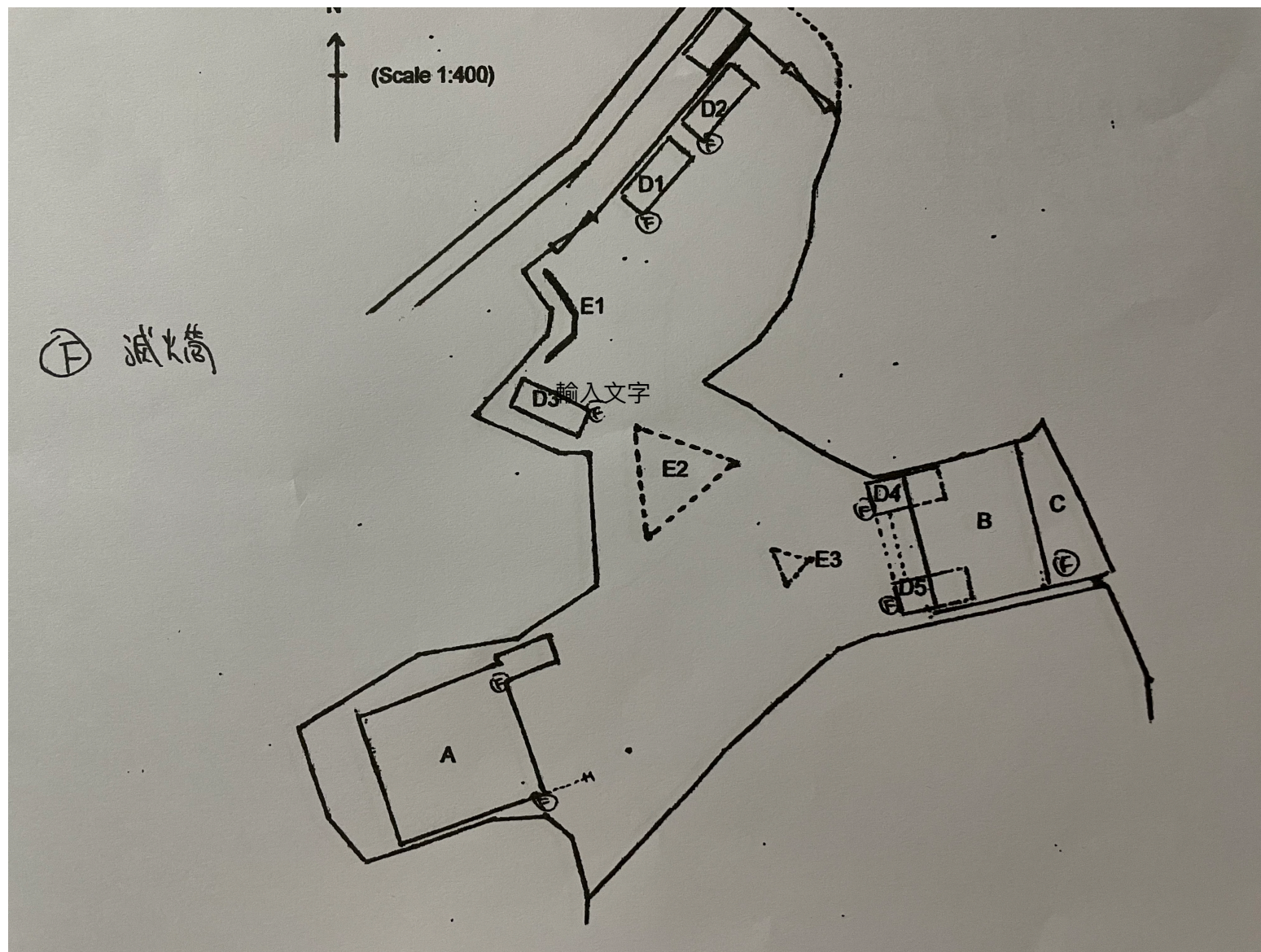
排水渠



排水渠



與上次申請相同不變





(Scale 1:400)

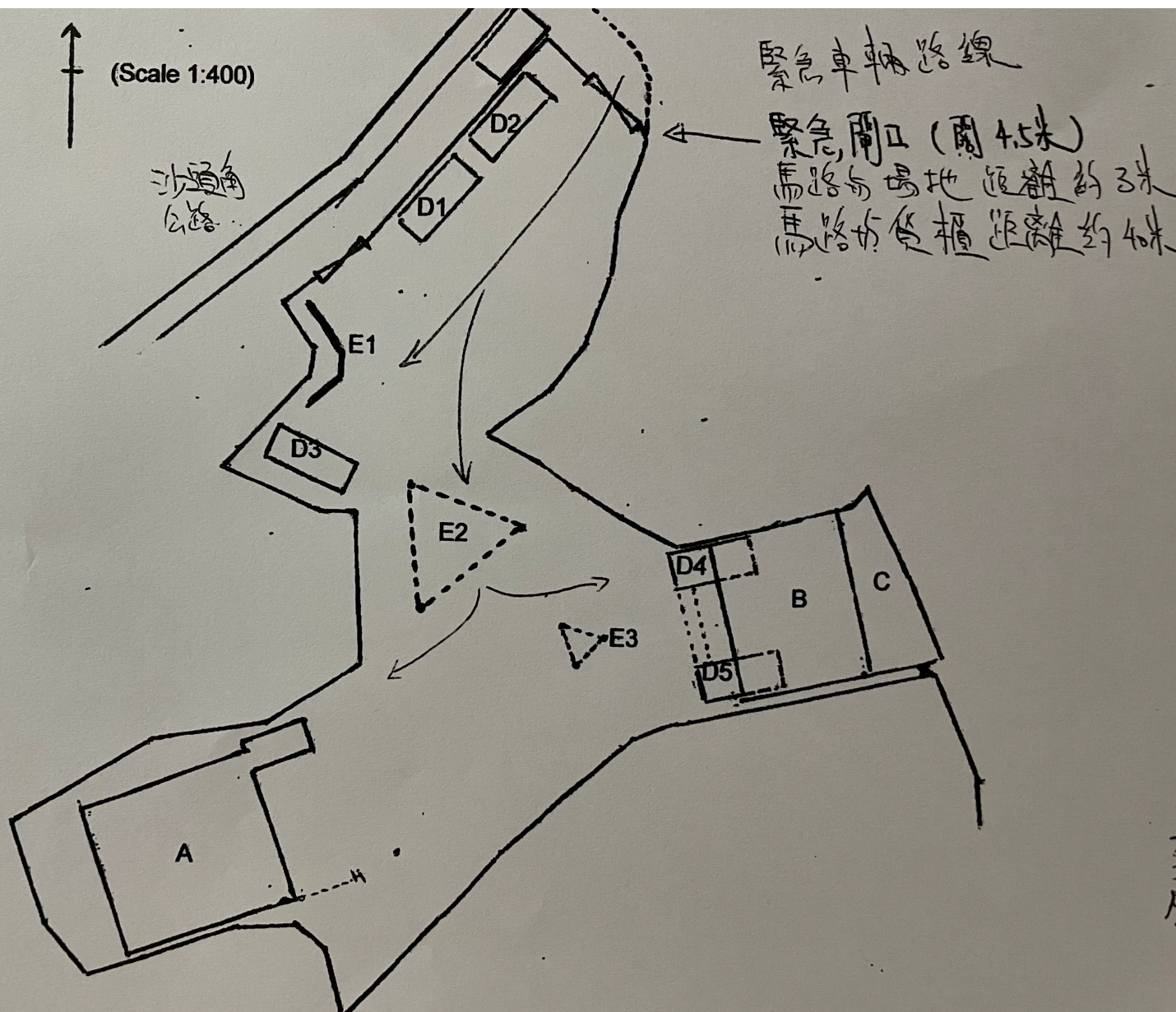
沙頭角
公路

緊急車輛路線

緊急開口 (闊 4.5米)

馬路旁場地距離約 3米

馬路旁貨櫃距離約 40米



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: _____
消防處核註

消防(裝置及設備)規例

A 948363

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

生命教育訓練有限公司

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

沙頭角道

Block:

座

District:

分區

粉嶺

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌場所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			- N. A. -		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24.	4 Nos x 5kg Co2/6028 F.E.	site Inside	To supply	Conforms With FSD Requirements	14.10.2024
27.	4 Nos x 9L Co2/Water F.E.				

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			- N. A. -	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人特此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈
或處所當眼處以供消防處人員查核This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.Authorized
Signature:

授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

For FSD
use only:

Inspected

Key-in

Verified

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	Lot 1442 & 1444 RP in DD76 Sha Tau Kok Rd. Fanling, NT & adjoining Government land
Site area 地盤面積	1600 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 190 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	S / N7 - LY7 119
Zoning 地帶	AGR
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時訓練中心, 歷奇教育訓練中心, 用途的劃許可續期. 為期3年,

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

Copy ☐Confidential

Peter Pak Lun NGAN/PLAND

寄件者: Chris Yeung
 寄件日期: 2025年05月22日星期四 15:32
 收件者: Audrey Hiu Tung SOO/PLAND; tpbpd/PLAND
 副本: Peter Pak Lun NGAN/PLAND
 主旨: Re: 回覆 : Re: Submission of Supplementary Information for Application No. A/NE-LYT/848
 附件: 155 Update.pdf; site floor plan_04.pdf
 類別: Internet Email

Dear sir,

A/NE-LYT/848 補充資料

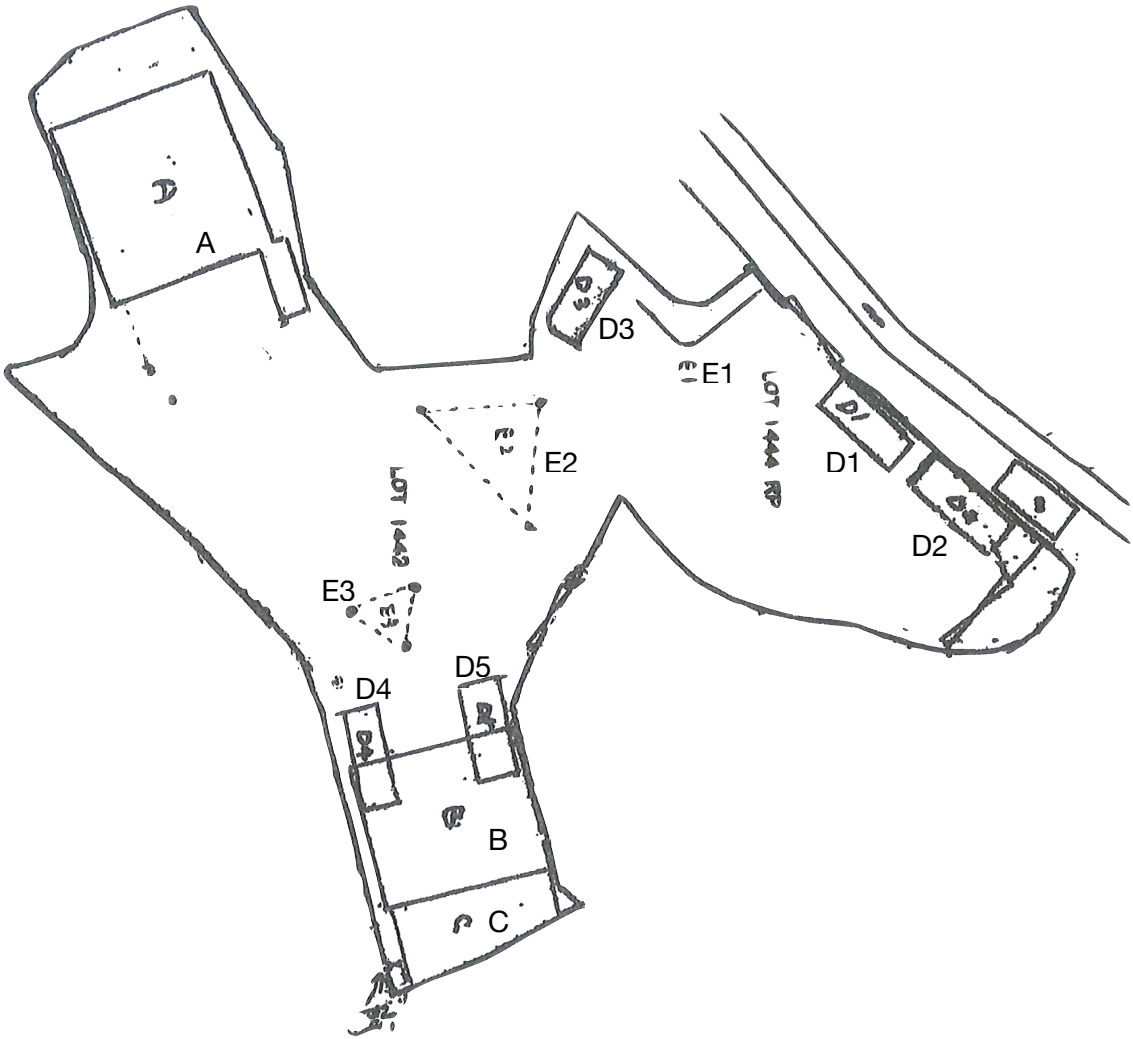
1. 營業時間: 7am - 7pm ; 開放給參加者進行活動時間: 9am-5pm
2. 場地位置在主要道路（沙頭角公路）旁邊及距離附近村屋地點有一定路程，因此在活動期間所發出的聲量影響較少。
3. 主要服務對象包括大、中、小學及社福機構，其他服務對象包括政府部門老師及社工培訓。
4. 主要服務以團體或機構單位預早申請，不設現場登記。
5. 申請與過往相同，預計80人
6. 全職暫時一位，其餘兼職10位教練
7. 有關植樹：樹木是我們自行栽種及培植，因此不會砍伐樹木而影響現時場內環境。部份樹木在較早前強颱風下影響熱倒塌及枯萎，因此培植其他樹種，希望能夠延續及保護較珍貴樹木品種，定期保養樹木（修剪及清除雜草）

Many thanks

CHRIS YEUNG 🙋

Site Map

- A. 上蓋
- B. 上蓋
- C. 廁所
- D. 貨櫃
- E. 戶外項目



A.上蓋

用途作：攀登、活動、繩網及高牆等設施

B.上蓋

用途作：攀登及上蓋旁作游繩下降等設施

C. 廁所

D1 貯物

D2 貯物

D3 寫字樓及會議室

D4雙疊櫃：

上層作活動室及貯物、下層作會議室及活動室

D5雙疊櫃：

上層作活動室，下層作貯物室

E1、E2、E3 戶外項目：

繩網攀爬設施

總樓面面積（約）

A.上蓋

$$(10.95\text{m} \times 12.30\text{m}) + (2.10\text{m} \times 5.60\text{m}) = 146.44\text{m}$$

高8m

B.上蓋

$$(11.70\text{m} \times 9.10\text{m}) = 106.47\text{m}$$

高6m

C. 廁所

$$(11.70\text{m} \times 2.25\text{m}) + (11.70\text{m} \times 1.05\text{m}) = 38.61\text{m}$$

高3m

D 貨櫃

長約20呎、寬約8呎、高約9呎 共7個 = 105m

(D1, D2, D3 單層；D4, D5 雙層)

D1, D2, D3

為單層貨櫃 高2.7米 加隔熱層0.5米

共高3.2米

D4, D5

為雙層貨櫃 高2.7米 加2.7米

共高5.4米，部份貨櫃重疊在B上蓋內

(用作儲物，會議室及活動室)

總樓面面積約396.52m (A+B+C+D上蓋)

本中心內不設停車位及上落貨區，參加者自己乘坐公共交通工具，然後步行進出中心參加活動。
閘口自提供行人出口突發事情才給予救護車及消防車進出。

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	Domestic 住用	sq.m 平方米 0	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	396	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.24 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	0		
	Non-domestic 非住用	8		
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	0 m 米 <input type="checkbox"/> (Not more than 不多於)		
		0 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)		
	Non-domestic 非住用	8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)		
		2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)		
(iv) Site coverage 上蓋面積	25 % <input type="checkbox"/> About 約			
(v) No. of parking spaces and loading/unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數			
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		0	
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數				
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0		

Proposed operating hours 擬議營運時間																																	
0700 - 1900 (7am - 7pm)																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<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))																															
	No 否	<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 type="checkbox"/>																															
(e) 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。)																																	
(i) 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	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<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/或挖土的範圍及深度) <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 填土深度 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																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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 type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															

**Relevant Extracts of Town Planning Board Guidelines No. 34D
on ‘Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for temporary Use or Development’
(TPB PG-No. 34D)**

1. The relevant assessment criteria for assessing applications include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous s.16 Applications

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/413	Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	11.6.2010
A/NE-LYT/504	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	3.5.2013
A/NE-LYT/591	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	13.5.2016
A/NE-LYT/692	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	3.5.2019
A/NE-LYT/763	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years	10.6.2022

**Similar s.16 Applications in the vicinity of the Application Site
within the “Agriculture” zone
on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
in the Past Five Years**

Approved Applications

Application No.	Uses/ Development	Date of Consideration
A/NE-LYT/739 ^[1]	Proposed Temporary Golf Training Centre for a Period of 3 Years	26.3.2021
A/NE-LYT/822 ^[1]	Renewal of Planning Approval for Temporary Golf Training Centre for a Period of 3 Years	15.3.2024

^[1] Applications No. A/NE-LYT/739 and A/NE-LYT/822 cover the same site.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

- no objection to the application;
- the application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
- the following irregularity covered by the planning application has been detected:

Unauthorised structures within the said private lots covered by the planning application

there are unauthorised structures erected on the private lots. The lot owners/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- if the planning application is approved, the Short Term Waiver (STW) and Short Term Tenancy (STT) applications submitted by the lot owners to permit the structures erected within the said private lots and the occupation of the GL, will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of waiver fee/rent from the first date the unauthorised structures were erected and occupation of the GL, and administrative fee as considered appropriate to be imposed by LandsD. Given the applied use is temporary in nature, only erection of temporary structure(s) will be considered.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application from traffic engineering perspective; and
- her advisory comments are at **Appendix VI**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD):

- no comment on the application from highways maintenance perspective; and
- his advisory comments are at **Appendix VI**.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- no comment on the application from environmental perspective;

- there is no environmental complaint case related to the Site in the past three years; and
- his advisory comments are at **Appendix VI**.

4. **Agriculture and Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- no strong view against the application from agricultural perspective, considering that the previous application for the same applied use was approved; and
- no comment on the application from nature conservation perspective.

5. **Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from public drainage perspective;
- the submitted drainage proposal and condition records are considered acceptable. Should the application be approved, a condition should be included to request the applicant to maintain the existing drainage facilities at the Site at all times during the planning approval period; and
- her advisory comments are at **Appendix VI**.

6. **Fire Safety**

Comments of the Director of Fire Services (D of FS):

- no specific comment on the application from fire safety perspective.

7. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)

- no adverse comment on the application from landscape planning perspective;
- the Site is located in an area of rural inland plains landscapes character comprising village houses/domestic structures, public vehicle park, workshop and storage yards, active/fallow agricultural land and vacant/unused land covered by tree groups or vegetation. Compared with the aerial photos in 2021 and 2023, there is no significant change in the landscape character surrounding the Site. Based on the site inspection on 8.5.2025, the Site is occupied by temporary structures and training facilities with some trees observed;
- there are four *Aquilaria sinensis* (土沉香) and two *Dalbergia odorifera* (降香黃檀) within the Site, which are in the list of the ‘Rare and Precious Plants of Hong Kong’ and/or protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). Besides, there is one potential Tree of Particular Interest (TPI) within the Site,

i.e. *Ficus elastica* (印度榕) with a diameter at breast height (DBH) of more than 1m. According to the applicant (**Appendix Ib**), no trees will be removed, and the protected species and TPI will be protected. Significant adverse impact on the existing landscape resources within the Site arising from the applied use is not anticipated; and

- her advisory comments are at **Appendix VI**.

8. Town Gas Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no adverse comment on the application; and
- his advisory comments are at **Appendix VI**.

9. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application; and
- his advisory comments are at **Appendix VI**.

10. Other Departments

The following government departments have no objection to/no comment on the application:

- (a) District Officer (North), Home Affairs Department (DO(N), HAD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (d) Commissioner of Police (C of P).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Government land (GL) and Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site;
 - (ii) there are unauthorised structures erected on the private lots. The lot owners/applicant should immediately rectify the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - (iii) the Short Term Waiver (STW) and Short Term Tenancy (STT) applications submitted by the lot owners to permit the structures erected within the said private lots and the occupation of the GL, will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, if approved, will be on the whole lot basis and subject to such terms and conditions including the payment of waiver fee/rent from the first date the unauthorised structures were erected and occupation of the GL, and administrative fee as considered appropriate to be imposed by LandsD. Given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner of Transport (C for T) that the access between the Site and Sha Tau Kok Road – Ma Mei Ha is not managed by the Transport Department (TD). The applicant should seek comment from the responsible party;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the proposed access arrangement should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Ma Mei Ha; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should comply with all environmental protection/pollution ordinances, and follow the requirements of the revised ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) in order to minimise any possible environmental nuisances; and

- (ii) the applicant should provide and maintain adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's Practice Note for Professional Person (ProPECC) PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department' including percolation test and are duly certified by an Authorised Person;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):
 - (i) the Site is in an area where public sewerage connection is not available. EPD should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the applied use; and
 - (ii) the applicant should maintain the existing drainage facilities within or outside the Site at his/her own expense, and the existing drainage system should be properly maintained at all times during the approval period and be rectified if they are found inadequate/ineffective during operation;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and compensatory/new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) the applicant is reminded to liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of nearby underground gas pipes/gas installations in case any underground works is involved in the future; and
 - (ii) the applicant is required to observe the Electrical and Mechanical Services Department's requirements on the 'Avoidance of Damage to Gas Pipes 2nd Edition' for reference. ([https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_\(Eng\).pdf](https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf)); and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) before any new building work's (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBWs) under the Buildings Ordinance (BO)(Cap. 123). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (ii) 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;

- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of BA, they are UBWs under BO and should not be designated for any proposed use under the application;
- (v) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under BO;
- (vi) the headroom (8m and 6m) of the structures at covered areas A and B are considered excessive. It should be justified upon formal plan submission to BD;
- (vii) the applicant's attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- (viii) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- (ix) detailed checking under BO will be carried out at building plan submission stage.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

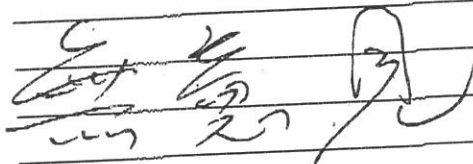
By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/NE-LYT/848

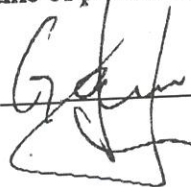
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2023.5.2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NE-LYT/848

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請看附頁反對資料

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

簽署 Signature



日期 Date

7-5-2025

貴處檔號：TPB/A/NE-LYT/848

敬啟者：

新界粉嶺沙頭角公路丈量約份第 76 約地段第 1442 號及
第 1444 號餘段和毗連政府土地
臨時訓練中心(歷奇教育訓練中心)用途的規劃許可續期(為期 3 年)
(申請編號：A/NE-LYT/848)

本會接獲孔嶺村民求助，對上述續期申請作出 強烈反對，希望
本會可代他們向貴署反映不滿意見，其反對理由是：

- 1) 村民受到噪音滋擾及環境衛生問題，影響民生。
- 2) 破壞周邊環境，破壞自然生態。

懇請 貴署理解村民的不滿及憂慮，敬希審慎處理。

此致
規劃署沙田、大埔
及北區規劃專員

粉嶺區鄉事委員會首副主席

劉永安
(劉永安)

敬上



2025 年 5 月 7 日

From: [REDACTED]
Sent: 2025-05-07 星期三 20:01:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Application No. A/NE-LYT/848 : OBJECTION from Hung Leng
Attachment: Objection re A_NE-LYT_848 (20250507).pdf

Dear Sir,

Please find attached our comments raising objection to the above application.
Thank you.

Regards,
Yau Wai Kwan, Indigenous Inhabitant Representative, Hung Leng
Ip Shui Sang, Village Representative, Hung Leng

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

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

A/NE-LYT/848

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

請詳見附上的信件

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

簽署 Signature

(邱為鈞)
孔嶺原居民代表

葉水生
(葉水生)
孔嶺居民代表

日期 Date

7.5.2025

有關規劃申請編號: A/NE-LYT/848

孔嶺對上述規劃許可續期申請提出強烈反對，並列舉理據如下：

1. 現時及申請用途一直都違背農地規劃原意。有關地段自 2019 年 5 月首次獲批准作臨時用途為期三年(16.6.2019 – 11.6.2022) (Ref A/NE-LYT/692)，及後再獲批准續期三年(10.6.2022 – 11.6.2025) (Ref A/NE-LYT/763)，已合共以臨時准許下營運達六年之久。若今次申請續期再獲批准，有關場地起碼會再營運三年，完全不符農地作臨時用途的批准原則，臨時用途實質上會變成永久用途。
2. 有關場地佔用政府土地達 190 平方米，對公眾有欠公允。政府不應該容許申請人肆意把珍貴公共土地資源納入及包裝在其規劃申請內，更讓申請人佔用政府土地以達致其商業目的。
3. 有關場地的閘口前方的政府土地經常有多部私家車停泊(曾觀察過在高峰時有六部私家車同時停泊)，而閘口側面附近就是繁忙的巴士站。這些車輛由巴士站旁跨過行人路駛入及駛出閘口前方的土地對候車人士和行人的安全構成威脅。
4. 有關場地是用作臨時訓練中心，其運作時對附近居民造成滋擾。有附近居民曾多次向村代表反映該場地經常傳出群眾叫囂的聲浪，令人惶恐不安，影響居民的生活；據使用巴士站候車的一些村民透露，她們對這些令人煩擾的聲浪亦常有怨言。

懇請各委員垂注。感謝！

孔嶺原居民代表邱為鈞

孔嶺居民代表葉水生

2025 年 5 月 7 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

4

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

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

A/NE-LYT/848

意見詳情 (如有需要，請另頁說明)

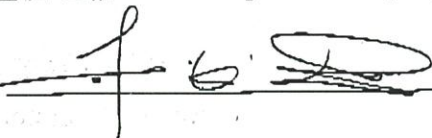
Details of the Comment (use separate sheet if necessary)

沒有意見

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

龍山區議員葉榮成

簽署 Signature



日期 Date

14-5-2025