

此文件在 2025年 05月 13日 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。

13 MAY 2025

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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/zh/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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-HTF/1191
	Date Received 收到日期	13 MAY 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 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 type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Tree Climbing Hong Kong Limited (香港樹木學會有限公司)	
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 checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.
(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 2,070 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 240 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)	Nil sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
(e) Land use zone(s) involved 涉及的土地用途地帶	'Coastal Protection Area' ("CPA")
(f) Current use(s) 現時用途	Training Centre (Tree Care Training Centre) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
26/2/2025 to 12/3/2025 (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 _____ 1/4/2025 (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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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	Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years		
	(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 checked="" type="checkbox"/> year(s) 年	.....	3
	<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	.....	1,830	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	240	sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	2	
Proposed domestic floor area 擬議住用樓面面積	.....	NA	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not more than 240	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not more than 240	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)			
Structure 1: Open shed with 4 converted containers underneath for site office and classroom (Not exceeding 4.5m, 1 storey),			
Structure 2: Toilet (Not exceeding 4m, 1 storey)			
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	2 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including public holidays			
(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 checked="" 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)) Local access leading to Deep Bay Road <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，請另頁表示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 checked="" 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 <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	
	No 否	<input checked="" 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 checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

	<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

位於鄉郊地區臨時用途/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/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(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 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>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</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 type="checkbox"/> year(s) 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。

1. The application site is far from residential settlement so that the operation and training activities at the application site would not affect nearby residents.
2. The application site is grown with mature trees so that it is an ideal place for tree care training.
3. The tree care training to be occurred at the application site includes tree climbing, the use of saw and tree care training.
4. The proposed development is close to a hobby farm and a fishing ground. The proposed development is not incompatible with the surrounding environment.
5. The application site is currently occupied by TCHK which is a qualified training institution accredited by Hong Kong Education Bureau. The application site is occupied as a training ground for the TCHK.
6. The application site is subject to a 2 previous planning permissions for the applied use. The applicant has complied with all the planning conditions imposed to the last planning permission.
7. The applicant submitted the landscape and tree preservation plan to preserve all the trees at the application site.
8. Being a training centre for tree care and to promote tree care to the society, the impact of the proposed development to the surrounding environment is minimal.
9. The development parameters of the current application are the same as the last planning permission except that the location of the toilet has been relocated to the southern part of the application site.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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

Date 日期

2/4/2025

(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

- 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。
- 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。
- 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	2,070 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12
Zoning 地帶	'Coastal Protection Area' ("CPA")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	240 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.116 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	4.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		1	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	11.59 % <input checked="" 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		2
	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) NA <hr/>		2 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) NA <hr/>		0 0 0 0 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 checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
As-built drainage plan, site plan, 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） estimated traffic generation	<input type="checkbox"/>	<input checked="" 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。

**Proposed Temporary Training Centre (Tree Care Training Centre) for
a Period of 3 Years
at
Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.**

Annex 1 Traffic Generation and Attraction

- 1.1 The application site is serviced by an existing vehicular track leading from Deep Bay Road. Such vehicular track mainly falls upon private land.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours below.
- 1.3 The operation hour of the application site is 9:00a.m. to 7:00p.m. on all days. The proposed development is intended to serve a maximum of 10 persons at the same time. In the reason that the site is only 8 minutes walk from Deep Bay Road which is served by public mini green-bus, it is trust that 2 parking spaces as proposed by the applicant would cater for the demand.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Deep Bay Road and nearby road networks.

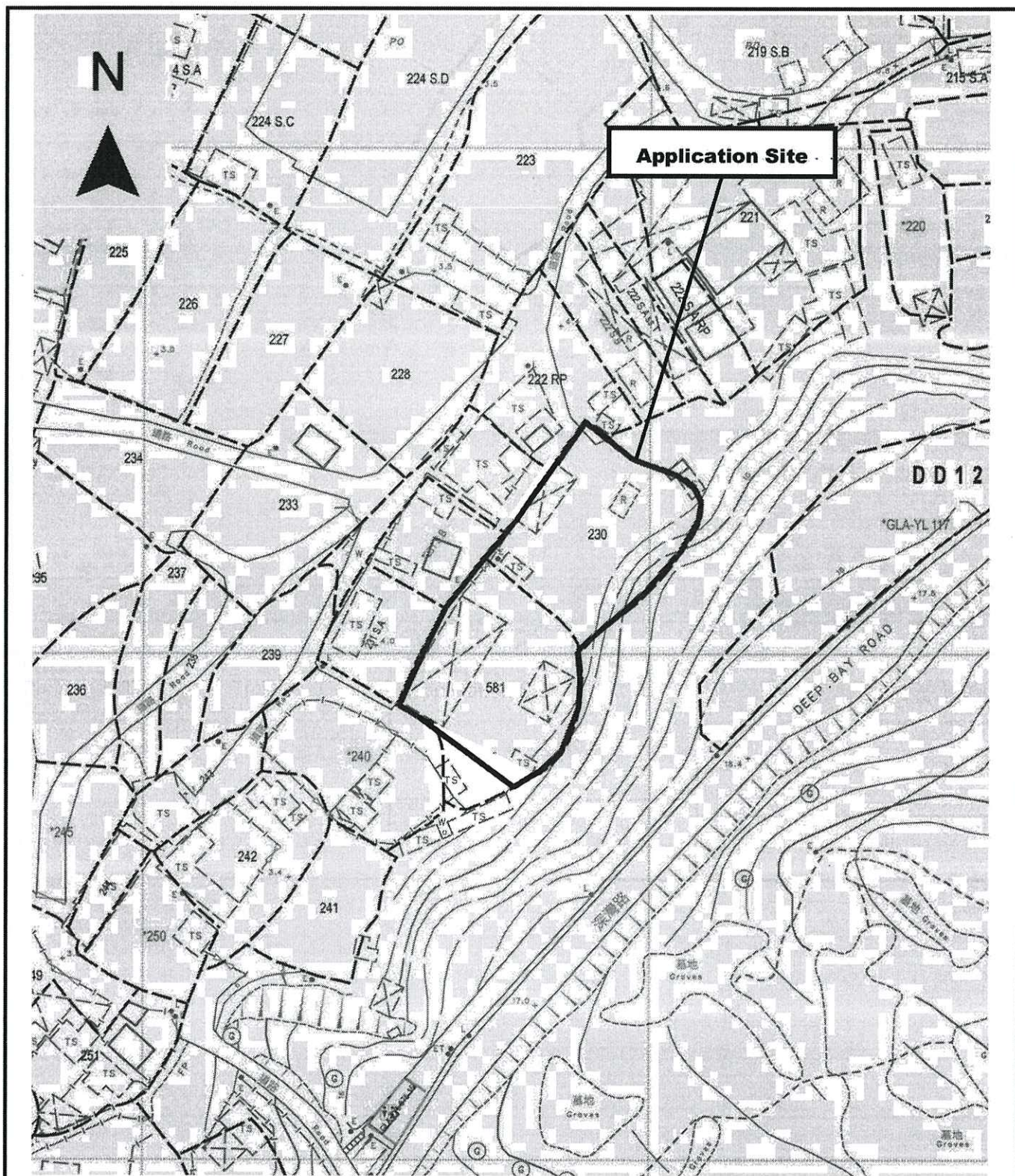
Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Private car	0.2	0.2	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.5 It is anticipated that the proposed development would not generate traffic impact to the area.



Project 項目名稱:

Proposed Temporary Training Centre
(Tree Care Training Centre) for a Period
of 3 Years at Lots 230 & 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long,
N.T.

Drawing Title 圖目:

Application Site

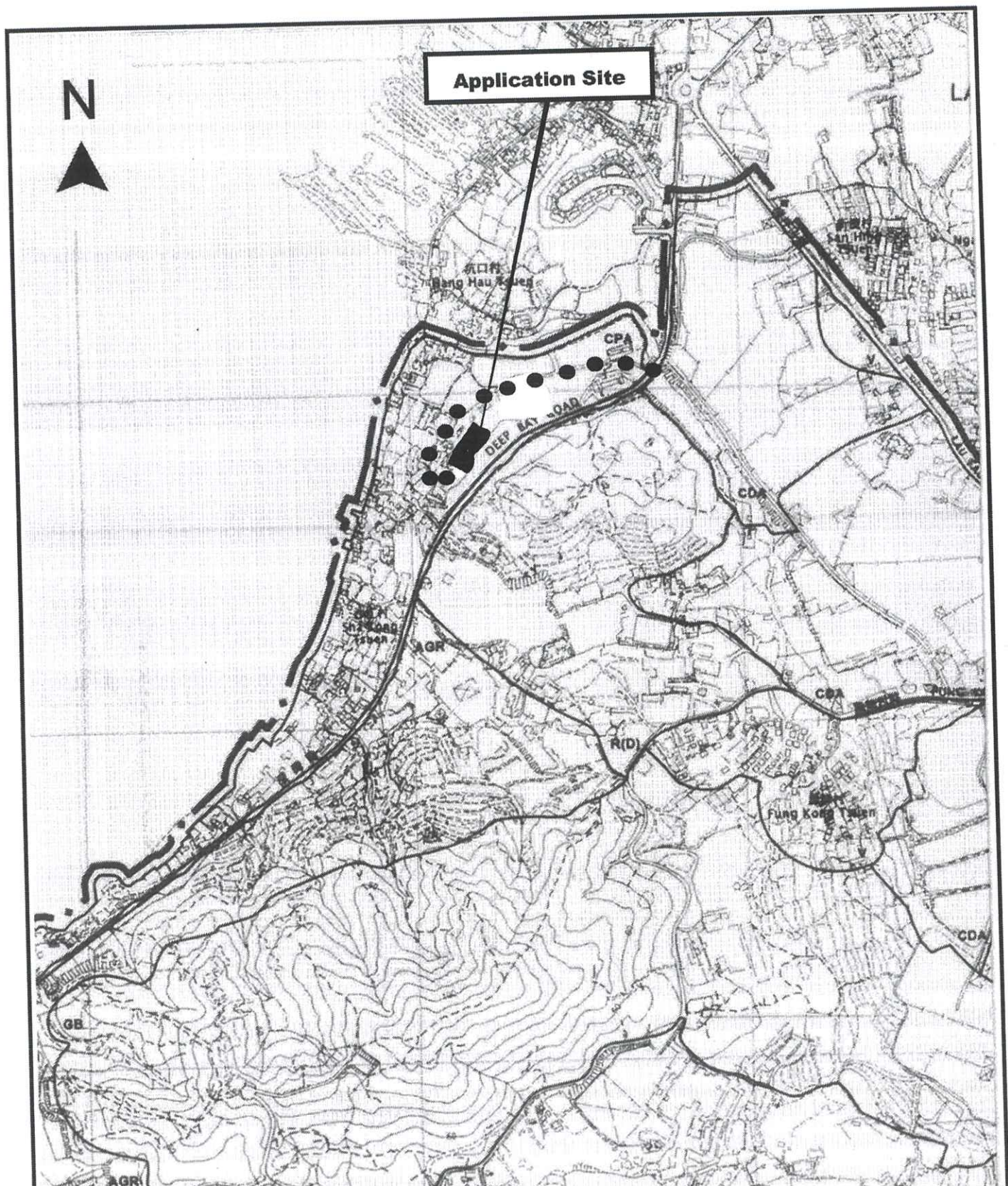
Remarks 備註:

Drawing No. 圖號:

Figure 1

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Training Centre
(Tree Care Training Centre) for a Period
of 3 Years at Lots 230 & 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long,
N.T.

Drawing Title 圖目:

Location Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

● ● ● Vehicular access leading
from Deep Bay Road

Scale 比例:

1:7500



Structure 1

Open shed with 4 converted containers underneath for site office & classroom
GFA: Not exceeding 220m²
Height: Not exceeding 4.5m
No. of storey: 1

Existing trees for practice

Climbing practical ground

8m wide Ingress/Egress

2 parking spaces of 5m x 2.5m for private car

Structure 2

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 4m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Structure 1
Open shed with 4 converted
containers underneath
for site office & classroom
GFA: Not exceeding 220m²
Height: Not exceeding 4.5m
No. of storey: 1

8m wide
Ingress/Egress

Climbing practical
ground

2 parking spaces
of 5m x 2.5m for
private car

Structure 2
Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 4m
No. of storey: 1

Tree	Approximate Size	Spacing
○ Existing Trees to be preserved	About 7m to 9m	NA

Project 項目名稱:

Proposed Temporary Training Centre
(Tree Care Training Centre) for a Period
of 3 Years at Lots 230 & 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long,
N.T.

Drawing Title 圖目:

Proposed Landscape & Tree
Preservation Plan

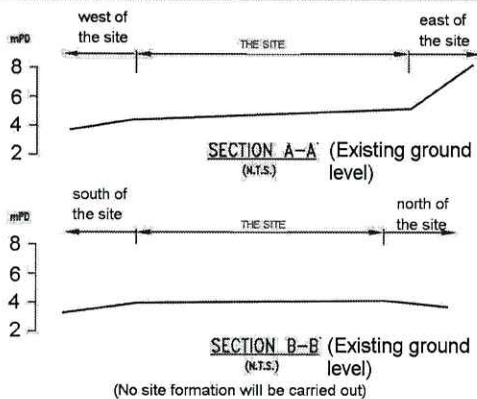
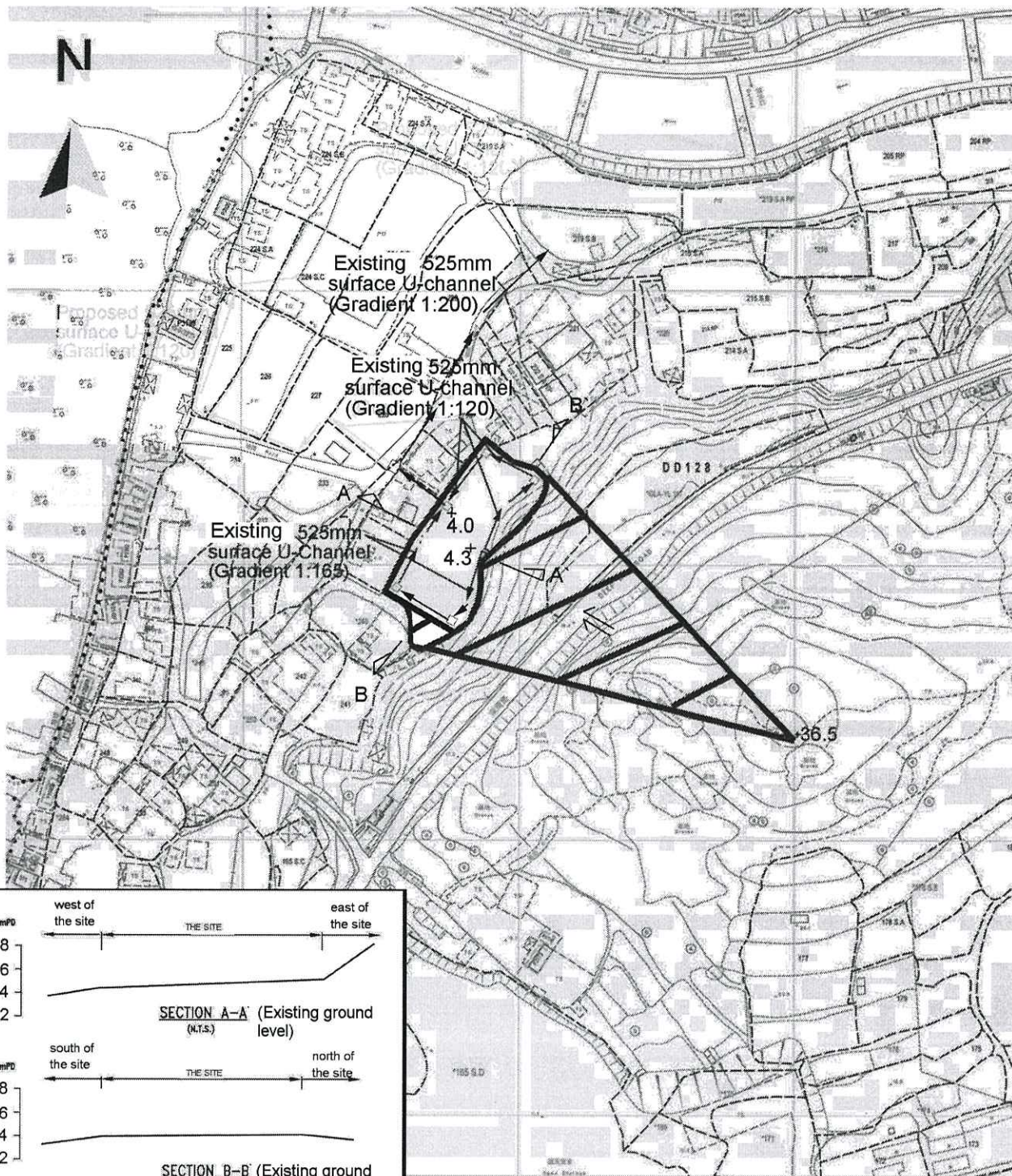
Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Training Centre
(Tree Care Training Centre) for a Period
of 3 Years at Lots 230 & 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long,
N.T.

Drawing Title 圖目:

As-built Drainage Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

- ☐ Proposed Catchpit
- Flow of Surface Runoff
- +36.5 Level (in mPD)
- External catchment

Scale 比例:

1:2000

Total: 4 pages

Date: 15 May 2025

TPB Ref.: A/YL-HTF/1191

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 in D.D. 128, Lau Fau Shan,
Yuen Long, N.T.**

The applicant is glad to submit the updated justifications, updated layout plan and landscape and tree preservation plan for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,

The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Jessie KWOK) – By Email

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。

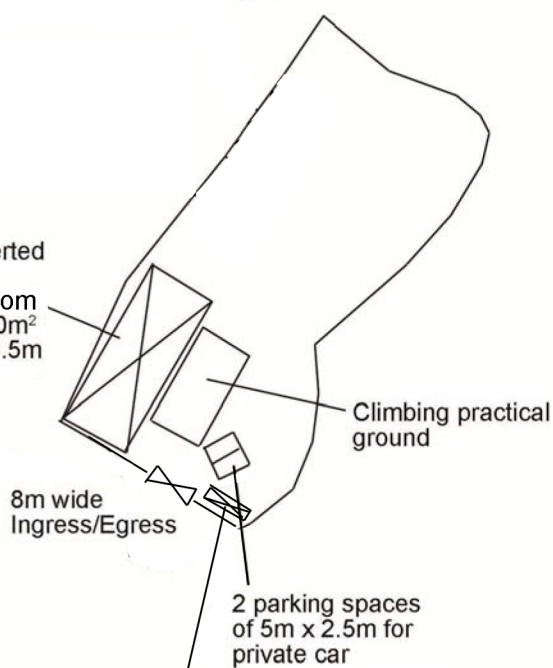
1. The application site is far from residential settlement so that the operation and training activities at the application site would not affect nearby residents.
2. The application site is grown with mature trees so that it is an ideal place for tree care training.
3. The tree care training to be occurred at the application site includes tree climbing, the use of saw and tree care training. The climbing practical ground and the preserved trees will be occupied for tree climbing purpose.
4. The proposed development is close to a hobby farm and a fishing ground. The proposed development is not incompatible with the surrounding environment.
5. The application site is currently occupied by TCHK which is a qualified training institution accredited by Hong Kong Education Bureau. The application site is occupied as a training ground for the Tree Climbing Hong Kong (TCHK).
6. Additional information can be seen at web site treeclimbing.hk.
7. The applicant submitted the landscape and tree preservation plan to preserve all the trees at the application site. The applicant also submitted a drainage proposal to drain the stormwater at the site and external catchment to appropriate location. The applicant is sincere to maintain the application site free from drainage, traffic and landscape problems.
8. Being a training centre for tree care and to promote tree care to the society, the impact of the proposed development to the surrounding environment is minimal.
9. The application site is subject to a previous planning permission No. A/YL-HTF/1131. The applicant has complied with all the planning conditions imposed to the last planning permission.
10. The development parameters and the applied use of the current application are the same as the last planning permission No. A/YL-HTF/1131 except that the toilet has been relocated to the southern part of the site.
11. The current planning application does not involve filling of land and excavation of land.

N



Structure 1

Open shed with 4 converted containers underneath for site office & classroom
GFA: Not exceeding 220m²
Height: Not exceeding 4.5m
No. of storey: 1



Structure 2

Toilet
GFA: Not exceeding 20m²
Height: Not exceeding 4m
No. of storey: 1

Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

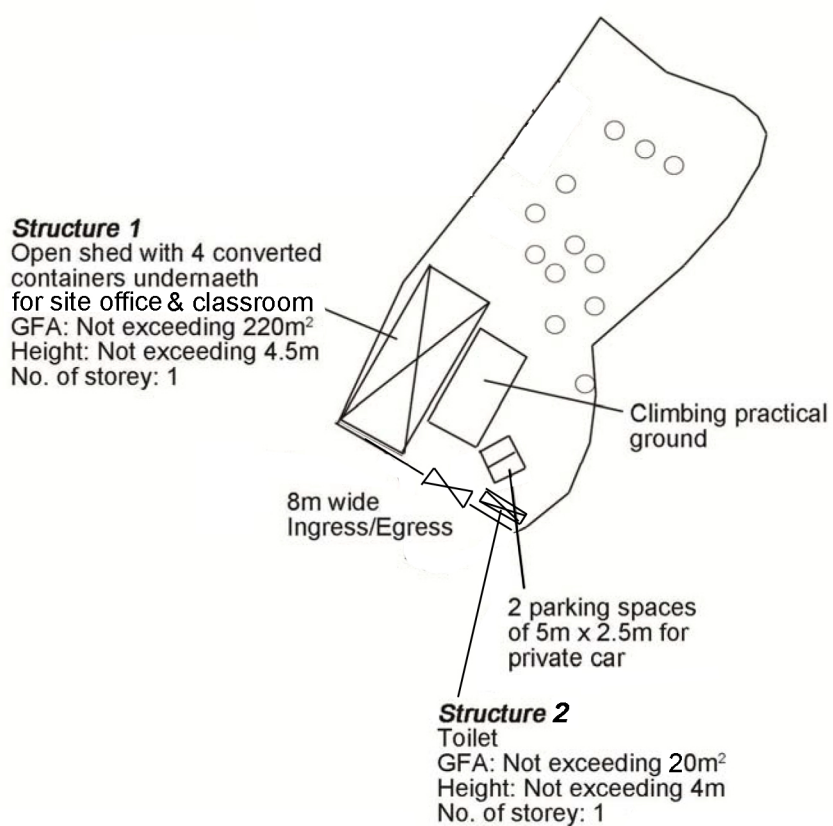
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Tree	Approximate Size	Spacing
○ Existing <i>Trees</i> to be preserved	About 7m to 9m	NA

Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

Scale 比例:

1:1000

Tracy Wing Sum LAW/PLAND

寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年06月12日星期四 9:22
收件者: Jessie Man Heng KWOK/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Tracy Wing Sum LAW/PLAND
主旨: 轉寄: A/YL-HTF/1191
附件: DD135 Lot 8s16Drawing05a.pdf; 香港樹木學會-樹木位置圖-10-6-2025-3-2.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Thursday, June 12, 2025 9:03 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Yuki Man Yin YIU/PLAND <ymyyiu@pland.gov.hk>
Subject: Fw: A/YL-HTF/1191

From:
Sent: Thursday, June 12, 2025 12:08 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>
Subject: A/YL-HTF/1191

Dear Sir,

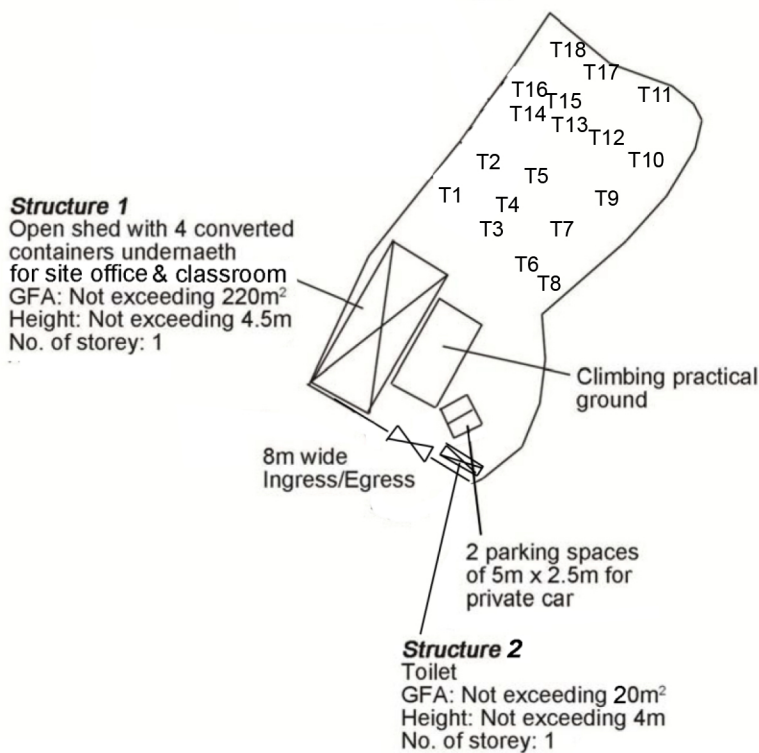
This email is intends to supersede our email dated 11.6.2025 in the afternoon.

Please see the attached landscape and tree preservation plan with tree condition and proposed treatment for the consideration of the CTP/UD&L, Planning Department.

Best Regards,

Patrick Tsui

Mobile:



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Remarks 備註:

T: Tree number

Drawing No. 圖號:

Figure 5

Scale 比例:

1:1000

Tree Climbing Hong Kong Ltd

No:	Botanical Name	Chinese Name	Tree condition	Proposed Treatment
T1	<i>Ficus virens</i>	大葉榕	normal	Retain
T2	<i>Litchi chinensis</i>	荔枝	Decay	To be fell
T3	<i>Litchi chinensis</i>	荔枝	normal	Retain
T4	<i>Litchi chinensis</i>	荔枝	normal	Retain
T5	<i>Litchi chinensis</i>	荔枝	normal	Retain
T6	<i>Litchi chinensis</i>	荔枝	normal	Retain
T7	<i>Litchi chinensis</i>	荔枝	normal	Retain
T8	<i>Litchi chinensis</i>	荔枝	normal	Retain
T9	<i>Artocarpus lingnanensis</i>	紅桂木	normal	Retain
T10	<i>Litchi chinensis</i>	荔枝	normal	Retain
T11	<i>Litchi chinensis</i>	荔枝	normal	Retain
T12	<i>Litchi chinensis</i>	荔枝	normal	Retain
T13	<i>Litchi chinensis</i>	荔枝	normal	Retain
T14	<i>Litchi chinensis</i>	荔枝	normal	Retain
T15	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T16	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T17	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T18	<i>Aquilaria sinensis</i>	土沈香	normal	Retain

Total: 34 pages

Date: 19 August 2025

TPB Ref.: A/YL-HTF/1191

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 in D.D. 128, Lau Fau Shan,
Yuen Long, N.T.**

This letter intends to supersede our letters dated 18.8.2025. Our response to the comments of the CEDD is shown in the attachment. In view of the recommendation of the no-build zone, we have update the proposed layout plan.

We have also updated the landscape and tree preservation plan in the attachment.

Our response to the comments of the CE/MN, DSD is as follows:

CE/MN, DSD's comments	Applicant's response
The applicant should confirm if the drainage facilities which were implemented under the approved application No. A/YL-HTF/1131 have been changed.	The applicant confirmed that the drainage facilities implemented under the approved application No. A/YL-HTF/1131 remain unchanged.

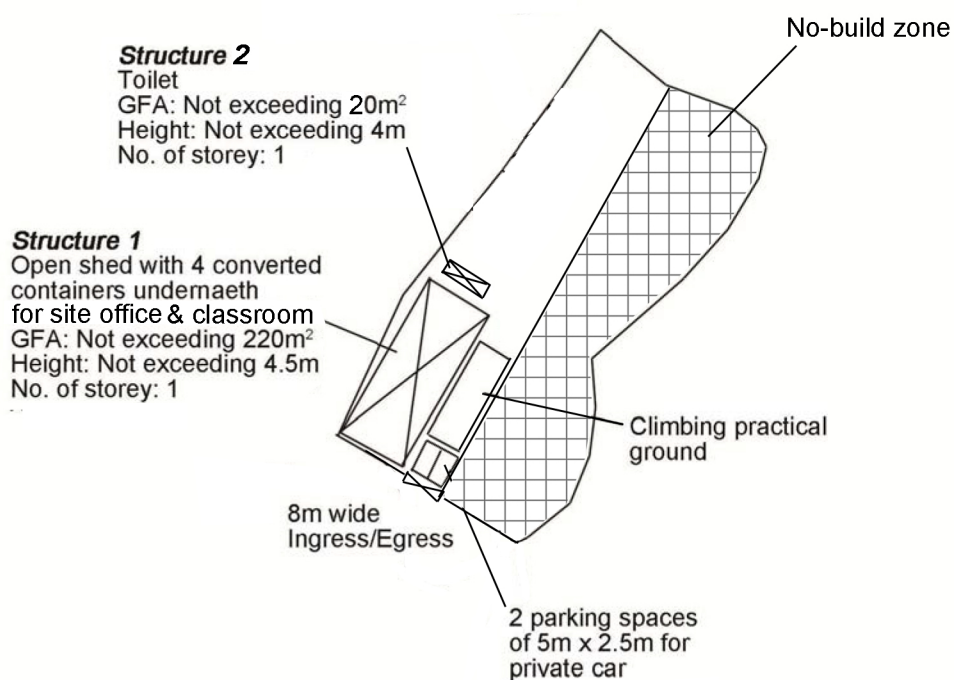
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Tracy LAW) – By Email



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Layout Plan

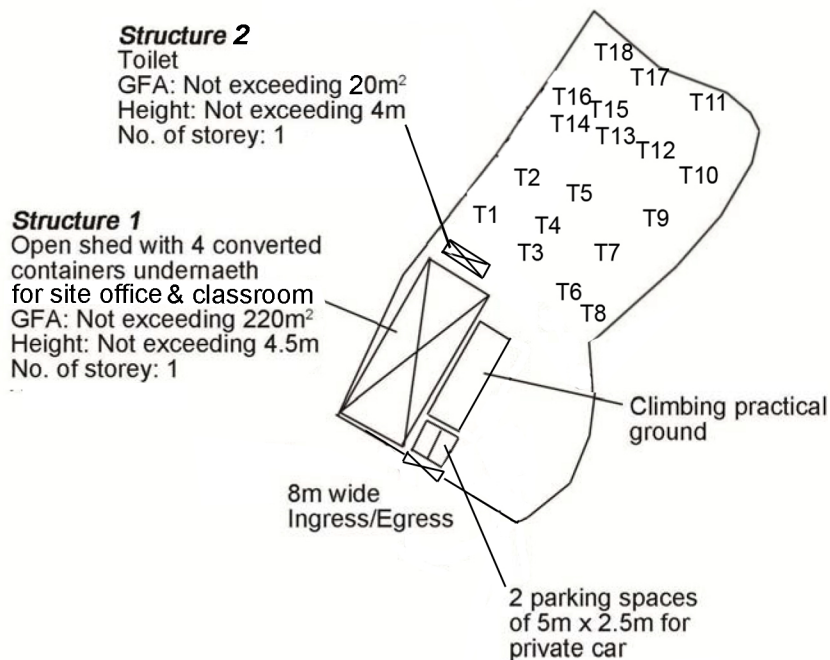
Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 230 & 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

T: Tree number

Scale 比例:

1:1000

Tree Climbing Hong Kong Ltd

No:	Botanical Name	Chinese Name	Tree condition	Proposed Treatment
T1	<i>Ficus virens</i>	大葉榕	normal	Retain
T2	<i>Litchi chinensis</i>	荔枝	Decay	To be fell
T3	<i>Litchi chinensis</i>	荔枝	normal	Retain
T4	<i>Litchi chinensis</i>	荔枝	normal	Retain
T5	<i>Litchi chinensis</i>	荔枝	normal	Retain
T6	<i>Litchi chinensis</i>	荔枝	normal	Retain
T7	<i>Litchi chinensis</i>	荔枝	normal	Retain
T8	<i>Litchi chinensis</i>	荔枝	normal	Retain
T9	<i>Artocarpus lingnanensis</i>	紅桂木	normal	Retain
T10	<i>Litchi chinensis</i>	荔枝	normal	Retain
T11	<i>Litchi chinensis</i>	荔枝	normal	Retain
T12	<i>Litchi chinensis</i>	荔枝	normal	Retain
T13	<i>Litchi chinensis</i>	荔枝	normal	Retain
T14	<i>Litchi chinensis</i>	荔枝	normal	Retain
T15	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T16	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T17	<i>Aquilaria sinensis</i>	土沈香	normal	Retain
T18	<i>Aquilaria sinensis</i>	土沈香	normal	Retain

GEOTECHNICAL PLANNING REVIEW REPORT (GPRR)

FOR

**PROPOSED TEMPORARY TRAINING CENTRE (TREE
CARE TRAINING CENTRE) FOR A PERIOD OF 3 YEARS**

AT

**LOT NO. 230 & 581 (PART) IN D.D. 128,
LAU FAU SHAN, YUEN LONG, N.T.**

ISSUE 1

June 2025

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3. DESK STUDY	2
4. GEOTECHNICAL CONSIDERATIONS	2
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Figure 2	PROPOSED LAYOUT PLAN
Figure 3	HONG KONG GEOLOGICAL MAP SHEET NO. 6

PLATES

A1	General view of the site (north side looking southern) – Taken at 18 th June 2025
A2	General view of the site (north side looking eastern) – Taken at 18 th June 2025
A3	General view of the site (middle side looking southern) – Taken at 18 th June 2025
A4	General view of the site (south side looking northern) – Taken at 18 th June 2025
A5	General view of the site (middle side looking eastern) – Taken at 18 th June 2025
A6	General view of the site (south side looking northern) – Taken at 18 th June 2025
A7	General view of the site (middle side looking northeastern) – Taken at 18 th June 2025
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APPENDICES

Appendix A	SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE
Appendix B	SIMAR FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE
Appendix C	EXTRACTED EXISTING GROUND INVESTIGATION RECORD OBTAINED FROM GIU
Appendix D	SLOPE UPGRADING WORKS DRAWING FOR FEATURE 6NW-A/C47

1. INTRODUCTION

It is proposed to apply the site to be the temporary training centre (tree care training centre) for a period of 3 years at Lot Nos. 230 and 581 (Part) in D.D. 128, Lau Fau Shan, Yuen Long, N.T. under section 16 of Town Planning Ordinance (Application No. A/YL/-HTF/1191). This report would present a Geotechnical Planning Review Report (GPRR) of the site to support the planning application.

2. SITE DESCRIPTION

The subject site is located at Lot Nos. 230 and 581 (Part) in D.D. 128. A site location plan and site layout plan are shown on Figures 1 and 2, respectively. The site is about rectangular shape on plan and has an area of approximately 2070m² and the site is an open space area with site office, classroom and training facilities. The site location plan for the application site and the proposed layout plan are shown in Figure 1 and 2.

2.1 Existing Features in the Vicinity of the Site

There is one registered feature in the vicinity of the proposed development. The locations of the features are shown in Figure 2. Slope Information System (SIS) reports and Slope Maintenance Responsibility Information System (SIMAR) reports indicating the location of the features and their maintenance responsibility are attached in Appendix A and B. No record of slope instability can be found.

Maintenance Responsibility of features in the vicinity of the proposed development:

<u>Feature No.</u>	<u>Sub-division No.</u>	<u>Maintenance Responsibility</u>
6NW-A/C47	1	D.D.128 Lot 230
	2	D.D.128 Lot 581
	3	Lands Department

Description of the features are as follows:

Feature No. 6NW-A/C47

This is a rectangular shape feature partly located at the eastern boundary of the site. It consists of a vegetated slope with about 5.0m high and has a face angle of about 35°. This feature is about 68m long. The photo is shown in Plate A2 to A5.

3. DESK STUDY

3.1 Site Geology

With reference to the 1:20,000 geological map published by the Geotechnical Control Office, Hong Kong Geological Survey Sheet No. 6, the site is located within the area of megacrystic fine-medium-grained granite (gfm), which is in line with the site observation. It is reasonably expected that the sursurface geology comprises a stratum of CDG. Extract from the geological survey sheet is shown on Figure 3.

No sign of distress was observed in the vicinity of the site during the site reconnaissance.

3.2 Past Ground Investigation and Relevant Geotechnical Record in GIU

Based on the information search in Geotechnical Information Unit (GIU) carried out on 26 June 2025 at Civil Engineering & Development Department (CEDD), there is a ground investigation (GI) which carried out by Vibro (H.K.) Limited under Contract No. GE/2018/06 was found, a drillhole (DH6) is located in the vicinity of the site, it revealed that 4.42m soil materials including fill and grade VI and V materials above the Grade III materials, the drillhole location is shown in Figure 2 and the drillhole record is enclosed in Appendix C. And no other relevant geotechnical record or report could be found in the vicinity of the site.

3.3 Groundwater

There is no piezometer and standpipe monitoring record could be found in the vicinity of the site.

4. GEOTECHNICAL CONSIDERATIONS

4.1 Gradient across the site

The site is located on a level platform with little level difference (i.e. +4.5mPD) to be proposed as a temporary training centre for tree care at Lau Fau Shan, Yuen Long.

4.2 Existing Geotechnical Features

Feature No. 6NW-A/C47

This is a rectangular shape feature which partly located adjacent to the eastern boundary of the site. The proposed development is a temporary training centre for tree care and no foundation works, site formation works or excavation works will be carried out.

In addition, as reported by the representative of the application site, slope upgrading works for the feature no. 6NW-A/C47 was designed by Fugro (Hong Kong) Limited and the works will be carried out by Geotech Engineering Limited under Lands Department Contract No. 8/LANDS/24. The slope upgrading works will tentatively be commenced on July 2025 and the tentative completion date will be on January to April 2026. The slope upgrading works drawings are enclosed in Appendix D.

Hence, the proposed development is considered to be feasible from geotechnical point of view.

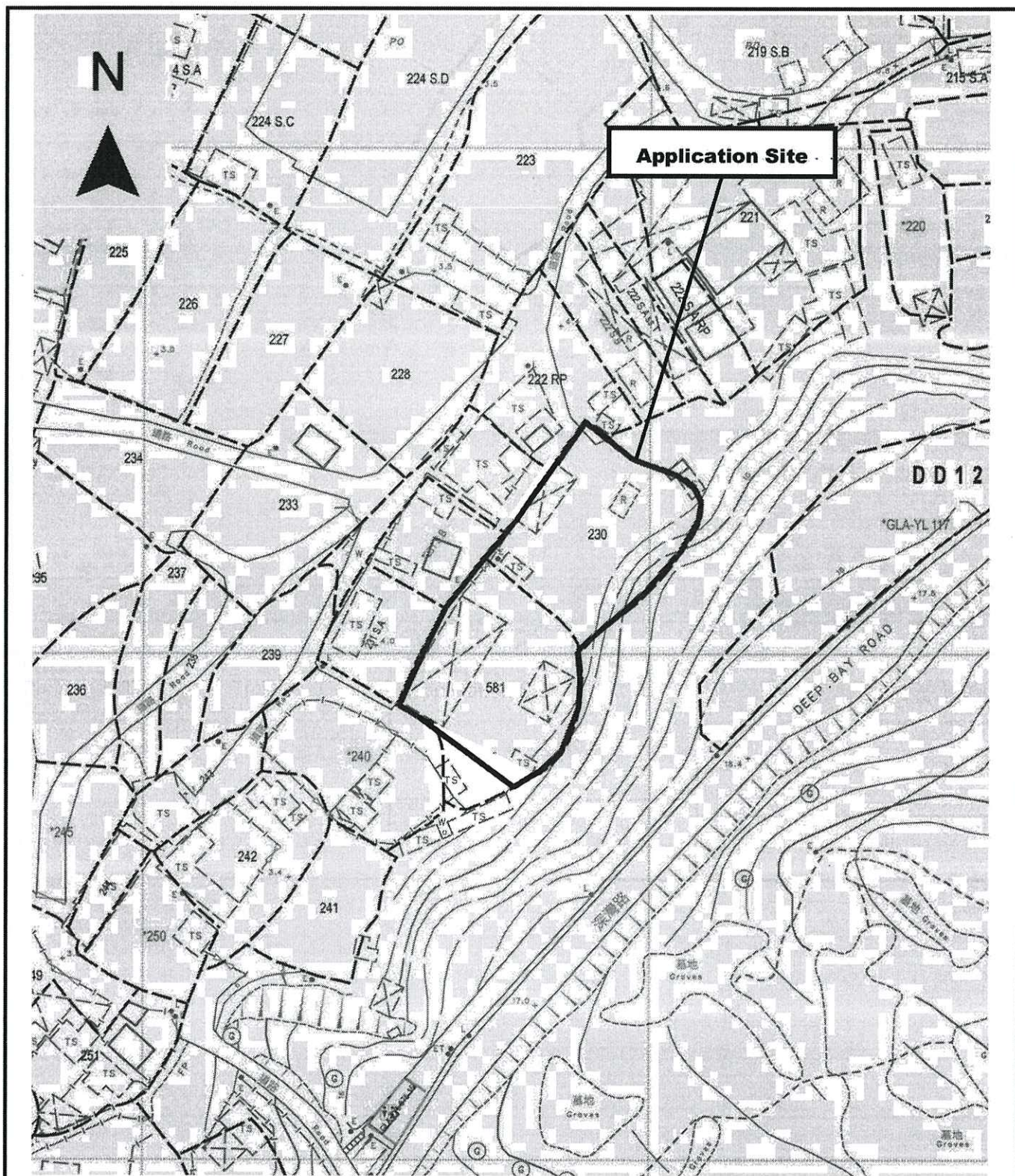
Natural Slope above Feature No. 6NW-A/C47

As received the comment from GEO on 13 June 2025 regarding to the natural terrain, the proposed site office, classroom, car park and toilet have been relocated outside the “No-build Zone”, the new locations of proposed facilities are shown in Figure 2.

5. CONCLUSION

This report has discussed all the issues concerning the geotechnical planning review under Town Planning Ordinance Section 16 for the captioned project. Since no foundation works, site formation works, building works, or excavation works would be involved in this application, therefore, the stability of existing features would not be affected. In conclusion, the proposed development is considered geotechnically feasible.

FIGURES



Project 項目名稱:

Proposed Temporary Training Centre
(Tree Care Training Centre) for a Period
of 3 Years at Lots 230 & 581 (Part) in
D.D. 128, Lau Fau Shan, Yuen Long,
N.T.

Drawing Title 圖目:

Application Site

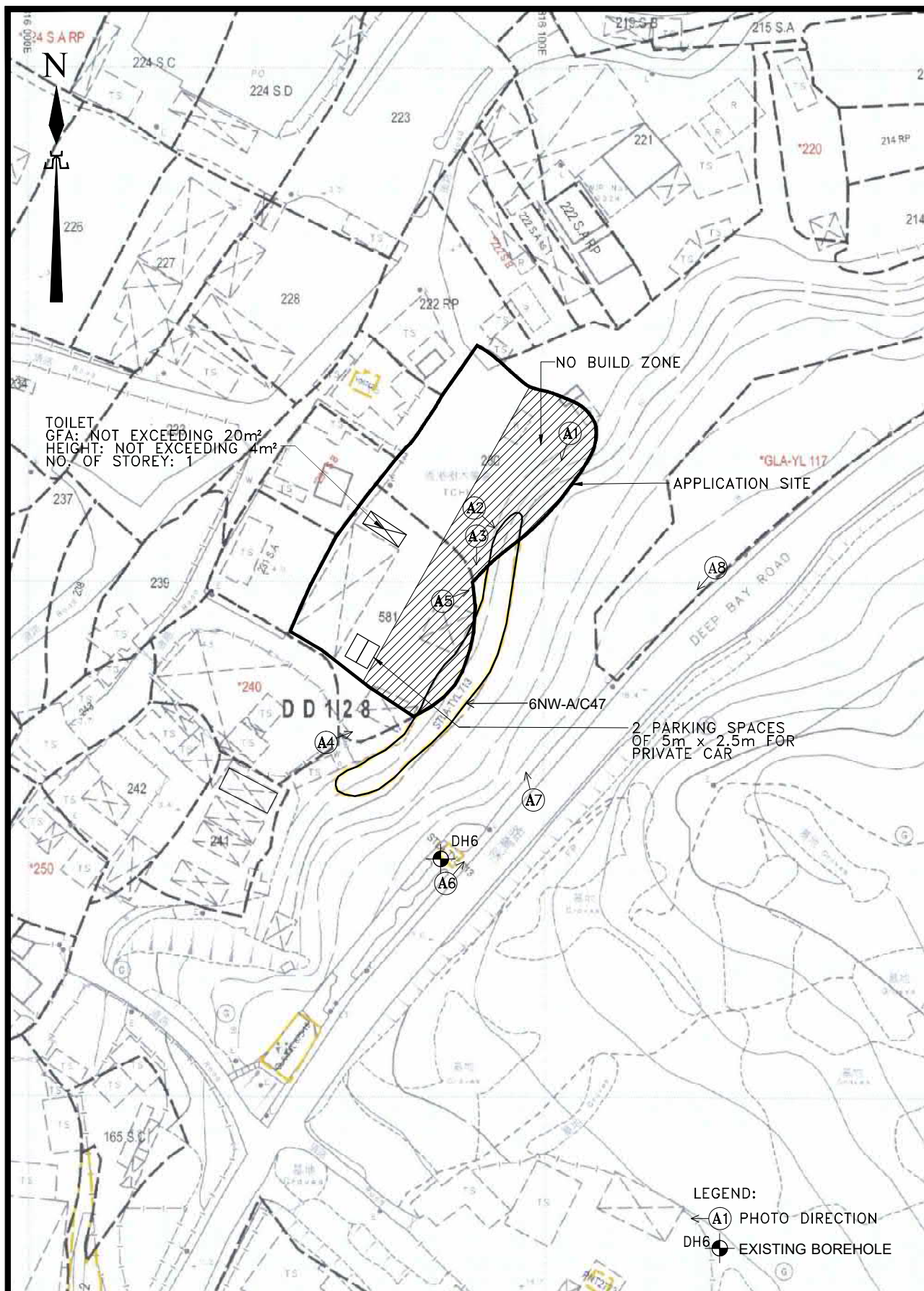
Remarks 備註:

Drawing No. 圖號:

Figure 1

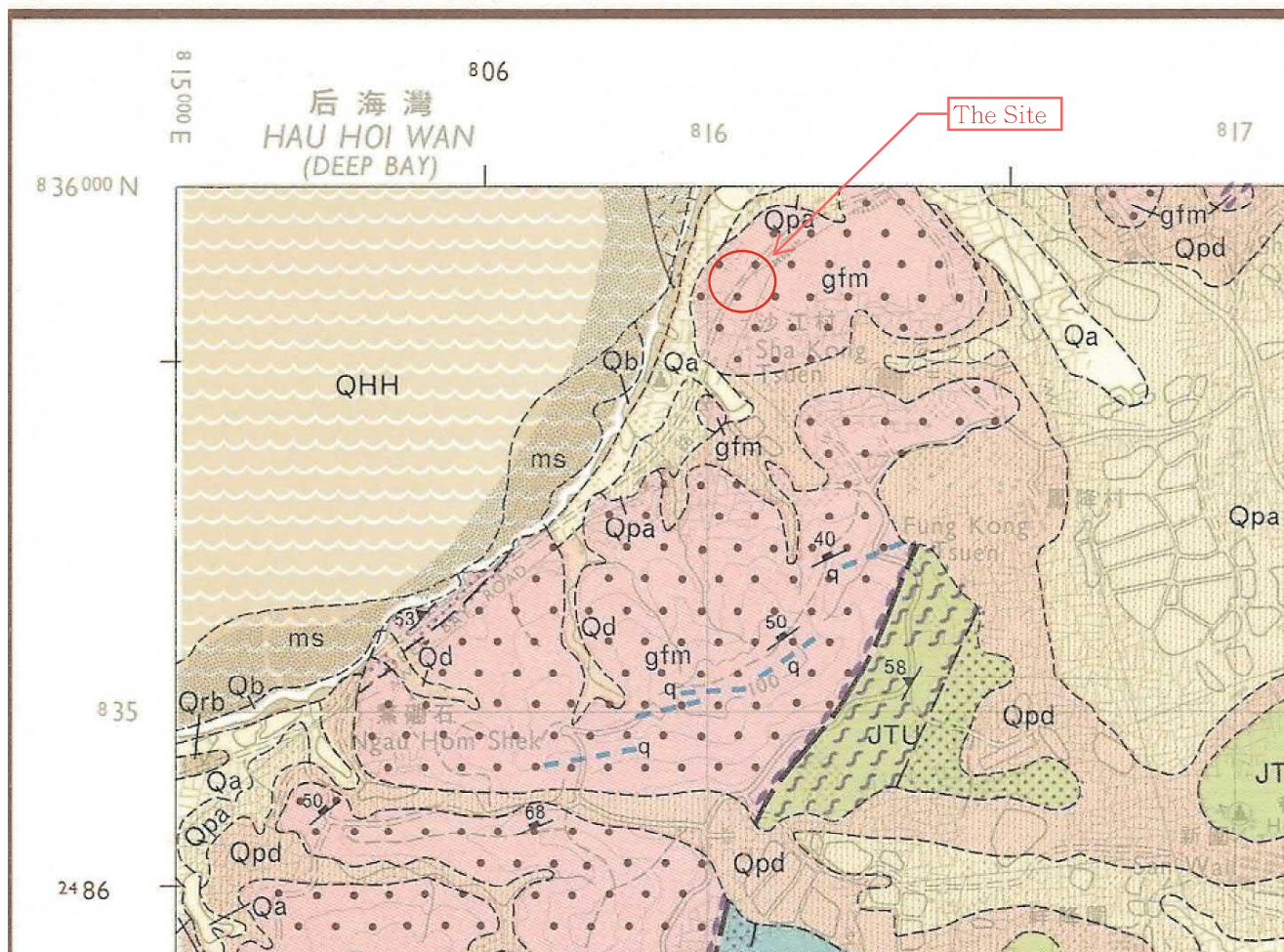
Scale 比例:

1:1000





Sheet 6 編號 Series HGM 20 組別



Project 項目名稱:

Proposed temporary training centre (tree care training centre) for a period of 3 years at Lot Nos. 230 and 581 (Part) in D.D. 128

Drawing Title 圖目:

Hong Kong Geological Map Sheet No. 6

Remarks 備註:

Drawing No. 圖號:

Figure 3

Scale 比例:

1:20000

PLATES

RECORD PHOTOGRAPHS



A1 - General view of the site (north side looking southern)

Taken at: 18 June 2025



A2 - General view of the site (north side looking eastern)

Taken at: 18 June 2025

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 (Part) in D.D.128,
Lau Fau Shan, Yuen Long, N.T.**

RECORD PHOTOGRAPHS



A3 - General view of the site (middle side looking southern)

Taken at: 18 June 2025



A4 - General view of the site (south side looking northern)

Taken at: 18 June 2025

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 (Part) in D.D.128,
Lau Fau Shan, Yuen Long, N.T.**

RECORD PHOTOGRAPHS



A5 - General view of the site (middle side looking eastern)

Taken at: 18 June 2025



A6 - General view of the site (south side looking northern)

Taken at: 18 June 2025

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 (Part) in D.D.128,
Lau Fau Shan, Yuen Long, N.T.**

RECORD PHOTOGRAPHS



A7 - General view of the site (middle side looking northwestern)

Taken at: 18 June 2025



A8 - General view of the site (north side looking southwestern)

Taken at: 18 June 2025

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 230 & 581 (Part) in D.D.128,
Lau Fau Shan, Yuen Long, N.T.**

APPENDIX A

SIS FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE

BASIC INFORMATION

Location: 9B Sha Kong Tsuen, Lau Fau Shan, Yuen Long.
Date of Formation: pre-1977
Date of Construction/ Modification: N/A
Approximate Coordinates: Easting : 816081 Northing : 835876

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Undeveloped green belt
Distance of Facility from Crest (m): 0
Facility at Toe: Other non-crowded built-up facilities
Distance of Facility from Toe (m): 0
Consequence-to-life Category: 2
Remarks: N/A

SLOPE PART

(1) Max. Height (m): 5 Length (m): 68 Average Angle (deg): 45

WALL PART

N/A

MAINTENANCE RESPONSIBILITY

Maintenance Type: Mixed Party: DD128 Lot230 Agent: N/A
Maintenance Type: Mixed Party: DD128 Lot581 Agent: N/A
Maintenance Type: Mixed Party: Lands D Agent: Lands D

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 21-04-2022
Data Source: LPM
Slope Part Drainage: N/A
Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 100 Chunam: 0 Shotcrete: 0 Other Cover: 0
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

WALL PART

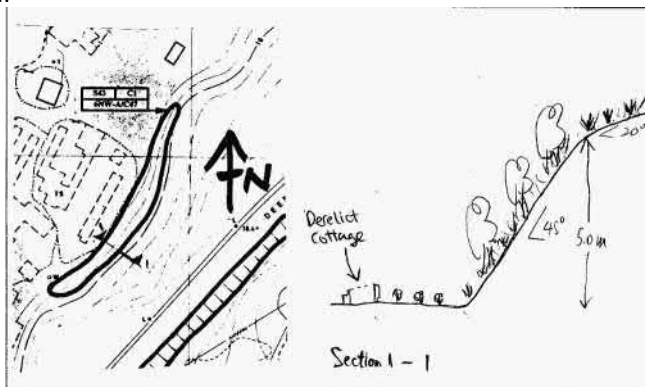
N/A

SERVICES

N/A

STAGE 1 STUDY REPORT

Inspected On: 26-08-1997
Weather: Some Rain
District: MW



Section No: 1-1
Height (m): N/A
Type of Toe Facility: Other non-crowded built-up facilities
Distance from Toe (m): 0
Type of Crest Facility: Undeveloped green belt
Distance from Crest (m): 0
Consequence Category: 3
Engineering Judgement: U
Section No: 2-2
Type of Toe Facility: N/A
Distance from Toe (m): 0
Type of Crest Facility: N/A
Distance from Crest (m): 0
Consequence Category: 3
Engineering Judgement: U
Sign of Seepage: Slope : Signs of seepage
Wall : N/A
Criterion A satisfied: N
Sign of Distress: Slope : Reasonable (at toe)
Wall : N/A
Criterion D satisfied: N
Non-routine maintenance required: N



Note:	N/A
Masonry wall / Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

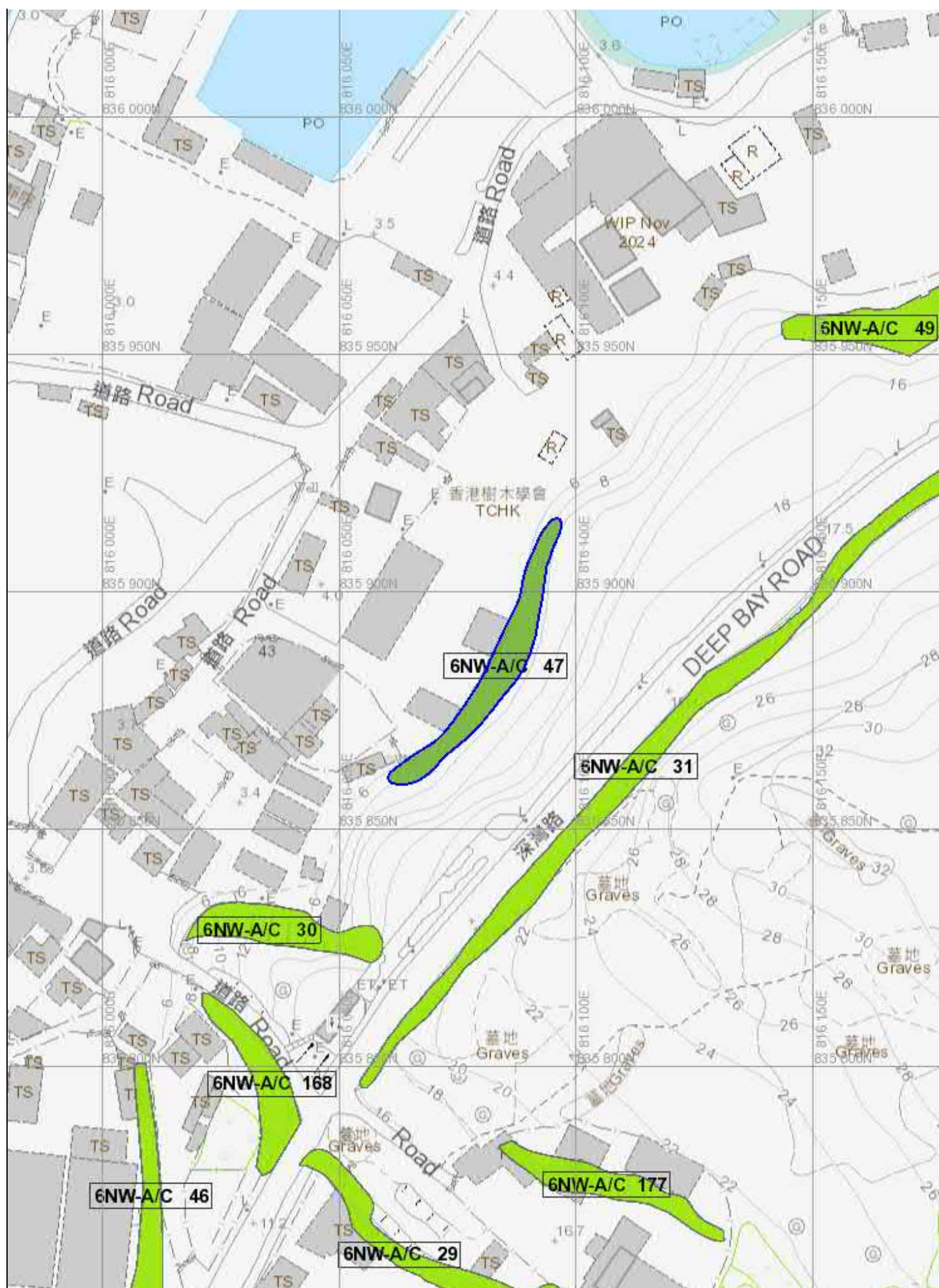
Criterion A / Criterion D:	N/A
Action By:	N/A
Further Study:	N
Action By:	N/A

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO





APPENDIX B

SIMAR FOR REGISTERED FEATURES IN THE VICINITY OF THE SITE

Slope Maintenance Responsibility Report

(6NW-A/C47)



**ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT**

List of Slope Maintenance Responsibility Area(s)

1	6NW-A/C47		Sub-Division	1
	Location	SLOPE FALLS IN DD128 LOTS230 & 581 & GL W OF DEEP BAY RD		
	Responsible Lot/Party	DD128 Lot230	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
2	6NW-A/C47		Sub-Division	2
	Location	SLOPE FALLS IN DD128 LOTS230 & 581 & GL W OF DEEP BAY RD		
	Responsible Lot/Party	DD128 Lot581	Maintenance Agent	Not Applicable
	Remarks	Not Applicable		
3	6NW-A/C47		Sub-Division	3
	Location	SLOPE FALLS IN DD128 LOTS230 & 581 & GL W OF DEEP BAY RD		
	Responsible Lot/Party	Lands Department	Maintenance Agent	Lands Department
	Remarks	For enquiries about the maintenance of this slope / sub-division of the slope, please contact the Maintenance Agent directly.		

- End of Report -

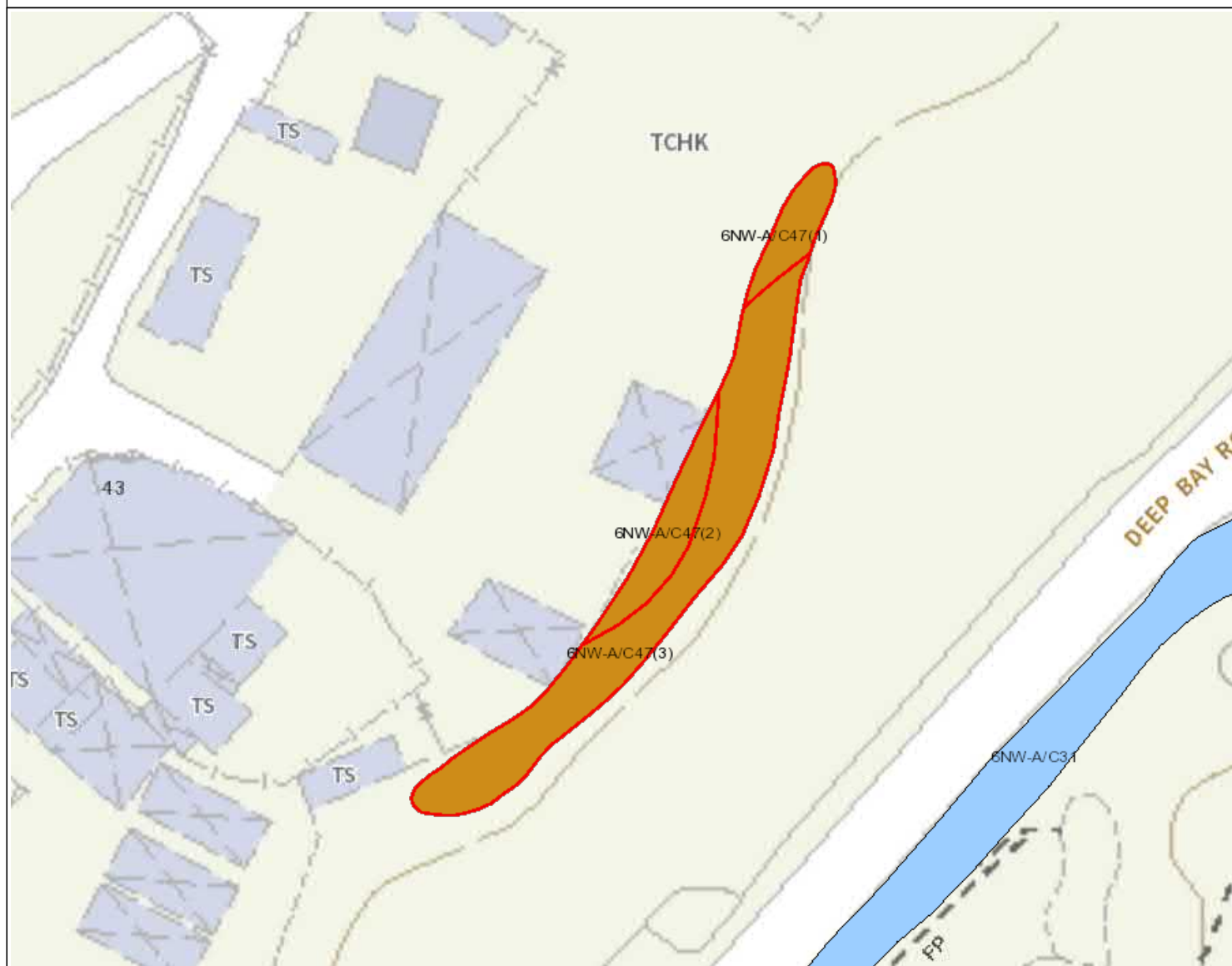
Notes:

- (i) The location plan in Annex is for identification purposes of slope(s) only.
- (ii) The slope(s) as listed in the Slope Maintenance Responsibility Report may not be shown on the location plan in Annex.

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Search Criteria: 6NW-A/C47

Location Plan



Legend

- Slope Area(s)
- - - - - Search Location
- Slope(s) Maintained by Government
- Slope(s) Maintained by Private Party/Parties
- Slope(s) Maintained by Government and Private Party/Parties



ESTATE MANAGEMENT SECTION
LANDS DEPARTMENT

This Plan is **NOT TO SCALE** and intended for **IDENTIFICATION** only. All information shown on this plan **MUST** be verified by field survey.

Printed on: 17/06/2025

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



Search Criteria: 6NW-A/C47

APPENDIX C

EXTRACTED EXISTING GROUND INVESTIGATION RECORD OBTAINED FROM GIU



Vibro (H.K.) Limited
SITE INVESTIGATION DEPARTMENT

FINAL FIELDWORK REPORT		
CONTRACT NO.	GE/2018/06	
TASK ORDER NO.	GE/2018/06.86	
PROJECT	Ground Investigation - New Territories West Agreement No. CE 6/2020 (HY) Upgrading of Deep Bay Road - Investigation	
CLIENT	Civil Engineering and Development Department	
DATE	27 July 2021	
CHECKED BY		27/7/2021
	 Geotechnical Engineer	Date
CERTIFIED BY		27/7/2021
	 Contractor's Representative	Date



ISO 9001 : 2015
Certificate No. : CC 1046



ISO 14001 : 2015
Certificate No. : CC 2456



OHSAS 18001 : 2007
Certificate No. : CC 2547

CONTRACTOR





DRILLHOLE RECORD

HOLE NO. DH 6

CONTRACT NO. : GE/2018/06

SHEET 2 OF 2

PROJECT Ground Investigation - New Territories West
Agreement No. CE 6/2020 (HY) Upgrading of Deep Bay Road - Investigation

METHOD	Rotary	CO-ORDINATES	TASK ORDER NO GE/2018/06.86
MACHINE & NO.	VBM22	E 816080.01 N 835846.17	DATE : 29/05/2021 to 31/05/2021
FLUSHING MEDIUM	Water	ORIENTATION Vertical	GROUND LEVEL + 17.64 mPD

Drilling Progress	Casing Depth/Size	Water Level (m) Shift start / end	Flush Returns %	TCR %	SCR %	RQD %	FI	Depth of FI / Test	Tests	Samples No. Type Depth	Reduced Level	Depth (m)	Legend	Grade	Description
								10.92		T2-101 10.14	+7.64	10.00		III	At 9.92m : Moderately weak layer up to 50mm thick, dipping 60°-70°.
11			70	100	100	100		2.6		T2-101 11.49					11.49 - 12.50m : With some quartz veins up to 120mm thick, dipping 50°-60°.
12			70	100	98	98		13.35 12.45		T2-101 12.81	+4.83	12.81			
13		10.35m at 18:00					5.6	12.81							End of Investigation Hole at 12.81m.
14															
15															
16															
17															
18															
19															
20															

- Disturbed sample
- Piston sample
- Split spoon sample
- U76 undisturbed sample
- U100 undisturbed sample
- Mazier sample
- SPT liner sample
- Water sample
- Environmental Sample
- Standard penetration test
- In-situ vane shear test
- Permeability test
- Pressuremeter test
- Packer Test
- Acoustic or optical televiwer survey
- Piezometer tip
- Standpipe
- Groundwater Sampling Well
- Vibrating wire piezometer
- Impression packer test

LOGGED S. C. Law
DATE 01/06/2021
CHECKED Y. M. Leung
DATE 15/06/2021

REMARKS

APPENDIX D

SLOPE UPGRADING WORKS DRAWING FOR FEATURE NO.

6NW-A/C47

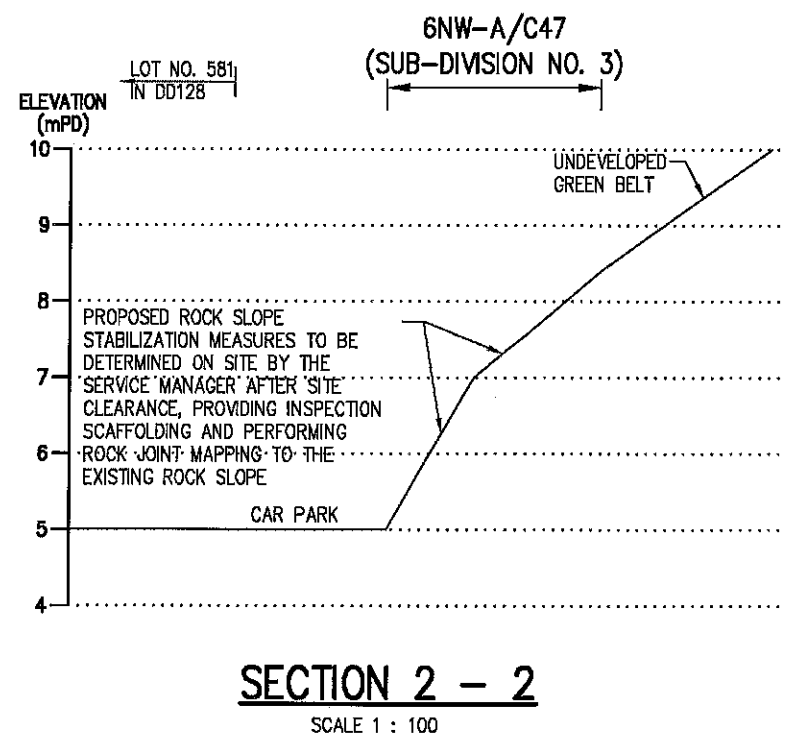
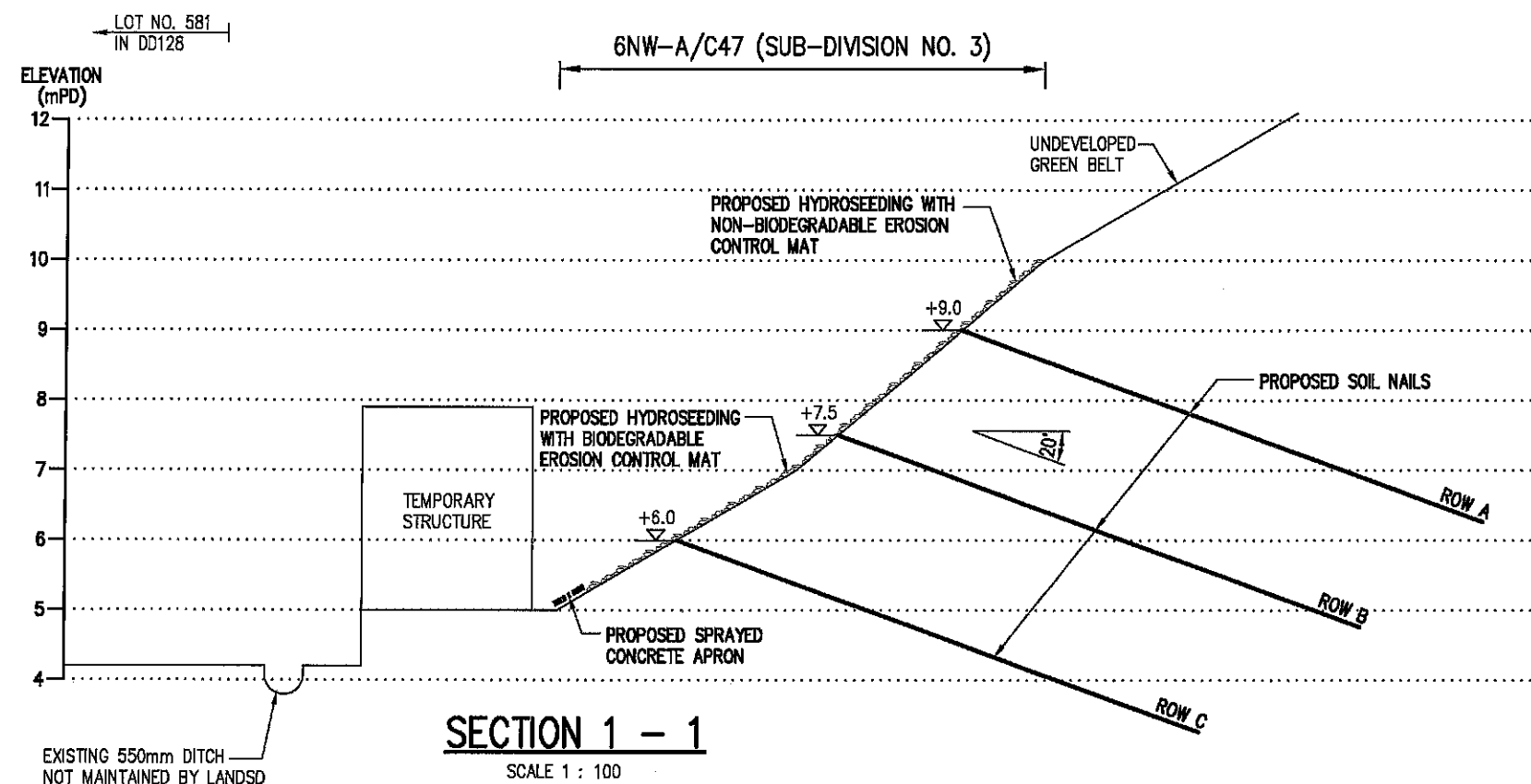
Topographic map showing a site with contour lines and various features. The map includes labels for 'OPEN SPACE', 'TEMPORARY STRUCTURE', 'TOILET', 'CAR PARK', 'UNDEVELOPED GREEN BELT', and 'DEEP BAY ROAD'. Specific site labels include '6NW-A/C47' and '6NW-A/C31'. Elevation points are marked throughout the map, such as 4.49, 4.46, 4.45, 4.43, 4.42, 4.41, 4.40, 4.39, 4.38, 4.37, 4.36, 4.35, 4.34, 4.33, 4.32, 4.31, 4.30, 4.29, 4.28, 4.27, 4.26, 4.25, 4.24, 4.23, 4.22, 4.21, 4.20, 4.19, 4.18, 4.17, 4.16, 4.15, 4.14, 4.13, 4.12, 4.11, 4.10, 4.09, 4.08, 4.07, 4.06, 4.05, 4.04, 4.03, 4.02, 4.01, 4.00, 3.99, 3.98, 3.97, 3.96, 3.95, 3.94, 3.93, 3.92, 3.91, 3.90, 3.89, 3.88, 3.87, 3.86, 3.85, 3.84, 3.83, 3.82, 3.81, 3.80, 3.79, 3.78, 3.77, 3.76, 3.75, 3.74, 3.73, 3.72, 3.71, 3.70, 3.69, 3.68, 3.67, 3.66, 3.65, 3.64, 3.63, 3.62, 3.61, 3.60, 3.59, 3.58, 3.57, 3.56, 3.55, 3.54, 3.53, 3.52, 3.51, 3.50, 3.49, 3.48, 3.47, 3.46, 3.45, 3.44, 3.43, 3.42, 3.41, 3.40, 3.39, 3.38, 3.37, 3.36, 3.35, 3.34, 3.33, 3.32, 3.31, 3.30, 3.29, 3.28, 3.27, 3.26, 3.25, 3.24, 3.23, 3.22, 3.21, 3.20, 3.19, 3.18, 3.17, 3.16, 3.15, 3.14, 3.13, 3.12, 3.11, 3.10, 3.09, 3.08, 3.07, 3.06, 3.05, 3.04, 3.03, 3.02, 3.01, 3.00, 2.99, 2.98, 2.97, 2.96, 2.95, 2.94, 2.93, 2.92, 2.91, 2.90, 2.89, 2.88, 2.87, 2.86, 2.85, 2.84, 2.83, 2.82, 2.81, 2.80, 2.79, 2.78, 2.77, 2.76, 2.75, 2.74, 2.73, 2.72, 2.71, 2.70, 2.69, 2.68, 2.67, 2.66, 2.65, 2.64, 2.63, 2.62, 2.61, 2.60, 2.59, 2.58, 2.57, 2.56, 2.55, 2.54, 2.53, 2.52, 2.51, 2.50, 2.49, 2.48, 2.47, 2.46, 2.45, 2.44, 2.43, 2.42, 2.41, 2.40, 2.39, 2.38, 2.37, 2.36, 2.35, 2.34, 2.33, 2.32, 2.31, 2.30, 2.29, 2.28, 2.27, 2.26, 2.25, 2.24, 2.23, 2.22, 2.21, 2.20, 2.19, 2.18, 2.17, 2.16, 2.15, 2.14, 2.13, 2.12, 2.11, 2.10, 2.09, 2.08, 2.07, 2.06, 2.05, 2.04, 2.03, 2.02, 2.01, 2.00, 1.99, 1.98, 1.97, 1.96, 1.95, 1.94, 1.93, 1.92, 1.91, 1.90, 1.89, 1.88, 1.87, 1.86, 1.85, 1.84, 1.83, 1.82, 1.81, 1.80, 1.79, 1.78, 1.77, 1.76, 1.75, 1.74, 1.73, 1.72, 1.71, 1.70, 1.69, 1.68, 1.67, 1.66, 1.65, 1.64, 1.63, 1.62, 1.61, 1.60, 1.59, 1.58, 1.57, 1.56, 1.55, 1.54, 1.53, 1.52, 1.51, 1.50, 1.49, 1.48, 1.47, 1.46, 1.45, 1.44, 1.43, 1.42, 1.41, 1.40, 1.39, 1.38, 1.37, 1.36, 1.35, 1.34, 1.33, 1.32, 1.31, 1.30, 1.29, 1.28, 1.27, 1.26, 1.25, 1.24, 1.23, 1.22, 1.21, 1.20, 1.19, 1.18, 1.17, 1.16, 1.15, 1.14, 1.13, 1.12, 1.11, 1.10, 1.09, 1.08, 1.07, 1.06, 1.05, 1.04, 1.03, 1.02, 1.01, 1.00, 0.99, 0.98, 0.97, 0.96, 0.95, 0.94, 0.93, 0.92, 0.91, 0.90, 0.89, 0.88, 0.87, 0.86, 0.85, 0.84, 0.83, 0.82, 0.81, 0.80, 0.79, 0.78, 0.77, 0.76, 0.75, 0.74, 0.73, 0.72, 0.71, 0.70, 0.69, 0.68, 0.67, 0.66, 0.65, 0.64, 0.63, 0.62, 0.61, 0.60, 0.59, 0.58, 0.57, 0.56, 0.55, 0.54, 0.53, 0.52, 0.51, 0.50, 0.49, 0.48, 0.47, 0.46, 0.45, 0.44, 0.43, 0.42, 0.41, 0.40, 0.39, 0.38, 0.37, 0.36, 0.35, 0.34, 0.33, 0.32, 0.31, 0.30, 0.29, 0.28, 0.27, 0.26, 0.25, 0.24, 0.23, 0.22, 0.21, 0.20, 0.19, 0.18, 0.17, 0.16, 0.15, 0.14, 0.13, 0.12, 0.11, 0.10, 0.09, 0.08, 0.07, 0.06, 0.05, 0.04, 0.03, 0.02, 0.01, 0.00, -0.01, -0.02, -0.03, -0.04, -0.05, -0.06, -0.07, -0.08, -0.09, -0.10, -0.11, -0.12, -0.13, -0.14, -0.15, -0.16, -0.17, -0.18, -0.19, -0.20, -0.21, -0.22, -0.23, -0.24, -0.25, -0.26, -0.27, -0.28, -0.29, -0.30, -0.31, -0.32, -0.33, -0.34, -0.35, -0.36, -0.37, -0.38, -0.39, -0.40, -0.41, -0.42, -0.43, -0.44, -0.45, -0.46, -0.47, -0.48, -0.49, -0.50, -0.51, -0.52, -0.53, -0.54, -0.55, -0.56, -0.57, -0.58, -0.59, -0.60, -0.61, -0.62, -0.63, -0.64, -0.65, -0.66, -0.67, -0.68, -0.69, -0.70, -0.71, -0.72, -0.73, -0.74, -0.75, -0.76, -0.77, -0.78, -0.79, -0.80, -0.81, -0.82, -0.83, -0.84, -0.85, -0.86, -0.87, -0.88, -0.89, -0.90, -0.91, -0.92, -0.93, -0.94, -0.95, -0.96, -0.97, -0.98, -0.99, -1.00, -1.01, -1.02, -1.03, -1.04, -1.05, -1.06, -1.07, -1.08, -1.09, -1.10, -1.11, -1.12, -1.13, -1.14, -1.15, -1.16, -1.17, -1.18, -1.19, -1.20, -1.21, -1.22, -1.23, -1.24, -1.25, -1.26, -1.27, -1.28, -1.29, -1.30, -1.31, -1.32, -1.33, -1.34, -1.35, -1.36, -1.37, -1.38, -1.39, -1.40, -1.41, -1.42, -1.43, -1.44, -1.45, -1.46, -1.47, -1.48, -1.49, -1.50, -1.51, -1.52, -1.53, -1.54, -1.55, -1.56, -1.57, -1.58, -1.59, -1.60, -1.61, -1.62, -1.63, -1.64, -1.65, -1.66, -1.67, -1.68, -1.69, -1.70, -1.71, -1.72, -1.73, -1.74, -1.75, -1.76, -1.77, -1.78, -1.79, -1.80, -1.81, -1.82, -1.83, -1.84, -1.85, -1.86, -1.87, -1.88, -1.89, -1.90, -1.91, -1.92, -1.93, -1.94, -1.95, -1.96, -1.97, -1.98, -1.99, -2.00, -2.01, -2.02, -2.03, -2.04, -2.05, -2.06, -2.07, -2

A detailed map of the area around the 6NW-A/C47 site. The map shows a network of roads, including a main road labeled 'Sanyuan' and a smaller road labeled 'Jingyuan'. A large area is designated as 'TEMPORARY STORAGE AREA' with a callout box pointing to it labeled '6NW-A/C47'. Other labels include 'DEEP BAY (深圳湾) (SHENZHEN WAN)' and '836000 N'. A compass rose is located in the top right corner. The map also shows various buildings, a river, and a 'Rub' (rubber) field. A 'Barracks Open Storage' area is indicated at the bottom. The map includes a grid with coordinates 816000 E and 816200 E, and 835800 N and 836000 N. Various numerical values are scattered throughout the map, such as 3.5, 3.4, 39.8, 26.7, 17.3, and 2.0.

SCALE 1 : 500

The figure contains two diagrams. The left diagram, labeled 'PLAN' at the bottom, shows a horizontal dashed line representing the 'SOIL NAIL / RAKING DRAIN'. A vertical dashed line with an arrow pointing upwards is labeled 'N' for North. A curved arrow indicates the 'ORIENTATION' of the drain. The right diagram, labeled 'SECTION' at the bottom, shows a horizontal dashed line representing the 'SOIL NAIL / RAKING DRAIN'. Two arrows originate from a point on this line, one pointing upwards and to the right, and the other pointing downwards and to the right. The angle between the horizontal line and the upper arrow is labeled '-ve' (negative), and the angle between the horizontal line and the lower arrow is labeled '+ve' (positive). The text 'DIPPING ANGLE' is placed to the right of these angles.

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- LANDS DEPARTMENT



SOIL NAIL SCHEDULE

SOIL NAIL NO.	BAR DIAMETER (mm)	TENTATIVE LEVEL (mPD)	NOS. OF NAILS	LENGTH OF NAILS (m)	DIPPING ANGLE (DEGREES)	ORIENTATION (DEGREES)	HORIZONTAL SPACING (m)	DRILLHOLE DIAMETER (mm)	SIZE OF SOIL NAIL HEAD (mm x mm)
A1-A32	25	+9.0	32	8	20	NORMAL TO SLOPE SURFACE	1.5	100	800x800
B1-B34	25	+7.5	34	8	20		1.5	100	800x800
C1-C35	25	+6.0	35	8	20		1.5	100	800x800

NOTES:

1. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, STANDARD DRAWINGS, THE SPECIFICATIONS AND INSTRUCTIONS ISSUED BY THE *SERVICE MANAGER*.
2. EXACT LOCATION AND EXTENT OF THE WORKS ARE TO BE CONFIRMED ON SITE BY THE *SERVICE MANAGER*.

no.	date	description	designed	checked
		name	date	
designed		YTR	MAY-2024	
drawn		JL	MAY-2024	
checked		PKK	MAY-2024	
approved				

[Signature]
PROJECT DIRECTOR, FUGRO (HONG KONG) LIMITED

project no. 230321 / 047
agreement no. CE 9/2023 (GE)

contract
PREVENTIVE MAINTENANCE PROGRAMME, 2023
UPGRADING/IMPROVEMENT WORKS TO LANDS
DEPARTMENT SLOPES IN THE NORTHERN REGIONS
INVESTIGATION, DESIGN AND CONSTRUCTION

feature no. & location
6NW-A/C47 (SUB-DIVISION NO. 3)
9B SHA KONG TSUEN,
LAU FAU SHAN, YUEN LONG

drawing title
SECTIONS AND SCHEDULE

drawing no.	revision	scale
PMP0824/047/02	-	AS SHOWN

consulting engineer
fugro FUGRO (HONG KONG) LIMITED

office
SLOPE MAINTENANCE SECTION
LANDS ADMINISTRATION OFFICE
LANDS DEPARTMENT

LANDS DEPARTMENT

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Date of Consideration
1	A/YL-HTF/1102	Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years	26.5.2020 (Revoked on 11.11.2021)
2	A/YL-HTF/1131	Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years	1.6.2022

Rejected Application

	Application No.	Applied Use(s)/Development(s)	Date of Consideration	Rejected Reasons
1	A/YL-HT/805	Temporary Organic Farm with Ancillary Education and Activity Centre and Small-scale Barbecue Spot for a Period of 3 Years	4.1.2013 (on review)	1 - 3

Rejection Reasons:

1. Not in line with the planning intention of the “CPA” zone and no strong justification for a departure.
2. Failure to demonstrate that there would be no adverse environmental, drainage and landscape impacts on the surrounding areas.
3. Setting an undesirable precedent.

Government Bureau/Departments' General Comments

1. Traffic

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

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD): :

- no objection to the application from highway maintenance perspective; and
- advisory comments as detailed in **Appendix IV**.

2. Environment

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- there was no substantiated environmental complaint pertaining to the Site in the past three years; and
- advisory comments as detailed in **Appendix IV**.

3. Nature Conservation

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

It is noted that the Site is subject to previous planning approvals for the same use. He has no adverse comment on the application from nature conservation perspective.

4. Landscaping

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

- according to the aerial photo of 2023, the Site is located in an area of rural landscape character predominated by vacant land, temporary structures, village houses, open storage yards, a pond on the west, and tree clusters and woodland on the east. Existing temporary structures, trees and vegetation are observed at the Site; and
- based on the submitted landscape and tree preservation plan (**Drawing A-2**), it is noted that there are 18 trees within the Site and one tree is proposed to be felled due to decay. Since no significant landscape impact arising from the applied use is anticipated, she has no comment from landscape planning perspective.

5. **Drainage**

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

- no objection in principle to the application from a drainage point of view;
- should the Town Planning Board consider that the application be acceptable from the planning point of view, he would suggest that approval condition(s) should be stipulated in the approval letter requiring the applicant to maintain the existing drainage facilities and submit condition record of the existing drainage facilities to the satisfaction of his department; and
- advisory comments as detailed in **Appendix IV**.

6. **Fire Safety**

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

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments as detailed in **Appendix IV**.

7. **Project Interface**

Comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD):

- the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change; and
- if the planning permission is granted, notwithstanding its validity period, the applicant should note his advisory comments detailed in **Appendix IV**.

8. **Education and Training**

Comments of the Secretary for Education (SED):

As listed on the Qualifications Register, Tree Climbing Hong Kong is currently offering/jointly offering (with Employees Retraining Board) five qualifications that are recognised under the Hong Kong Qualifications Framework (QF), including Certificate in Integrated Tree Climbing (QF Level 3) 綜合攀樹證書 (資歷架構第三級), Certificate in Occupational Safety and Health for Arboriculture & Horticulture Industry (QF Level 1) 樹藝及園藝業之職業安全與健康證書 (資歷架構第一級), Certificate in Petrol Chainsaw Use and Maintenance and Tree Trimming (QF Level 2) 電油鏈鋸使用及保養和樹木修剪證書 (資歷架構第二級), Foundation Certificate in Horticulture Assistant Training 園

藝助理基礎證書, and Foundation Certificate in Safety and Health in Horticulture (Part-time) 園藝業之職業安全及健康基礎證書 (兼讀制).

9. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

His office has not received any locals' comment on the application.

10. Other Bureau/Departments' Comments

The following government bureau/departments have no objection to/no comment on the application and their advisory comments, if any, are detailed in **Appendix IV**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Engineer/Land Works, CEDD (CE/LW, CEDD);
- Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- Antiquities and Monuments Office, Development Bureau (AMO, DEVB).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) 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;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. The application(s) for STW(s) will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport (C for T) that:
 - (i) sufficient manoeuvring space shall be provided within the Site or its adjacent area. No vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) the vehicular access from Deep Bay Road to the Site is not maintained by HyD. HyD is not and shall not be responsible for the maintenance of the access road connecting the Site and Deep Bay Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant should follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department (EPD) to minimise any potential environmental nuisances;
 - (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. 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 completion of percolation test and certification by Authorized Person; and

- (iii) the applicant should meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover all internal surface channels, catch pits, sand traps, manholes, terminal catch pits/manholes and the downstream discharge path as indicated on the submitted drainage proposal;
- (i) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to the Fire Services Department (FSD) for approval. In addition, the applicant should be advised that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy and the location of where the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if any structure(s) is/are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) it is noted that two structures are involved in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition, land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the concerned building works in accordance with the 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 are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any applied use under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R; and

- (vii) detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the study area of Lau Fau Shan Development under the consultancy Agreement No. CE 5/2024 (CE) “Developments at Lau Fau Shan, Tsim Bei Tsui and Pak Nai Areas – Investigation”, which is the Investigation Study and jointly commissioned by the Planning Department (PlanD) and CEDD. The implementation and land resumption/clearance programme of the Lau Fau Shan Development is currently being reviewed under the Investigation Study and subject to change. The applicant should be reminded that the Site may be resumed at any time during the planning approval period for potential development project and be advised not to carry out any substantial works therein; and
- (l) to note the comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) that the Site is situated within the Sha Kong Miu (North) Site of Archaeological Interest. Pursuant to the Antiquities and Monuments Ordinance (Cap. 53), the applicant is required to inform AMO immediately when any antiquities or supposed antiquities under the ordinance are discovered in the course of works.