

2025年 11月 2 4日

Appendix I of RNTPC

Paper No. A/NE-HLH/87

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 24 NOV 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](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](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



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by Hand

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-HLH / 87
	Date Received 收到日期	24 NOV 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

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

VOLUNTARY MOUNT SEARCH TEAM HONG KONG LIMITED

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

LCH Planning & Development Consultants Limited

### 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)	Lot Nos. 611 (Part) and 682 (Part) in Demarcation District No. 84 in Hung Lung Hang, New Territories
(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 5430 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1540 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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 Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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 .....17/10/2025..... (DD/MM/YYYY), this application involves a total of .....3..... “current land owner(s)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- ☒ has obtained consent(s) of .....3..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
1	LOT NO. 611 IN D.D. 84	28/10/2025
2	LOT NO. 682 IN D.D. 84	28/10/2025

(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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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	Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities with Ancillary Solar Panels, and Proposed Utility Installation for Private Project (Underground Power Cable and Poles) and Associated Filling of Land 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 ..... Three ..... <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	3890	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1540	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	21		
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	1540	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1540	sq.m	<input checked="" 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)

Please refer to the supporting planning statement .....

.....

.....

.....

**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	5
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	2
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 The proposed training centre will operate 24 hours, on weekdays, weekends and public holiday for the overnight training.			
(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))  A local track connecting to Ping Che 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 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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2890 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 18 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 Not more than 1.1 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?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> 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>Please refer to the supporting planning statement</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/ _____ / _____
(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	<div> <input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件         </div> <div> <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件         </div> <div> <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：         </div> <div> <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> </div>
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....



## 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）。

Please refer to the supporting planning statement

**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

  
.....  
HO JOSEPH JUNIOR

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR

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

LCH Planning & Development Consultants Limited

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

Date 日期

28/10/2025

(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 Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories 新界恐龍坑丈量約份第84約地段第611號(部分)及第682號(部分)
Site area 地盤面積	5430 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11 恐龍坑分區計劃大綱核准圖編號S/NE-HLH/11
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月  <input 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 type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities with Ancillary Solar Panels, and Proposed Utility Installation for Private Project (Underground Power Cable and Poles) and Associated Filling of Land for a Period of 3 Years  擬議臨時山嶺搜救訓練中心及輔助設施及輔助太陽能板和擬議私人發展計劃的公用設施裝置(地底電纜及電線杆)，以及相關填土工程，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	1540 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	21	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	28 % <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		7
	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) _____ _____		5 2
	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 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖 / Site Plan 平面圖 / Land Status Plan 土地類別圖 / Outline Zoning Plan 分區計劃大綱圖		
Swept Path Analysis 車輛路徑分析 / Proposed Land Filling Plan 擬議填土圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。



**LCH Planning and Development  
Consultants Limited**

**Appendix Ia of RNTPC  
Paper No. A/NE-HLH/87**

Our Ref.: PD2507001/02  
Your Ref.: TPB/A/NE-HLH/87

8 December 2025

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/ Madam,

**S.16 Planning Application No. A/NE-HLH/87**  
**Further Information Submission**

We refer to the captioned application.

We would like to supersede our previous submissions via our emails dated 28 November 2025, 3 December 2025 and 5 December 2025.

— A full set of planning statement report and the application form of the captioned application are attached.

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho**  
Director

Encl.

c.c. the Applicant

[REDACTED]



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](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](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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

VOLUNTARY MOUNT SEARCH TEAM HONG KONG LIMITED

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LCH Planning & Development Consultants Limited

### 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)	Lot Nos. 611 (Part) and 682 (Part) in Demarcation District No. 84 in Hung Lung Hang, New Territories
(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 ..... 5430 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1540 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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 Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant  (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”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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”<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☒ is not a “current land owner”<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

☐ 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 .....17/10/2025..... (DD/MM/YYYY), this application involves a total of .....3..... “current land owner(s)”<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

☒ has obtained consent(s) of .....3..... “current land owner(s)”<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)” <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)
1	LOT NO. 611 IN D.D. 84	28/10/2025
2	LOT NO. 682 IN D.D. 84	28/10/2025

(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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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

<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 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 <b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</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	Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land 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 ..... Three ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	..... 3890 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 1540 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	..... 21 .....
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	..... 1540 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 1540 .....sq.m <input checked="" 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) Please refer to the supporting planning statement ..... ..... .....	
<b>Proposed number of car parking spaces by types 不同種類停車位的擬議數目</b>	
Private Car Parking Spaces 私家車車位	..... 5 .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... 2 .....
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)	.....
<b>Proposed number of loading/unloading spaces 上落客貨車位的擬議數目</b>	
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 ...The proposed training centre will operate 24 hours, on weekdays, weekends and public holiday..... ...for the overnight training.....			
(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)) <b>A local track connecting to Ping Che Road</b> <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 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 checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 2890 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... 18 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 Not more than 1 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？	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>Please refer to the supporting planning statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 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/ _____ / _____
(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	<div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> The permission does not have any approval condition            許可並沒有任何附帶條件         </div> <div style="flex: 1;"> <input type="checkbox"/> Applicant has complied with all the approval conditions            申請人已履行全部附帶條件         </div> </div> <div style="display: flex;"> <div style="flex: 1;"> <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：         </div> <div style="flex: 1;">           _____            _____            _____         </div> </div> <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	<div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> year(s) 年 .....         </div> <div style="flex: 1;"> <input type="checkbox"/> month(s) 個月 .....         </div> </div>

## 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）。

Please refer to the supporting planning statement

**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

  
.....  
HO JOSEPH JUNIOR  
.....

Name in Block Letters  
姓名（請以正楷填寫）

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

DIRECTOR  
.....

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

LCH Planning & Development Consultants Limited  
.....

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

Date 日期

28/10/2025

(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。

<b>Gist of Application 申請摘要</b> (Please provide details in both English and Chinese <u>as far as possible</u> . 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 Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories 新界恐龍坑丈量約份第84約地段第611號(部分)及第682號(部分)
Site area 地盤面積	5430 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11 恐龍坑分區計劃大綱核准圖編號S/NE-HLH/11
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" 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 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 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years 擬議臨時山嶺搜救訓練中心及輔助設施以及相關填土工程，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	1540 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	21	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 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	28 % <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		7
	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) _____ _____		5 2
	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) _____ _____		



Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖/ Site Plan 平面圖/ Land Status Plan 土地類別圖 / Outline Zoning Plan 分區計劃大綱圖		
Swept Path Analysis 車輛路徑分析 / Proposed Land Filling Plan 擬議填土圖		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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 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。



**LCH Planning and Development**  
Consultants Limited

**Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in Demarcation District No. 84, Hung Lung Hang, New Territories**

**Planning Statement Report**

Prepared by  
Planning Consultant : LCH Planning & Development  
Consultants Limited

**December 2025**  
Report : Version 2.0



## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for a proposed temporary mountain search and rescue training centre and ancillary facilities with ancillary solar panels, and proposed utility installation for private project (underground power cable and poles) and associated filling of land for a period of 3 years ("**the Proposed Development**") at Demarcation District No. 84 Lot Nos. 611 (Part) and 682 (Part), Hung Lung Hang, N.T. ("**the Application Site**").

The Application Site falls within an area of "Agriculture" ("**AGR**") zone on the Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11 ("**the OZP**"). According to the Notes of the OZP for "**AGR**" zone, 'Agricultural Use' is a Column 1 use which do not require planning permission from the Board, while Utility Installation for Private Project is a Column 2 use which requires planning permission from the Board. Besides, Training Centre is neither Column 1 nor Column 2 uses under "**AGR**" zoning. Nevertheless, temporary use or development not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

It is proposed to have a filling of land for an area of about 2,890 sq.m by not more than 0.3m concrete in height for the sake of commencing the proposed agricultural use and operational use on the Subject Site, which planning permission from the Town Planning Board for the Proposed Development is required. CLP Power Hong Kong Limited (CLP) will be responsible for the construction of the underground cable trench and the related maintenance works, whereas ten cable ducts and 4 draw pits will be provided by the Applicant according to CLP's standards to supplement the power supply of the Proposed Development. Upon approval of the Proposed Development, the Application Site comprises 5 parking spaces for private cars (2.5 m x 5 m each) and 2 parking spaces for light bus/LGV (3.5 m x 8 m each); 14 one-storey enclosed greenhouses with ancillary solar panels on the rooftop, 5 one-storey structures for storing training equipment, activity hall for daily training programme, staff offices and a toilet facility. Poles with 11kV switchgear will be provided as required by CLP. There will be 21 structures in total. All structures are in height of not more than 3 m and the total built over area is about 1,540 sq.m.

The Application is critical to support and enhance its capacity to deliver life-saving services in Hong Kong. It aligns with the Government's direction of "**Tourism is Everywhere in Hong Kong**" and echoes Northern Metropolis Action Agenda to support eco-tourism opportunities while promoting responsible tourism and community participation in sustainable outdoor recreation and agriculture. The Proposed Development ensures safer access to country parks and trails, while the greenhouses support sustainable farming and educational programs, contributing to the Northern Metropolis's vision of integrating urban-rural development and eco-tourism. Thus, the Proposed Development supports the long-term planning intention of "**AGR**". Similar applications in the "**AGR**" zone have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

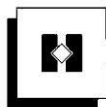
(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據城市規劃條例第 16 條，就新界恐龍坑丈量約份第 84 約地段第 611 號（部分）及第 682 號（部分）（「**申請地點**」）的用地，向城市規劃委員會（「**城規會**」）申請作擬議臨時山嶺搜救訓練中心及輔助設施及輔助太陽能板和擬議私人發展計劃的公用設施裝置（地底電纜及電線杆），以及相關填土工程，為期 3 年（「**擬議發展**」）。

申請地點現時於《恐龍坑分區計劃大綱核准圖編號 S/NE-HLH/11》（下稱「**大綱圖**」）劃作「農業」地帶。根據大綱圖有關「農業」地帶的註釋，第一欄中的「農業用途」無須獲得城規會的規劃許可，而訓練中心既不屬於第一欄用途，也不屬於第二欄用途。私人發展計劃中的公用設施裝置屬第二欄用途，須獲城規會規劃許可；惟不超過三年的臨時發展用途，亦須獲城規會規劃許可。即使該發展用途未在規劃圖則中列明，城規會仍會在有附帶條件或無條件下授予規劃許可（最長為三年），或拒絕授予規劃許可。申請地點的農業和營運用途需要填土，需要獲得城規會的規劃許可才能進行擬議發展。擬議發展開發的土地填土將不超過 0.3m 混凝土厚度，面積約 2,890 平方米，用於溫室建設和種植及貯存與山嶺搜救相關的培訓設備。中華電力有限公司（下稱「**中電**」）將負責建造地下電纜管道及進行相關維修工程，而申請人則會按照中電的標準安裝裝置例如 10 條電纜管道和 4 個沙井等以提供擬議發展所需的電力供應。在擬議發展獲批准後，申請地點將包括 5 個私家車泊車位（每個 2.5 米 x 5 米）和 2 個小型巴士/輕型貨車泊車位（每個 3.5 米 x 8 米）；14 座 1 層屋頂裝有輔助太陽能板的封閉式溫室，以及 5 座用於存放培訓設備的構築物、活動室、和辦公室的構築物和一個流動廁所。申請人將按照中電的要求提供 11 千伏配電裝置的電線杆，總共會有 21 個構築物。所有構築物的高度不超過 3 米，總覆蓋面積約為 1,540 平方米，合乎大綱圖的相關要求。

是次申請對於支持和提升其在香港提供山野搜索和救援的能力至關重要。它符合政府“無處不旅遊”的發展方向，並呼應了“北部都會行動議程”，旨在支持生態旅遊機會，同時促進負責任旅遊和社區參與可持續的戶外休閒和農業活動。擬議發展項目確保了更安全使用郊野公園和步道，而擬議溫室則支持永續農業和教育項目，有助於實現「北部都會區」融合城鄉發展和生態旅遊的願景。因此，擬議發展項目支持「農業」的長遠規劃意向。「農業」的類似申請亦已獲得審議和批准。擬議發展亦不會對交通、視覺、景觀、排水系統和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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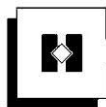
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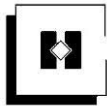
## 1 INTRODUCTION

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### 1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed temporary mountain search and rescue training centre and ancillary facilities with ancillary solar panels, and proposed utility installation for private project (underground power cable and poles) and associated filling of land for a period of 3 years (hereinafter referred to as the “**Proposed Development**”) at Lot Nos. 611 (Part) and 682 (Part) in Demarcation District No. 84, Hung Lung Hang, N.T. (hereinafter referred to as the “**Application Site**”) to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”).
- 1.1.2 The Application Site falls within an area designated as “Agriculture” (“**AGR**”) zone on the Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11 (“**the OZP**”) (**Figure 4**). According to the Notes of the OZP for “**AGR**” zone, ‘Agricultural Use’ is a Column 1 use that is always permitted by the Board. Utility Installation for Private Project is a Column 2 use which requires planning permission from the Board. Besides, Training Centre is neither Column 1 nor Column 2 uses under (“**AGR**”) zoning.
- 1.1.3 Nevertheless, temporary use or development not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.
- 1.1.4 The Notes also state that any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance, except laying of soil not exceeding 1.2 m in thickness for cultivation or construction of any agricultural structure with prior written approval issued by the Lands Department.

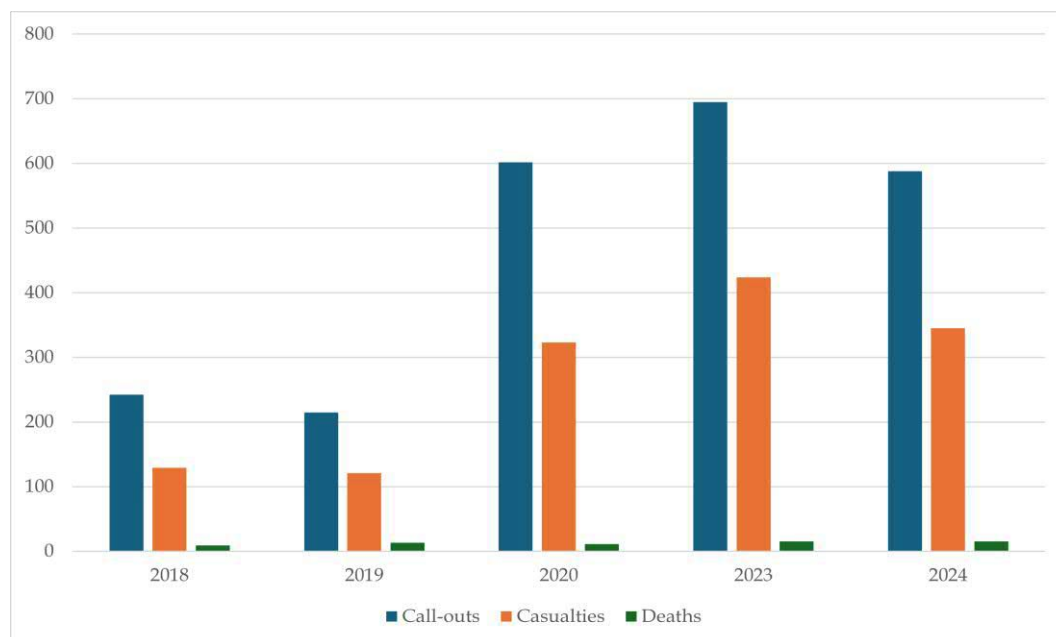




## 2 BACKGROUND

### 2.1 Increasing Mountain Accidents

2.1.1 An increasing trend of mountain accidents and demand for emergency rescue service is observed in recent statistics provided by relevant government departments (i.e. Civil Aid Service (CAS) and Government Flying Service (GFS)) between 2020 and 2025. Particularly in 2020, a significant surge with 885 GFS flights and 602 Fire Services Department (FSD) call-outs is observed, indicating that an increased recreational activity driving the need for mountain search and rescue operations. Casualties rose sharply in from 129 to 323 between 2018 and 2020, and remained high with 424 in 2023 and 345 in 2024, also implying an alarming need for improved safety measures.<sup>123</sup> This trend demonstrates that ongoing government efforts in resource allocation and training enhancements are vital to address such a growing demand. Thus, the establishment of a non-profit, volunteer-based organisation like the VMST which offers mountain rescue and hiking safety education is essential to strengthening the capability of handling emergency incidents, as well as alleviate the government's resource burden in maintaining the quality and efficiency of related emergency services and rescue operations.



**Diagram 1** Number of Call-outs, Causalities and Deaths Related to Mountain Accidents between 2018 and 2024

<sup>1</sup> [LCQ11: Search and rescue and patrol work in the countryside](#)

<sup>2</sup> [Head 27 – CIVIL AID SERVICE](#)

<sup>3</sup> <https://www.info.gov.hk/gia/general/202505/14/P2025051400217.htm?fontSize=1>



## **2.2 Voluntary Mount Search Team**

2.2.1 The Applicant, Voluntary Mount Search Team Hong Kong Limited (VMST), is a non-profit, volunteer-based organisation in Hong Kong committed to enhancing hiking safety awareness, training volunteer search-and-rescue teams, and supporting government efforts in response to the surging number of hiking-related incidents and missing persons cases since 2021. This increasing trend has been particularly significant during the COVID-19 pandemic, when borders shut and travel restrictions led to increased local hiking activity.

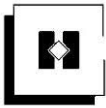
2.2.2 Their vision and goals are:

- Actively search for missing hikers, coordinating with family members and, when suitable, assisting official rescue teams;
- Promote hiking safety and awareness proactively to minimise accidents and incidents;
- Educate students and the public on mountain safety while training volunteers from diverse backgrounds to build a skilled search and rescue workforce capable of responding to emergencies;
- Foster community involvement and support for mount search operations through social media and donations; and
- Develop innovative and smart tools to improve the efficiency and effectiveness of search operations.

2.2.3 VMST is a highly skilled and professional mountain search and rescue team with a proven track record of operational excellence. Since its operation in 2021, it has actively participated in more than 70 rescue missions, successfully navigating complex and hazardous environments to locate and assist lost, injured or stranded individuals. These operations have spanned Hong Kong's mountainous regions, including popular trails like Lion Rock, Sai Kung and Lantau Peak, often under adverse weather conditions and time-critical circumstances. Their expertise, commitment to public safety, and informal collaboration with local authorities underscore its readiness to lead this transformative initiative, ensuring enhanced preparedness and response capabilities for future emergencies.

2.2.4 Despite the often-tragic outcomes of search missions, VMST emphasises the importance of the process, offering hope and support to families during uncertain times. The team comprises diverse members, including students, professionals, and disciplined forces personnel, all united by a commitment to saving lives and valuing human life.

### *Past Track Records*



- 2.2.5 Over the past decade, VMST has gained recognition through news reports for supporting government agencies in mountain search and rescue operations between 2021 and 2024.<sup>45</sup> Moreover, VMST is developing a pioneering drone device that connects to mobile phone signals to enhance search efficiency. In the paragliding accident of Mr Chung dated back in 2018, the jury recommended that government departments collaborate with IT experts to improve rescue operations<sup>6</sup>, a view echoed by VMST's team leader, also known as the Applicant, who advocates for greater government investment in search and rescue technology.

*Expansion*

- 2.2.6 With growing public awareness through social media and an increasing demand for volunteer search and rescue teams, VMST has initiated training programmes at their Yuen Long training center to recruit more volunteers since 2025. They offer educational programmes for participants aged ranging from high school to tertiary institutions to raise mountain safety awareness over the years. The number of volunteers has been increased to more than 200 persons currently.

*Limitations*

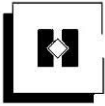
- 2.2.7 With the urging needs for having more experienced volunteers and more space for training them as well as developing advanced search and rescue technology for future operations, VMST is facing the following difficulties for further expansion:
- Lack of space to accommodate more new team members;
  - Lack of space to store advanced search-and-rescue related equipment;
  - Lack of space to provide sufficient training to the team members.

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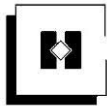
<sup>4</sup> <https://www.scmp.com/video/scmp-originals/3186586/hong-kong-volunteer-rescue-team-formed-help-search-missing-hikers>

<sup>5</sup> <https://news.mingpao.com/pns/%E5%89%AF%E5%88%8A/article/20230305/s00005/1677949246911/%E7%84%A1%E5%AE%9A%E5%90%91%E5%AD%B8%E5%A0%82-%E4%B8%80%E7%B5%B2%E5%B8%8C%E6%9C%9B%E4%B8%AD%E5%B0%8B%E4%BA%BA-%E6%99%AE%E5%8F%8A%E8%A1%8C%E5%B1%B1%E6%95%99%E8%82%B2-%E6%B0%91%E9%96%93%E7%B5%84%E9%9A%8A-%E7%BE%A9%E5%8A%A9%E5%B1%B1%E9%87%8E%E6%90%9C%E7%B4%A2>

<sup>6</sup> [https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/863410/%E6%BB%91%E7%BF%94%E5%82%98%E5%A5%BD%E6%89%8B%E9%8D%BE%E6%97%AD%E8%8F%AF%E6%AD%BB%E5%9B%A0-%E9%99%AA%E5%AF%A9%E5%9C%98%E8%A3%81%E5%AE%9A%E9%8D%BE%E6%AD%BB%E6%96%BC%E6%84%8F%E5%A4%96-%E5%BB%BA%E8%AD%B0%E6%8F%90%E5%8D%87%E6%90%9C%E6%95%91%E6%8A%80%E8%A1%93#google\\_vignette](https://www.hk01.com/%E7%A4%BE%E6%9C%83%E6%96%B0%E8%81%9E/863410/%E6%BB%91%E7%BF%94%E5%82%98%E5%A5%BD%E6%89%8B%E9%8D%BE%E6%97%AD%E8%8F%AF%E6%AD%BB%E5%9B%A0-%E9%99%AA%E5%AF%A9%E5%9C%98%E8%A3%81%E5%AE%9A%E9%8D%BE%E6%AD%BB%E6%96%BC%E6%84%8F%E5%A4%96-%E5%BB%BA%E8%AD%B0%E6%8F%90%E5%8D%87%E6%90%9C%E6%95%91%E6%8A%80%E8%A1%93#google_vignette)

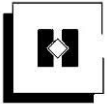


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- 2.2.8 Hence, the Applicant is seeking a larger site for a new training centre and is applying for planning approval to expand its operations in this application.
- 2.2.9 **Diagram 2** shows the routine training activities of VMST while **Diagram 3** illustrates the storage arrangements for search-and-rescue training equipment at the existing Yuen Long training centre are inadequate for reference. The Applicant also acknowledged that the centre's limited space has constrained the quantity of equipment acquired for operational use.

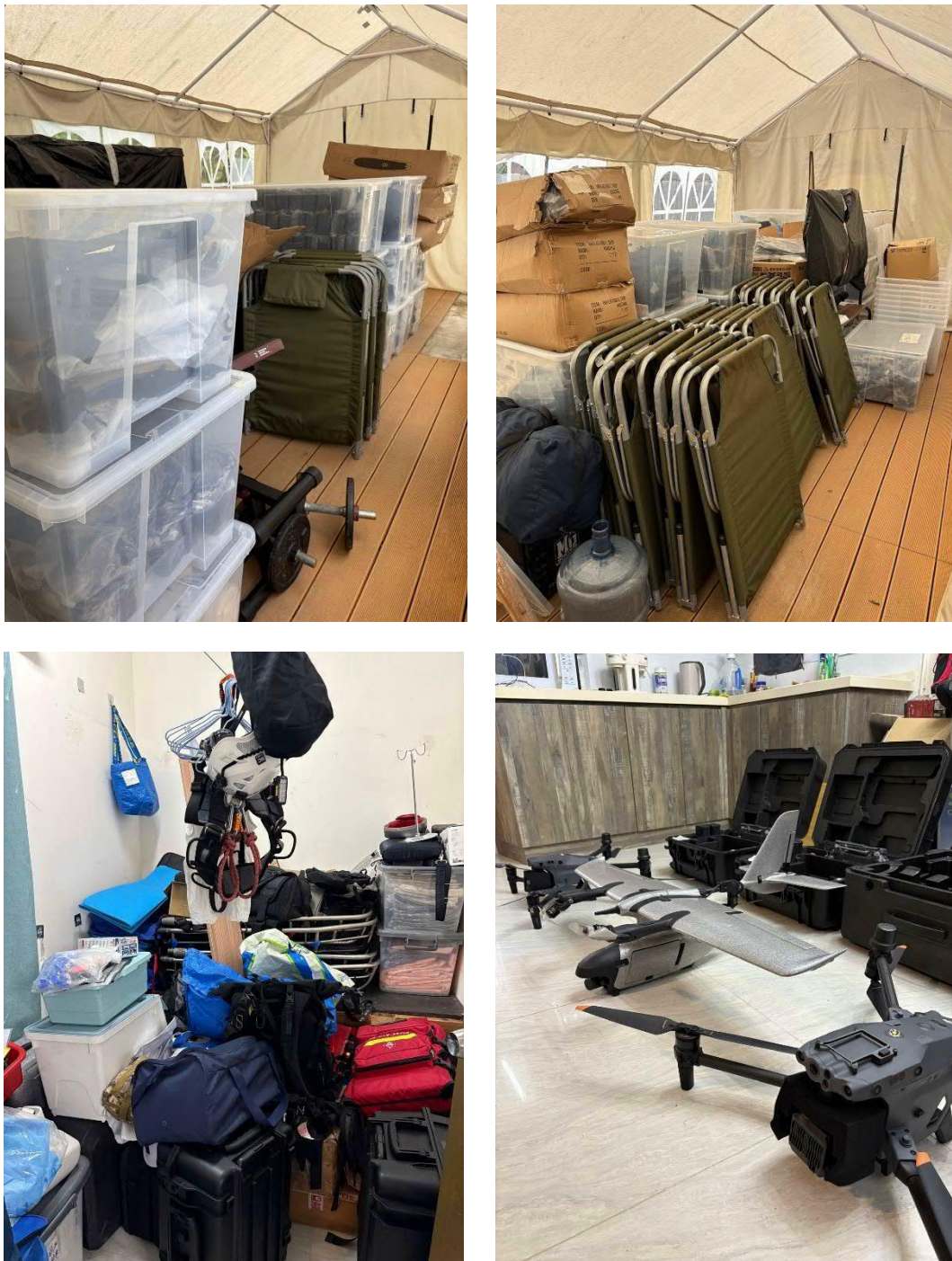
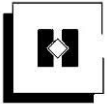


**Diagram 2** Highlights of VMST Training Programmes in Current Premises

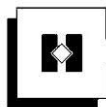








**Diagram 3** Current Training Centre in Yuen Long and Their Search-and-Rescue Equipment (i.e. stretchers and self-invented drones)



### 3 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

#### 3.1 Current Condition of the Application Site

- 3.1.1 The Application Site covers a total of about 5,430 square metres (“sq. m.”). The Application Site is currently vacant and accessible from Ping Che Road via a local track. It is mainly surrounded by open storage yard, temporary domestic and storage structures, tree clusters and graves.
- 3.1.2 The Site is attached to a local access road on its west which eventually connects to Ping Che Road on the east and Kong Nga Po Road on the further north-west. The Site is situated at the south west of Ping Che Road and east of ACO Racing Track. Besides, it is located at the southeast of Man Kam To Boundary Control Point (BCP).
- 3.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, with **Figure 2** illustrates the site plan.

#### 3.2 Land Status

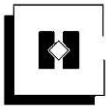
- 3.2.1 The Application Site falls within the boundaries of Lot Nos. 611 (Part) and 682 (Part) in Demarcation District No. 84, Hung Lung Hang, N.T. (“**the Lots**”) (**Figure 3**).
- 3.2.2 The Lots are subject to a Block Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the respective lots, in order to temporarily relax user restriction of the Government Lease of the Subject Lots for the erection of temporary structure in different forms.
- 3.2.3 Lands Department previously approved the construction of 29 agricultural structures (greenhouses) on Lot Nos. 611 and 682 in D.D. 84 (the Application Site) under Letter of Approval No. 6585. The development parameters proposed in this application are less than half of those previously approved by the Lands Department. The following table compares the development parameters of the previously approved and proposed developments:

Development Parameter	Previously Approved Parameters under Approval No. 6585	Proposed Parameters under this Application	Difference
Site Area	About 6,385 sq.m	About 5,430 sq.m	-955 sq.m
Built Over Area	About 3,740 sq.m	About 1,540 sq.m	-2200 sq.m
Plot Ratio	0.58	0.28	-0.30

Therefore, the proposed development is not incompatible with the surrounding area and fully utilises the land's potential to support high-quality mountain search and rescue services for the Hong Kong community.

- 3.2.4 The Applicant will also follow the procedures of acquiring “Letter of Approval for Agricultural Structures” and “Certificate of Exemptions” from





the Lands Department<sup>1</sup> will be followed once the Proposed Development application is approved to align with the official standard of greenhouse farming operation.

### 3.3 Surrounding Context

- 3.3.1 Hung Lung Hang is a sub-urban area located northern area in the New Territories which is comprised of multiple villages. The predominant land uses are open storage, warehouses, workshops, active/fallow agricultural land and temporary and domestic structures, as well as vacant land. Hung Lung Hang forms part of New Territories North New Town (NTN NT) which is currently being planned for North District, in parallel with Fanling North and Kwu Tung North. Hung Lung Hang is positioned to the south east of Man Kam To BCP. The area is accessible via Ping Che Road in Ta Kwu Ling West, which is a major road in Ping Che and Ta Kwu Ling connecting Lin Ma Hang Road on the north and Sha Tau Kok Road (Ma Mei Ha) on the south. The major transportation mode is by bus or minibus, connecting Fanling North to several MTR stations and public minibus terminal.
- 3.3.2 The Application Site is located at the western edge of Ta Kwu Ling, with open storages, village houses and temporary structures surrounding the site. It is situated in the middle of Ping Che Road. Going south along the Ping Che Road is Fanling North, and further north is Heung Yuen Wai BCP.



**Diagram 4** Surrounding Context of the Application Site  
(Source: Geoinfo Map, HKSAR Government)

### 3.4 Proposed Development

Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities with Ancillary Solar Panels, and Associated Filling of Land



- 3.4.1 In response to the significant increase in mountain rescue incidents across Hong Kong's country parks following the COVID-19 pandemic, VMST proposes to establish a comprehensive training facility to enhance emergency response capabilities and public safety. This temporary development addresses critical capacity constraints at the existing Yuen Long training centre while providing essential infrastructure for expanded volunteer training programs and community education initiatives.
- 3.4.2 The proposed facility adopts a three-zone functional layout designed to optimize operational efficiency while minimizing environmental impact and maintaining compatibility with the surrounding landscape. The strategic zoning separates logistical functions from training activities, creating an effective learning environment supported by sustainable energy generation.

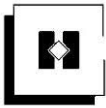
#### Western Operational Support Area

##### *Equipment Storage and Logistics Hub*

- 3.4.3 The western zone establishes a centralized equipment management facility addressing the specialized storage requirements of modern search and rescue operations. A purpose-built storage structure (9m x 18m, total 160 sq.m.) will accommodate bulky specialized equipment including casualty evacuation stretchers designed for rugged mountain terrain, professional-grade search drones equipped with thermal imaging and mobile signal detection capabilities, rope rescue systems, and comprehensive first-aid supplies.
- 3.4.4 The storage facility incorporate climate-controlled environments essential for maintaining drone electronics and medical supplies, with dedicated charging stations, maintenance areas and pre-deployment preparation zones. The consolidation of equipment storage addresses current spatial limitations while ensuring rapid deployment capabilities during both training exercises and actual emergency responses.

##### *Vehicular Access and Transportation Infrastructure*

- 3.4.5 Strategic positioning of parking facilities provides for five private vehicles and two light buses/LGV, supporting efficient personnel and equipment transportation. Positioned at the edge of the Site, the location at the site perimeter facilitates seamless access for volunteers, instructors, and trainees while maintaining separation from core training activities. This configuration minimises traffic disruption within the facility and provides direct emergency vehicle access when required.
- 3.4.6 Proposed temporary storage would accommodate essential search-and-rescue equipment used in training, including rescue stretchers and drones which require substantial space due to their size and specialised nature.



Rescue stretchers, critical for casualty evacuation in rugged mountain terrains, are bulky and need dedicated storage to ensure they remain accessible and in good condition for training exercises. Similarly, the drones utilised by the Applicant for search-and-rescue operations are professional-grade, large-scale aircraft equipped with advanced features like mobile signal detection and high-resolution cameras. These drones demand significant space for secure storage, routine maintenance, calibration and pre-deployment preparation. The proposed storage facility will address the spatial limitations of the Applicant's current Yuen Long training centre, enabling efficient organisation and rapid access to equipment during training sessions and simulated rescue scenarios.

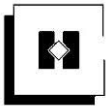
### Central Sustainable Agriculture and Energy Zone

#### *Agricultural Training and Biodiversity Education Facility*

- 3.4.7 The central zone features 14 controlled-environment greenhouses (total floor area 1,250 sq.m, building height 2.5m) serving dual functions as agricultural training facilities and biodiversity conservation education centers. These structures support cultivation of native Hong Kong flora species relevant to mountain rescue operations, including medicinal plants for wilderness first-aid training, hardy indicator species that signal environmental conditions and terrain stability, and sustainable food crops for survival skills education.
- 3.4.8 The concept of integrating greenhouse into the mountain search and rescue training centre enhances trainees' environmental awareness and survival skills, which are indispensable for search and rescue operations in mountains. Knowledge of local flora facilitates navigation, foraging and hazard identification such as poisonous plants can be the important part of training which directly applicable to field operations.
- 3.4.9 The greenhouse design incorporates fully enclosed, climate-controlled environments with precision humidity and temperature control essential for cultivating sensitive species such as native berries and medicinal fungi. This controlled cultivation enables year-round training programs while supporting research into Hong Kong's mountain ecosystem biodiversity. It also enhances the natural environment within the rural context of Hung Lung Hang.

#### *Integrated Solar Energy System*

- 3.4.10 Ancillary solar panels (2.3 m x 1.1 m each) integrated into the greenhouse roofing system will generate renewable electricity primarily to supplement



the power supply of the proposed development, including the greenhouse. The system is designed to be directly related and commensurate in scale with the permitted use of the development. Approximately 205 panels are proposed. This sustainable energy approach demonstrates environmental stewardship while providing energy independence for critical training operations. The solar installation includes grid-connection capabilities and battery storage systems ensuring continuous power supply for emergency communications and equipment charging.

*Acoustic and Visual Buffer Function*

- 3.4.11 The central greenhouse zone creates an effective buffer between operational activities in the western zone and intensive training programs in the eastern zone. This spatial arrangement minimizes noise transmission and visual distractions, ensuring optimal learning environments while maintaining site cohesion.

Eastern Intensive Training Zone

*Specialized Training Infrastructure*

- 3.4.12 The eastern zone accommodates intensive hands-on training through four purpose-built structures (12m x 2.35m each) for indoor instruction, simulated rescue scenarios, drone operation training and first-aid workshops; and administrative office supporting training coordination, volunteer management, and operational logistics.

*Overnight Training and Camping Facilities*

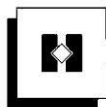
- 3.4.13 Designated grassland areas support weekend overnight training programs essential for developing extended rescue operation capabilities. This camping ground, restricted to participating team members, enables realistic training scenarios including night operations, extended search patterns, and multi-day rescue simulations. A toilet facility (5.9m x 2.35m) will be provided for daily operational use.

*Administrative and Coordination Center*

- 3.4.14 The dedicated office facility (12m x 2.35m) centralizes training schedule coordination, volunteer recruitment activities, equipment management logistics, and liaison with government emergency services. This administrative hub ensures efficient resource allocation and maintains communication networks essential for both training operations and actual emergency response coordination.

Internal Transport Provision

- 3.4.15 In total, the Proposed Development provides 7 parking spaces. While two are for light bus/LGV (3.5m x 8m each), the rest are for private cars (2.5m x 5m



each) within the Application Site to ensuring convenient access for team members, staff, and authorised visitors while maintaining efficient site management.

- 3.4.16 Internal transport within the application site will mainly rely on trolleys and manual handling for the transport of materials and supplies over short distances.

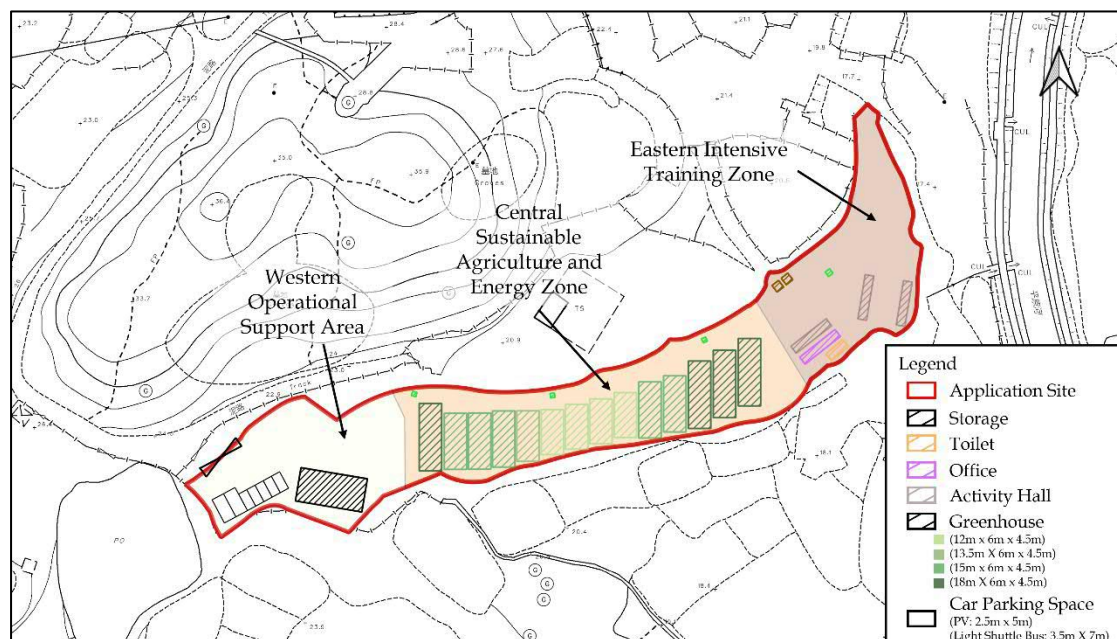
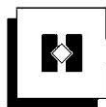
#### Proposal Land Filling

- 3.4.17 The proposed land filling, with an area of about 2,890 sq.m and a height of less than 0.3 meters, would prevent flooding in the storage area designated for valuable search-and-rescue equipment, including rescue stretchers and professional-grade drones. These items, essential for mountain search-and-rescue operations, are costly and sensitive to water damage. Besides, the proposed filling of land is essential to form the foundation of the greenhouse, as well as to provide an insulation layer to the greenhouse to ensure the greenhouse is fully enclosed and provide a suitable environment for cultivation. The Proposed Land Filling Plan is presented in **Figure 7**.

- 3.4.18 The following table shows the proposed development parameters:

Development Parameters	Proposed Development
Site Area	About 5,430 sq.m.
Total Number of Structure	21
Total Built Over Area	About 1,540 sq.m. of built over area
Maximum Height of Structure	Not exceeding 3m or 1 storey
Maximum Total Site Coverage	About 28%
Maximum Plot Ratio	About 0.28
Maximum Number of Users	60
Parking Provision	5 private car parking spaces for staff only; 2 light bus/LGV parking space for participants/visitor (upon registration only) ^





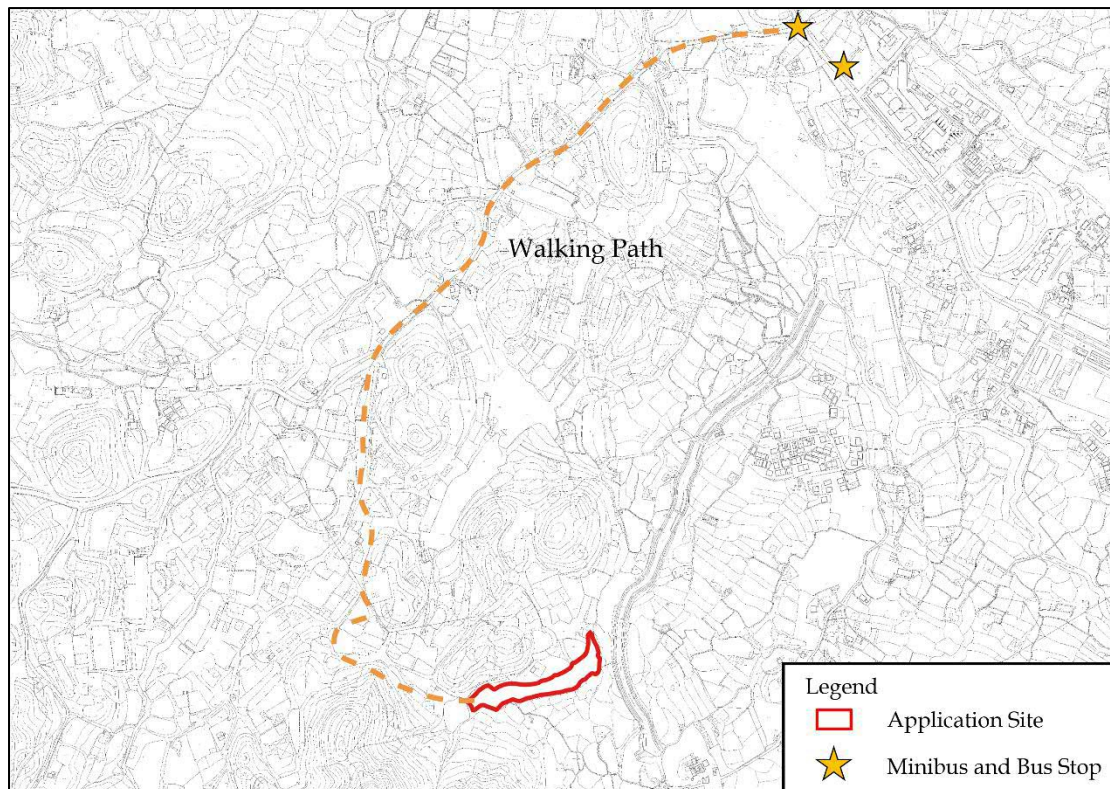
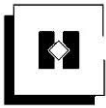
**Diagram 5** Proposed Layout Plan  
(Source: HK GEODATA STORE, HKSAR Government)

### 3.5 Existing Transport Services

3.5.1 Existing public transport services to the vicinity are shown below:

Mode	Route No.	Origin - Destination	Frequency
Scheduled Green Minibus	52K	Fanling Station - Ping Che	30 minutes
	59S	Sheung Shui Station Public Minibus Terminus -Heung Yuen Wai Boundary Control Point (HYWBCP)	25 - 35 minutes
Franchised Bus	79K	Sheung Shui - Ta Kwu Ling (Tsung Yuen Ha)	15-35 minutes

3.5.2 Given that it would take about 20 minutes to walk from the Application site to the nearby minibuses and bus stops along Ping Che Road which may not be feasible. Parking spaces for private vehicles and light bus/LGV are proposed for better access to the Site.

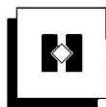


**Diagram 6** Walking Path to Public Transport

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

### 3.6 Operation Arrangement of the Training Centre

- 3.6.1 The proposed mountain search-and-rescue training centre will operate 24 hours, particularly on weekends and public holiday for the overnight training. Fencing will be provided around the boundary of the Proposed Development.
- 3.6.2 The follow-up procedures of the acquiring short-term waiver, “Letter of Approval for Agricultural Structures” and “Certificate of Exemption” from the Lands Department will be followed.
- 3.6.3 The users of the site, primarily VMST members, will consume the cultivated edible plants, which will also serve as educational tools for rescue programmes. Excess supply of edible plants may be supplied to local vegetable vendors in the vicinity or Fanling District. No on-site sale of edible plants will be provided.
- 3.6.4 Electricity generated from the associated solar panels will be mainly for the use of the Application Site.



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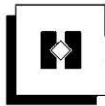
## 4 PLANNING ASSESSMENT

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### 4.1 Statutory Planning Context

- 4.1.1 The Application Site falls within an area designated as “Agriculture” (“AGR”) zone on the Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11 (**Figure 4**) (also known as the “OZP”).
- 4.1.2 The planning intention of the “AGR” zone is *“primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*.
- 4.1.3 **According to Notes of “AGR” zone of OZP, ‘Agriculture’ is a Column 1 use under “AGR” zone which is always permitted by the Board and thus no additional planning approval is to be sought under this Application.** According to the Notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 4.1.4 According to the Notes of OZP, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes, shall not be undertaken without the permission from the Board under section 16 of the Town Planning Ordinance.
- 4.1.5 To enable storage facilities and agricultural use (greenhouse) for the proposed temporary mountain and rescue training centre, a filling of land is proposed for an area of about 2890 sq.m by not more than 0.3 m thick of concrete in height. Hence, planning permission from the Town Planning Board is required to proceed with the Proposed Development.
- 4.1.6 CLP will oversee the construction and maintenance of the underground cable trench, while ten cable ducts will be provided by the Applicant in accordance with CLP’s standards.
- 4.1.7 Approval of this application on a temporary basis for a period of 3 years would follow the long-term planning intention of the “AGR” zone, indeed, would retain and safeguard arable land for cultivation and other agricultural purposes, ensuring its potential for future rehabilitation through active use. By integrating agricultural training into rescue operations, the Proposed Development would continue contributes to the intention of “AGR” zone, enhancing the site’s value without detracting from its long-term arable potential.





- 4 -

S/NE-HLH/11

AGRICULTURE

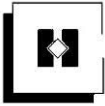
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>Agricultural Use</u> Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School <u>Utility Installation for Private Project</u>

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

(Please see next page)

*(Source: Town Planning Board, HKSAR Government)*



- 5 -

S/NE-HLH/11

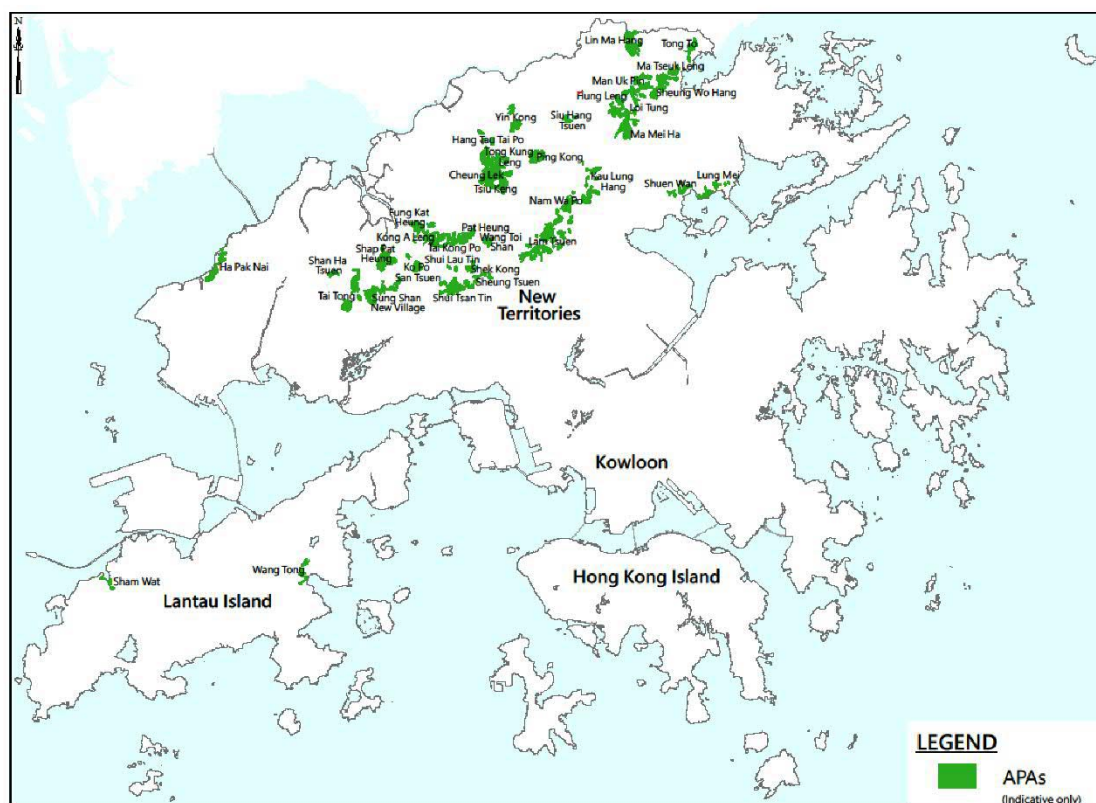
AGRICULTURE (Cont'd)

Remarks

- (a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (b) Any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
  - (i) laying of soil not exceeding 1.2 m in thickness for cultivation; or
  - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.

*(Source: Town Planning Board, HKSAR Government)*

4.2.2.1 The Application Site does not fall within any of the Agricultural Priority Areas (APAs) as proposed by Agriculture, Fisheries and Conservation Department (AFCD), indicating no adverse impacts on the goal of developing agricultural areas, and it provides supporting measures to promote active development in the district. Although the Site falls within an "AGR" zoning, which aims to retain and safeguard high-quality agricultural land for cultivation and other agricultural purposes, the Proposed delineation of quality farmland as Agricultural Priority Areas under LC Paper No. CB(2)1591/2024(01) states that AFCD typically does not raise objections to non-agricultural use of farmland outside APAs from an agricultural perspective.

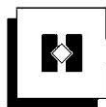


**Diagram 7** Proposed APAs by AFCD in Hong Kong  
(Source: Agriculture, Fisheries and Conservation Department, HKSAR Government)

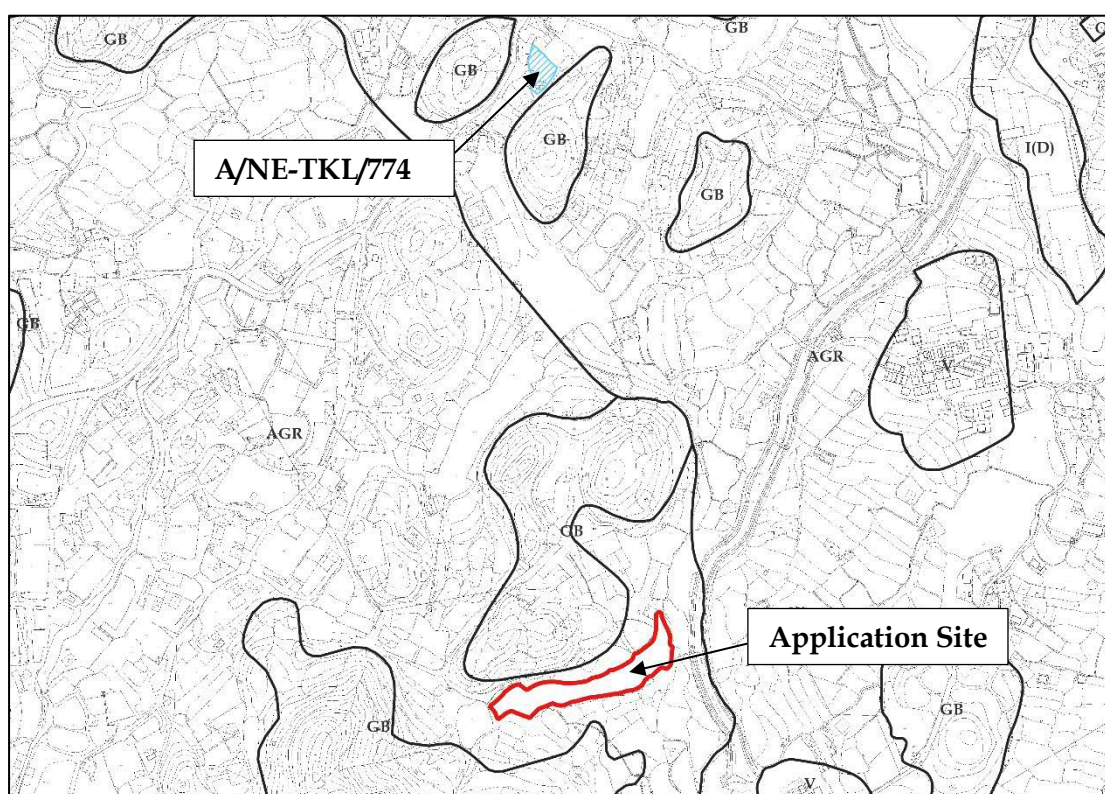
### 4.3 Approved Application in the Vicinity

4.3.1 There is an approved application of similar land use within the “AGR” zone, planning application no. A/NE-TKL/774, which was approved by the Town Planning Board on 25 October 2024.





<b>Application No.</b>	A/NE-TKL/774
<b>Decision Date</b>	25/10/2024
<b>Applied Use</b>	Proposed Temporary Training Centre for Construction Industry with Ancillary Office for a Period of 3 Years
<b>Site Area</b>	About 940.5 sq. m.
<b>Maximum Building Height</b>	Not more than 3 m
<b>Decision</b>	Approved with condition(s) on a temporary basis

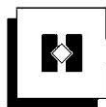


**Diagram 8** Approved Application in Close Proximity to the Application Site  
(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)

#### 4.4 Similar Approved Applications for Training Centre

- 4.4.1 There are three applications with similar land use (including renewal of planning approval) in Kam Tin North and South and Lung Yeuk Tau for temporary training centre which falls within “AGR” zones approved by the Town Planning Board in 2025. The details of the application are summarized as follows:

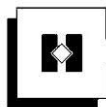




<b>Application No.</b>	A/YL-KTS/1011	A/YL-KTN/1103	A/NE-LYT/848
<b>Decision Date</b>	28 February 2025	23 May 2025	6 June 2025
<b>Applied Use</b>	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Fishing Ground), Barbecue Site and Education Centre with Ancillary Eating Place for a Period of 3 Years and Associated Filling of Land	Proposed Temporary Training Centre for Construction Industry and Associated Filling of Land for a Period of 3 Years	Renewal of Planning Approval for Temporary Training Centre (Adventure Training Centre) for a Period of 3 Years
<b>Site Area</b>	5,381 sq. m	680 sq. m	1,600 sq. m
<b>Maximum Building Height</b>	3 – 6m; 1 -2 storey(s)	Not more than 7m; not more than one storey	Not more than 8m; not more than 2 storey(s)
<b>Decision</b>	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis	Approved with condition(s) on a temporary basis

#### 4.5 Environmental Consideration

- 4.5.1 The Applicant will follow the relevant mitigation measures and requirements in the latest “*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*” to minimize any potential environmental impact. No adverse environmental impact is anticipated.
- 4.5.2 The Applicant will try to avoid to use audio amplification system for the Proposed Development. In case there is no alternative means, it is proposed that the audio amplification system is only available for use during day time, i.e., 9a.m. to 7p.m. in limited extent and on occasional periods only. When the audio amplification system is applied, there will be some noise mitigation measures adopted, including:
- to orientate stage to point away from the nearby noise sensitive receivers;
  - to use a cluster of small power loudspeakers instead of a few large power loudspeakers;
  - to use directional loudspeakers and orientate them to point towards the audience and away from the nearby noise sensitive receivers; and etc.
- 4.5.3 Besides, there will be a manned complaint hotline directly connect to the training centre operation team so that action can be taken to reduce the noise in response to complaints raised.
- 4.5.4 The Applicant will follow the Noise Control Ordinance and adopt relevant noise control guidelines available from the Environment Protection Department including the Noise Control Guidelines for Music, Singing and



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Instrument Performing Activities and etc.

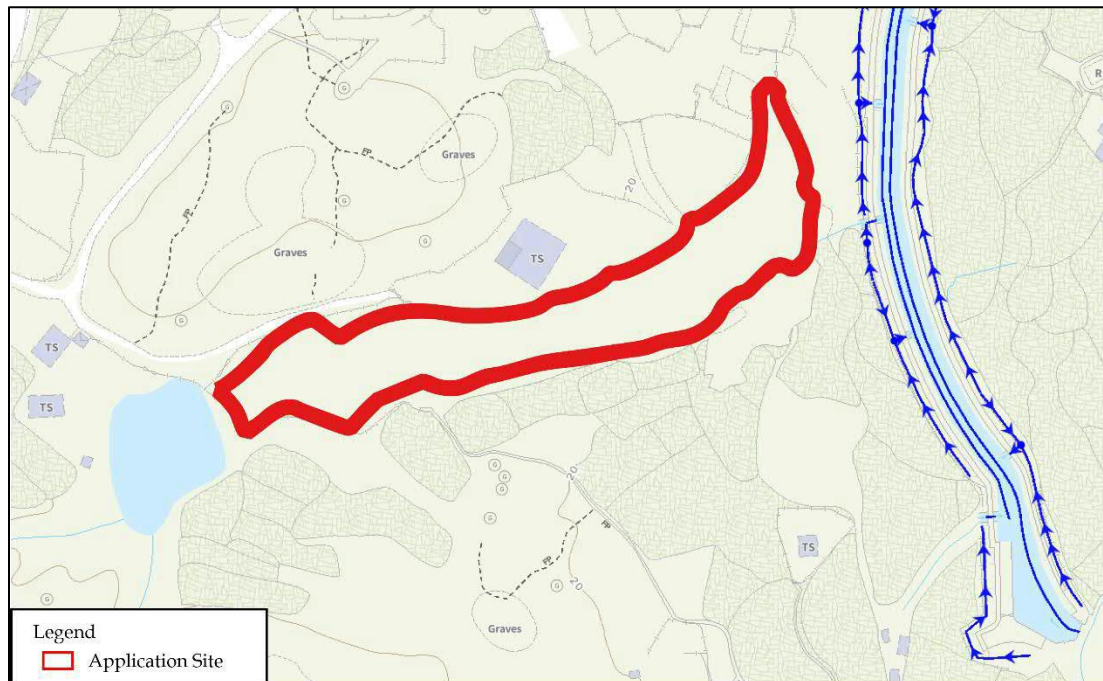
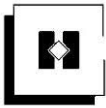
- 4.5.5 Besides, no felling of recorded existing Old and Valuable Trees (OVTs), potentially registrable OVTs, and trees of rare or protected species will be incurred. No adverse environmental impact is anticipated.

**4.6 Visual and Landscape Compatibility**

- 4.6.1 The Subject Site is situated in area of rural village landscape character which are surrounded by village houses and temporary structures. The proposed field study, education, visitor centre with greenhouse use is compatible with the surrounding use and will not disturb the prevailing rural village landscape character.
- 4.6.2 The proposed filling of land and the proposed structure is not visually incompatible with the surrounding. The proposed storage, activity hall, staff office, toilet facilities and greenhouse with a maximum height of not more than 3 metres is visually compatible with the village houses of up to 3 storey in maximum in the south and east boundaries, and the temporary structures along the north and west boundaries.

**4.7 Drainage Consideration**

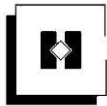
- 4.7.1 Four 600mm U-shape channels (SUP1022004, SUP1022010, SUP1022011 and SUP1022007) are currently running along the periphery of eastern site boundary and eventually connect to two circular pipes and one rectangular pipe directly to the stream spanning horizontally to the further north and west (XWP1002361). The existing drainage facilities are adequate in respect of the requirements under "Technical Note to prepare a Drainage Submission" as published by Drainage Services Department (DSD). The Application Site would be served by an existing drainage system running along the site. The existing drainage condition and pattern of the area will not be altered. The surface run-off of the Application Site will be discharged directly into the existing drainage including catch pits and U-channels of in the site.
- 4.7.2 Considering the intended use is solely for the intended purposes, the proposed development is not anticipated to have any detrimental effects on drainage. Thus, the Proposed Development will not cause any adverse drainage impact onto the area.



**Diagram 9** Existing Drainage Facilities  
(Source: Geoinfo Map, HKSAR Government)

#### 4.8 Traffic Consideration

- 4.8.1 The Proposed Development comprises a total of 5 parking spaces for private car and 2 parking spaces for light bus/LGV. Sufficient manoeuvring space will be provided to ensure sufficient turning space for light bus/LGV. There will be 60 users in maximum, while in most of the time, only an average of 30 users including participants of training programme and staff members will be arriving at the Application Site for operation. Most of them will commute by public transport. There are bus and minibus stops on Ping Che Road, containing a total of 3 routes to Fanling Station, is within 20 minutes walking distance from the Application Site.
- 4.8.2 The ingress/egress (with a gate installed) located at the western area of the Application Site is about 12m wide, which allows the vehicles to access to/from the local access road at the west of the site. Queuing up of vehicles at the ingress/egress is not anticipated. Measures such as opening of the gate prior to the arrival of vehicles, shall be implemented to avoid queuing of vehicles outside the Application Site.
- 4.8.3 It is estimated that there will only be 2 roundtrips of Private Vehicles and one roundtrip of light bus/LGV per peak operation hour for the commuting and delivery of equipment purpose which will not cause a significant impact on trip generation and trip attraction within and around the site. As mentioned in the previous section, no individual can constitute one of the users of the Site without registration. Thus, it is not anticipated to have any adverse traffic impact to the existing roads.

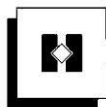


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Type of Vehicle	Generation (per peak hour)	Attraction (per peak hour)
Private Vehicle	2	2
Light Bus /LGV	1	1

*Pedestrian Safety Measures*

- 4.8.4 Appropriate road signs will be posted at the ingress/egress of the Application Site to remind drivers and road users to exercise extra caution and to be more attentive to surroundings, preventing potential traffic accidents.



## 5 PLANNING MERITS & JUSTIFICATIONS

### 5.1 Maintaining and Enhancing Quality and Efficient Emergency Services and Rescue Operations

5.1.1 According to statistics derived from FSD, casualties in hiking accidents rose sharply in from 129 to 323 between 2018 and 2020, and remained high with 424 in 2023 and 345 in 2024, also implying an alarming need for improved safety measures. The table below summarises the FSD data, including call-outs and casualties over the decade. Since the establishment of the volunteer rescue group in 2021, additional manpower from volunteer groups helps expedite search efforts, potentially reducing delays in reaching individuals in need of medical treatment. Collaboration between volunteer rescue groups and government forces such as police and fire services can also streamline communication and improve operational efficiency during search missions. the volunteers can supplement resources and expertise, allowing for more comprehensive search operations and better coverage of affected areas.

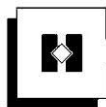
5.1.2 Recent data has indicated a decrease in reports of missing persons over the past decade. To illustrate, there were 1,014 hiking and mountaineering rescue accidents with 20 reported deaths in 2022, compared to 393 accidents with 11 fatalities in 2024.<sup>8</sup> This trend highlights the significant efforts of volunteer rescue teams and their contributions to enhancing hiking safety. The proposed centre will formalise and expand VMST's capacity to train volunteers, emergency responders and community groups in critical skills such as navigation, first aid and drone-assisted search techniques.

Year	Number of mountain search and rescue calls received	Number of Injuries (Fatalities)
2018	242	129 (9)
2019	215	121 (13)
2020	602	323 (11)
2023	695	424 (15)
2024	588	345 (15)

### 5.2 Addressing Community Demand for Outdoor Safety Education

5.2.1 The popularity of hiking, amplified by Covid-19 pandemic has increased the demand for accessible safety education. The Applicant's extensive experience, including high-profile rescues under adverse conditions, positions it as a trusted leader to meet this demand. The Proposed Development will provide dedicated spaces for workshops, briefings, and scenario-based training, catering exclusively to programme participants such as hiking clubs, schools and emergency personnel. This controlled access ensures focused, high-quality training, building on the Applicant's proven

<sup>8</sup> <https://www.wenweipo.com/a/202410/21/AP67156524e4b0bbd38799dad7.html>



track record of community engagement through rescue missions and safety advocacy over the past decade. Thus, it will not incur adverse traffic and environmental impacts onto the site and its surrounding areas.

### **5.3 Achieving Government's Prevailing Environmental Policies**

- 5.3.1 The development of renewable energy is an important part of the government's response to climate change. Increasing the use of renewable energy will help decarbonise the power generation industry. Integrating solar panels in the proposed greenhouse operations at the Temporary Field Study, Education, and Visitor Centre will contribute to this goal by harnessing clean energy to support agricultural activities. This initiative not only promotes sustainable practices but also supports the government's broader objective of meeting carbon neutrality target by 2050 and advancing environmental sustainability.

### **5.4 Promoting Eco-Tourism and Blue and Green Recreation**

- 5.4.1 As outlined in the Development Blueprint for Hong Kong's Tourism Industry 2.0, the Culture, Sports and Tourism Bureau (CSTB) promotes in-depth integration of Hong Kong's unique, world-class resources with tourism, focusing on projects with distinctive appeal to promote healthy lifestyles. A key strategy, "Ecology+Tourism," aims to attract visitors while enhancing Hong Kong's reputation as a premier eco-tourism destination.<sup>9</sup> The city's country parks and iconic hiking trails, including Sai Kung, Lantau, and the MacLehose Trail, attract millions of local and international visitors each year for activities like hiking, trail running, and nature exploration. The Proposed Development supports this vision by providing specialised training in technical rope rescue, wilderness first aid, and plant identification. These programmes enhance safety for tourists and recreational users, encouraging broader participation in green recreation activities. By fostering safer and more sustainable engagement with Hong Kong's natural landscapes, the development strengthens the city's position as a safe, world-class eco-tourism destination.
- 5.4.2 Hong Kong's trails, while breathtaking, can be treacherous due to steep inclines, dense vegetation, and variable weather, including sudden rain or heatwaves. Recent data from the Hong Kong Fire Services Department (FSD) indicates over 300 search-and-rescue operations annually in country parks, with incidents often involving unprepared hikers facing dehydration, disorientation, or injuries.<sup>10</sup> The Applicant, with its experience in over 70 rescue missions, highlights the necessity of equipping hikers with essential skills and knowledge. Thus, the Proposed Development could offer targeted workshops for hiking clubs, schools, and community groups, using its facilities (i.e. activity halls and simulated rescue scenarios) to teach safe hiking

<sup>9</sup> [https://www.cstb.gov.hk/file\\_manager/en/documents/consultation-and-publications/Tourism\\_Blueprint\\_2.0\\_English.pdf](https://www.cstb.gov.hk/file_manager/en/documents/consultation-and-publications/Tourism_Blueprint_2.0_English.pdf)

<sup>10</sup> <https://www.info.gov.hk/gia/general/202302/15/P2023021500261.htm>



practices. Integrating these efforts with sustainable practices, such as solar-powered operations and greenhouse-based training, aligns with the government's policy support for eco-conscious outdoor recreation. This initiative would reduce rescue incidents and enhance public appreciation for the region's natural landscapes, ensuring hiking remains a safe and rewarding activity.

## **5.5 In Line with the Long-term Planning Intention of "AGR" Zone**

5.5.1 The Proposed Development is designed to comply with the "AGR" zoning under the Town Planning Ordinance, which permits uses that support agricultural activities and compatible community facilities with minimal environmental impact.

5.5.2 Previously approved by the Agriculture, Fisheries and Conservation Department and Lands department, the greenhouses with a smaller scale will be used for cultivating crops, such as vegetables or herbs, supporting local food production and aligning with the Agriculture, Fisheries and Conservation Department's (AFCD) goals of sustaining agricultural activities in Hong Kong. The training centre, as a low-impact community facility, complements the agricultural use by providing a public service that supports the safety of rural and recreational areas. The combined development is analogous to existing agricultural sites in Hong Kong, such as those in Kam Tin, which integrate community uses with farming activities. The Applicant, therefore, seeks planning permission for non-agricultural uses (i.e. storage for training equipment and staff office), ensuring compliance with the Town Planning Board's guidelines.

## **5.6 Desirable and Efficient Land Use with Minimal Environmental Impact**

5.6.1 The subject site, currently vacant and abandoned, is surrounded by open storage areas, creating an underutilised parcel of land with significant potential for transformation. The Proposed Development seeks to grasp such a unique opportunity to repurpose the site for a more productive, sustainable and community-oriented use. The centre will serve as a platform for training in critical skills such as technical rope rescue, wilderness first aid and plant identification, while the greenhouse will support the cultivation of edible plants for educational purposes and potential distribution to local markets. The temporary nature of the proposed centre ensures flexibility in land use, allowing for future adaptability while minimising long-term environmental or zoning impacts. By revitalising this abandoned site, the development will deliver immediate social, educational, and environmental benefits, aligning with broader goals of enhancing eco-tourism and promoting sustainable land use in the region.

## **5.7 Supported by Approvals of Similar Planning Applications**

5.7.1 There were four similar applications of education and training centre uses within the "AGR" zone of Ping Che and Ta Kwu Ling, Kam Tin North and South, and Lung Yeuk Tau Outline Zoning Plans approved with conditions





on a temporary basis by the Rural and New Town Planning Committee in 2024 and 2025. With these planning approvals for similar education and training centre uses in the rural areas of North District, approval of this application is considered acceptable within the subject “AGR” zone and in line with previous decisions of the Board. The proposed temporary field study, education and visitor centre is not inconsistent with the surrounding land uses and it is unlikely to generate adverse impacts to the surrounding area.

## **5.8 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

5.8.1 The proposed temporary field study, education, visitor centre, as a low-impact community facility with agricultural use within the Site, is visually compatible with the surrounding environment. No tree felling is anticipated. There is no change to the rural village landscape character as well. Therefore, no adverse visual and landscape impact is anticipated.

## **5.9 No Adverse Traffic Impact**

5.9.1 The proposed temporary field study, education, visitor centre will not incur adverse traffic impact in the Site since it is solely opened to programme participants and it is located in the private lands. Therefore, it is expected that there will be insignificant negative impacts regarding the safety of road users and the traffic network of the area concerned.

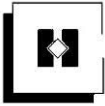
## **5.10 No Adverse Environmental Impact**

5.10.1 The proposed field study, education and visitor centre with greenhouses aligns with the sustainable environmental goals for the government to decarbonize the electricity generation sector and combating climate change in Hong Kong through community participation. It demonstrates as a pioneering development for combining agricultural education, community-focused training, and eco-friendly infrastructure, aligning with Hong Kong’s climate goals while leveraging the VMST’s decade-long expertise in sustainable rescue operations.

5.10.2 Moreover, the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will not be adverse environment impacts including noise and air quality in the vicinity

## **5.11 No Adverse Drainage Impact**

5.11.1 The Proposed Development in the Application will continue to use the existing drainage system. The existing drainage condition and pattern of the area will not be altered. Thus, no adverse drainage impact is anticipated

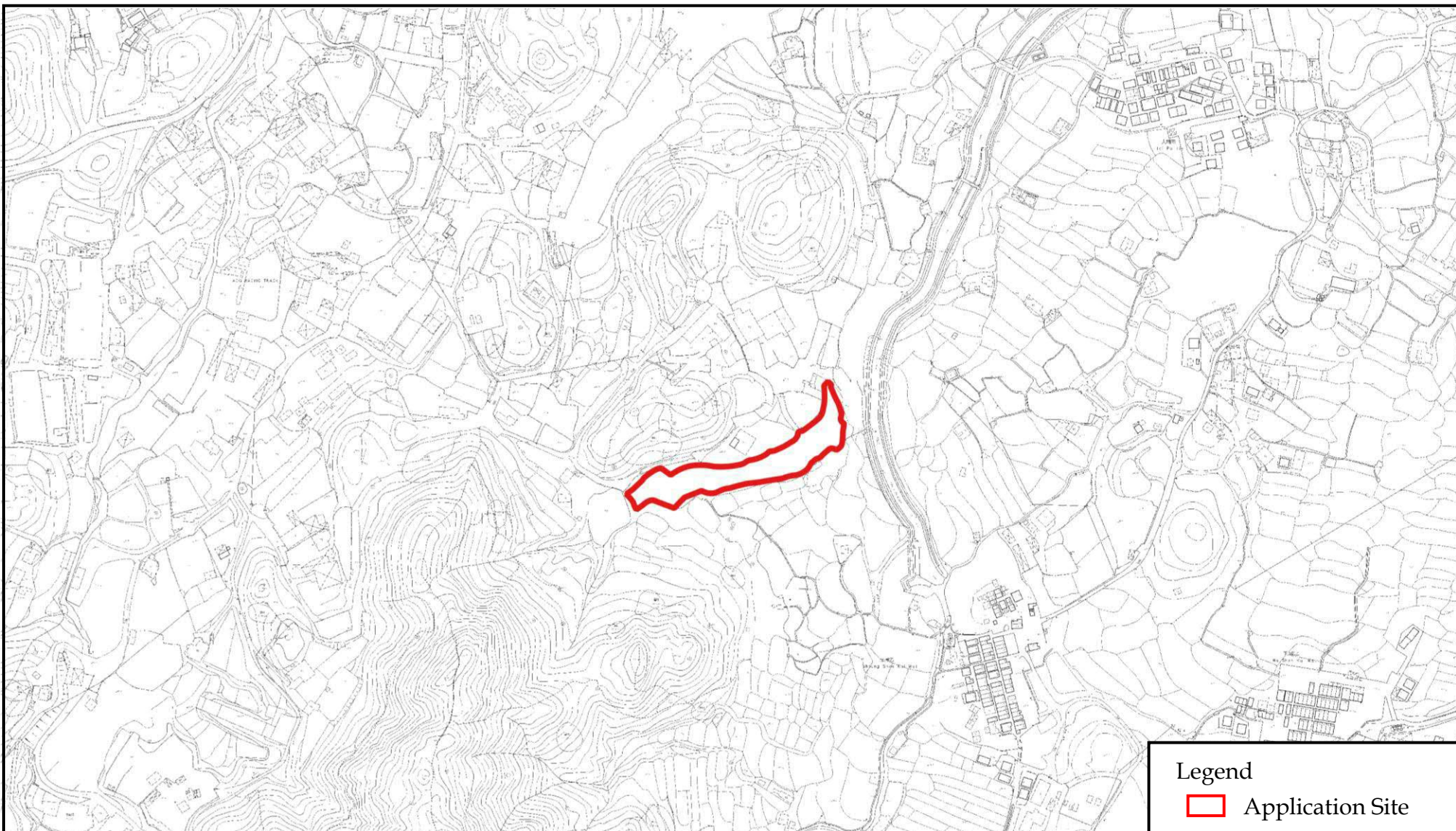


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## **6 CONCLUSION**

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- 6.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



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Consultants Limited**

**Figure 1: Location Plan**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*

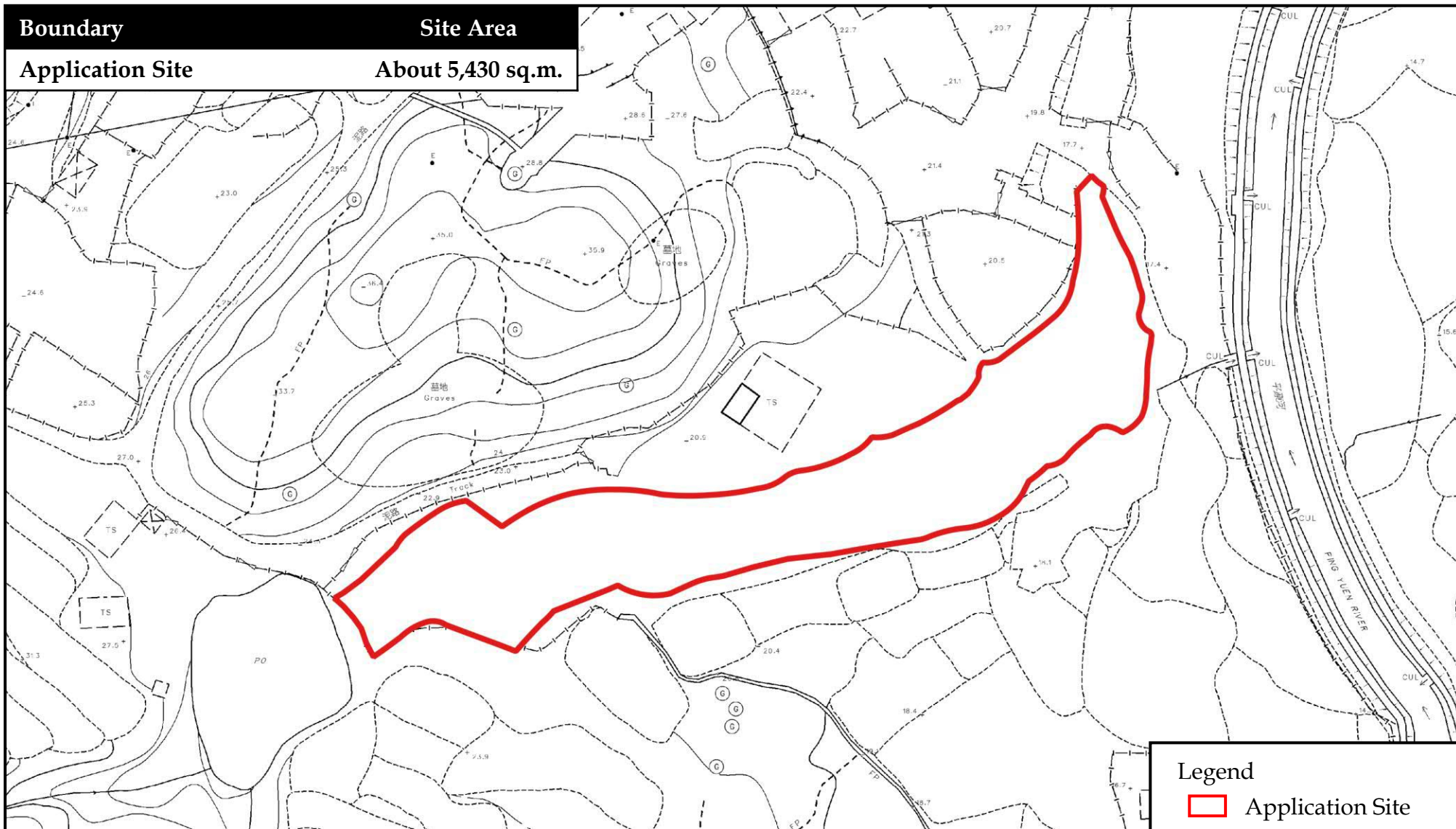


Boundary

Site Area

Application Site

About 5,430 sq.m.



**LCH Planning and Development  
Consultants Limited**

**Figure 2 : Site Plan**

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

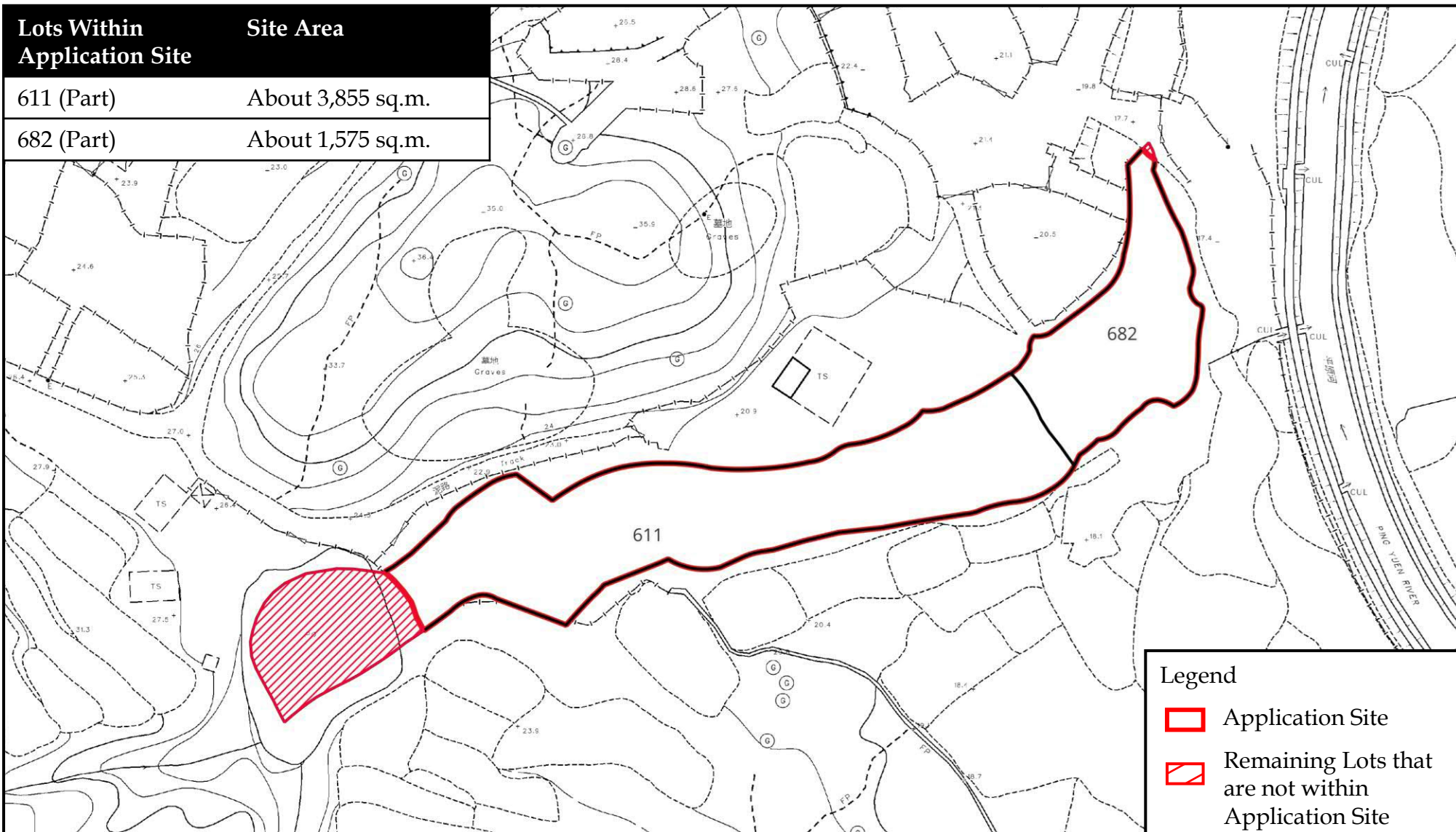
(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

## Lots Within Application Site

## Site Area

611 (Part) About 3,855 sq.m.

682 (Part) About 1,575 sq.m.



## Legend

- Application Site
- Remaining Lots that are not within Application Site



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**Figure 3 : Land Status**

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)

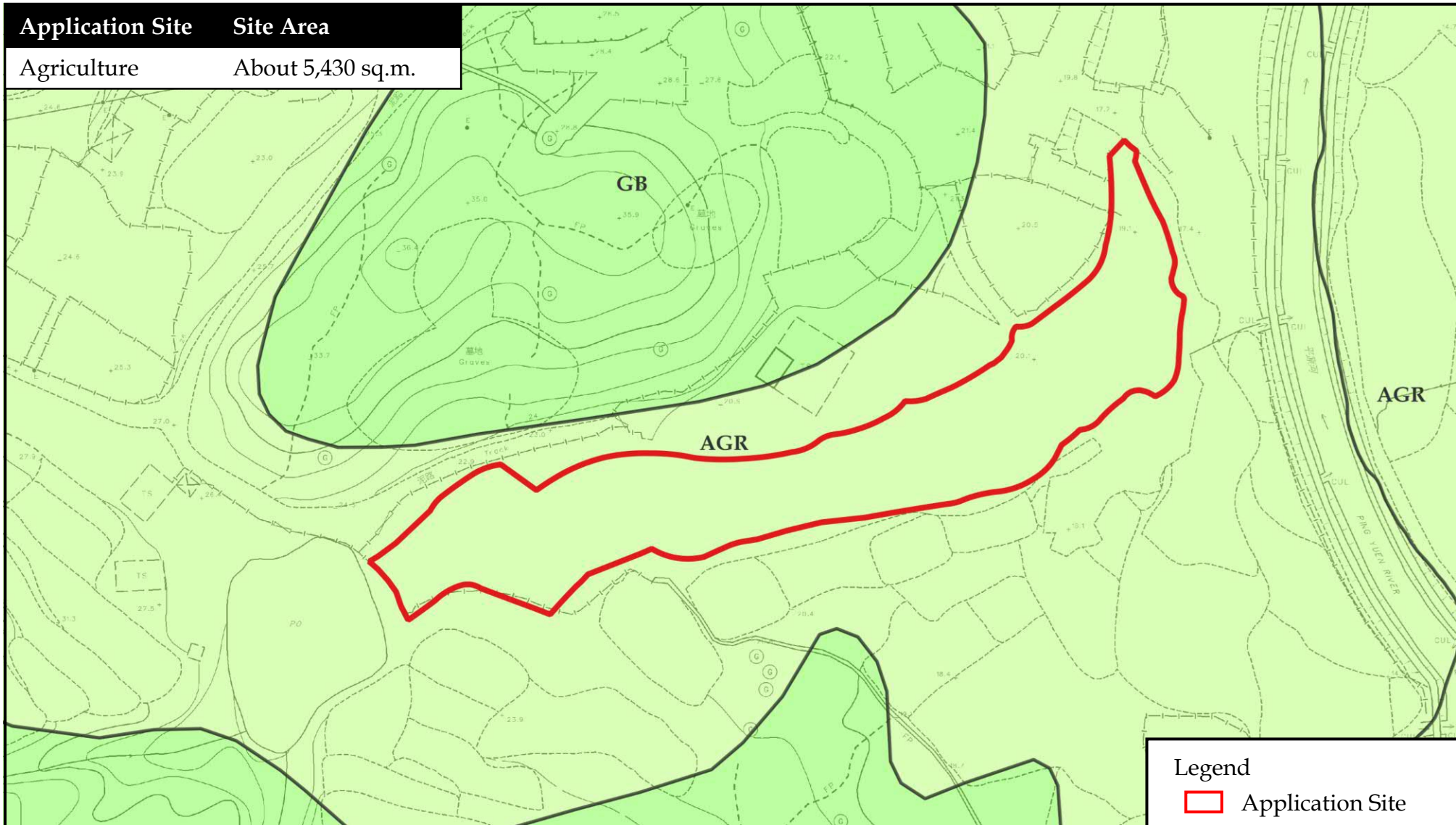


Application Site

Site Area

Agriculture

About 5,430 sq.m.



Legend

Application Site



**LCH Planning and Development  
Consultants Limited**

Figure 4 : Extract of OZP

(For reference only. Not to scale.)

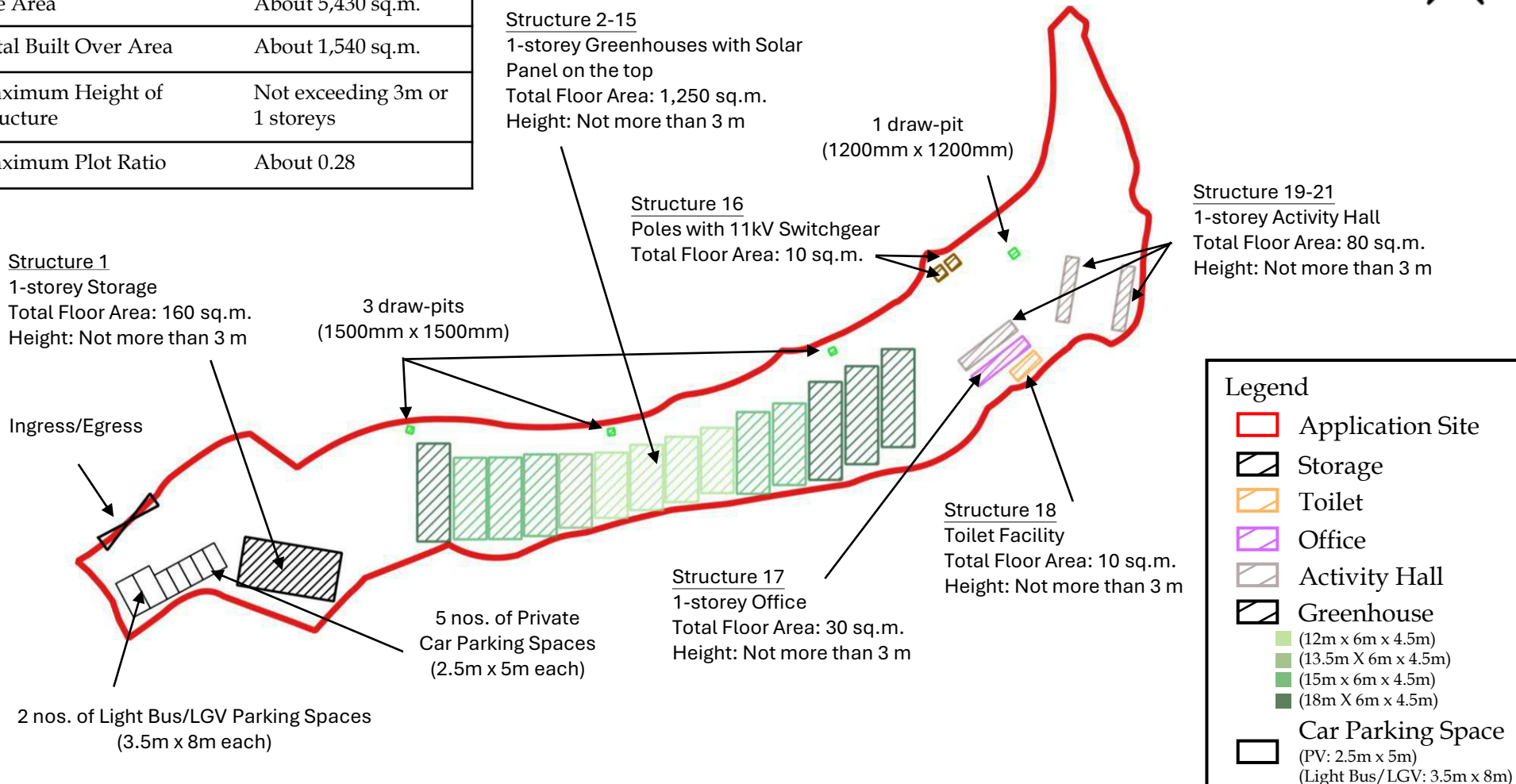
Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



## Development Parameter

Total No. of Structure(s)	= 21
Site Area	About 5,430 sq.m.
Total Built Over Area	About 1,540 sq.m.
Maximum Height of Structure	Not exceeding 3m or 1 storeys
Maximum Plot Ratio	About 0.28



**LCH Planning and Development  
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**Figure 5 : Indicative Layout Plan**

(For reference only. Not to scale.)

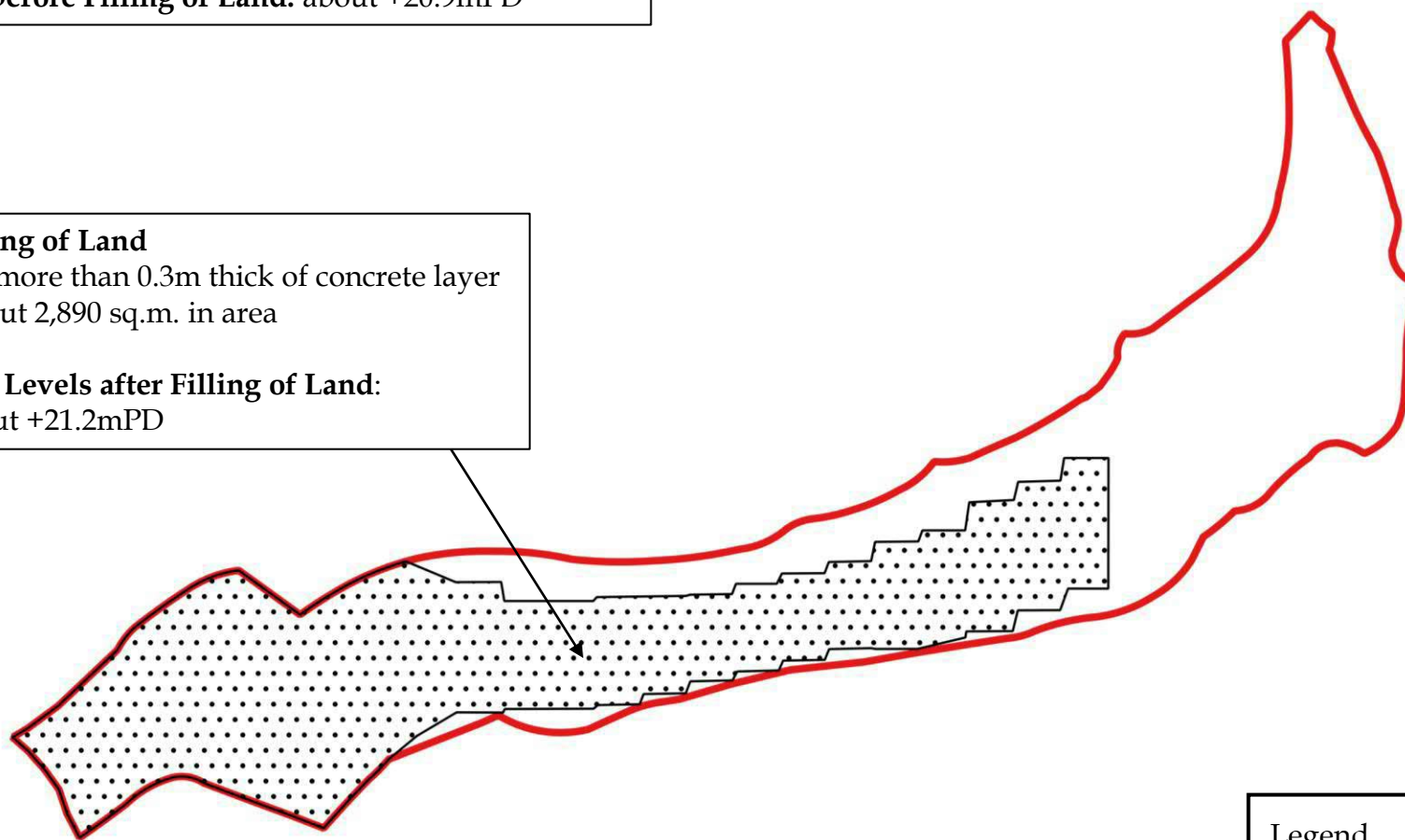
Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



**Application Site Area:** about 5,430 sq.m.  
**Site Levels before Filling of Land:** about +20.9mPD

**Filling of Land**  
not more than 0.3m thick of concrete layer  
About 2,890 sq.m. in area

**Site Levels after Filling of Land:**  
about +21.2mPD



Legend

-  Application Site
-  Filling of Land (concrete)



**LCH Planning and Development  
Consultants Limited**

**Figure 6 : Proposed Land Filling Plan**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*



中華電力有限公司  
CLP Power Hong Kong Limited

北區  
North Region

香港新界上水嘉富坊 16 號  
16 Ka Fu Close, Sheung Shui  
New Territories, Hong Kong

電話 Tel (852) 2678 2156  
傳真 Fax (852) 2678 2180  
網址 Website www.clpgroup.com

DD 84 Lot 611 & 682, Hung Lung Hang  
Ping Che, Fanling, N.T.

本函編號：SS2024009001

(計劃書編號：)

覆函請註明上述之計劃書編號

敬啟者：

電力供應條款信函

DD 84 Lot 611 & 682, Hung Lung Hang, Ping Che, Fanling, N.T.

申請編號： FiT No.:

就 閣下/或閣下代表向本公司申請於上述地址的有關物業/物業發展之供電事宜，本公司現謹通知閣下，本公司將於上述地址的有關物業/物業發展就供電會進行所有必須的工程，以確保有關裝置可以應付低壓三相四線 380/220 伏特 50 赫茲的電力供應，惟有關裝置須符合本公司不時修訂、修改或重新發出的「供電則例」內之條款(有關本公司之「供電則例」全文可參閱本公司網頁 ([www.clp.com.hk](http://www.clp.com.hk))) 及以下條款及條件：

1. 須取得有關政府部門及所有相關私人物業業主的許可及批准讓本公司於指定的供電路線範圍進行所有必要的設備安裝和接駁的工作並鋪設地下電纜，以便向有關物業/物業發展供電。閣下可能需要協助本公司取得上述許可及批准。

如有需要在上述地址的有關物業/物業發展範圍內進行與此供電事宜有關的工程，閣下須獲得相關政府部門(例如城市規劃委員會、地政總署、屋宇署和漁農自然護理署等)的許可和批准(如適用)，並向本公司提交有關許可和批准的副本，方可讓本公司進行安裝電錶箱及木棟和從由閣下提供的鉛水喉管及沙井中鋪設地下電纜等工作。有關設備及裝置的設計圖則如附圖所示(附圖編號：SS-240090-01)。

第一頁

續第一頁

本函編號：SS2024009001

2. 所有由本公司提供之設施及裝置均屬本公司所擁有，並由本公司保持其狀況良好。
3. 閣下須提供及促使相關私人物業業主向本公司提供一條在任何時間內可通往本公司相關供電設備及上述地址的有關物業/物業發展之暢通無阻的行車通道，以便本公司工程人員、代理人、承辦商及其他獲本公司授權之人士可在有關物業/物業發展內隨時進行安裝、接駁、操作、檢查、維修及/或更換本公司之相關供電設備。
4. 閣下須自行承擔及負責上述地址的有關物業/物業發展範圍內與此供電事宜有關的所有修復工程的費用。
5. 閣下須在上述地址的有關物業/物業發展內向本公司免費提供及安裝適當之裝置，可供引入及容納本公司之電錶及電纜終端，例如標準電錶箱、金屬門用雙鎖、喉管及沙井，請參考附圖編號：  
SS-240090-01, NR-G-2011-44  
T/GEN/25500/D/E33/0238/01/B/A,  
T/GEN/25500/D/E33/0268/01/-/A  
T/GEN/25500/D/E33/0273/01/-/A  
T/GEN/25500/D/E33/0290/01/-/A  
閣下亦須自費保持上述設備狀況良好和進行適當的維修。當電纜安裝完成後，在任何情況下，所有電纜之入口喉通要密封，而拉線井要用篩選分過的沙泥或沙包填滿。
6. 閣下須在供電設施範圍內標示邊界並設置適當的障礙物，以防止任何車輛或人為干擾、物料堆疊或任何不安全行為。其尺寸應為寬 3 米 x 長 6.3 米，如附圖所示 (附圖編號：SS-240090-01 及 NR-G-2011-44)。閣下亦必須確保所有相關的承辦商和工人遵守附件上的「於電纜和架空線附近工作的承辦商指南」。

第二頁



續第二頁

本函編號：SS2024009001

7. 閣下必須遵守相關的法定安全距離許可要求，並於供電地段內進行足夠和有效的控制措施，確保與供電設備的任何帶電部件保持至少 2.8 米安全距離的淨空區。在帶電設備的部件 2.8 米範圍內的淨空區，不得進行任何工作和堆疊物料、容器或車輛。本公司或會因 閣下任何不符合安全距離許可要求的行為而拒絕或截斷上述地址的有關物業/物業發展內電力供應。
8. 於與本公司已協議的供電線路附近或上方，不得進行任何形式的進一步的發展，包括安裝花壇或種植灌木和灌木叢等。如 閣下於與本公司已協議的供電線路附近或上方有任何發展計劃，請立即通知本公司，以確保本公司在通往和維修有關設備時不會受到任何阻礙。
9. 閣下須根據「電力供應規例」，於工程完成時向本公司遞交「完工證明書」。
10. 為了盡快提供電力到上述地址的有關物業/物業發展，如有需要，閣下須免費為本公司改建，或拆除任何圍欄或任何障礙物，如物料推疊、金屬棚架和工地設施等，以便於上述地址的有關物業/物業發展內進行壕坑工程、電纜安裝、運送或拆除掛棟變壓器和設備等工作。
11. 閣下須至少要在供電目標日期之前三個月內以書面形式通知本公司，以便本公司安排相關的工程物料及上述地址的有關物業/物業發展相關工程計劃之進度。倘若 閣下未能依照上述特定條件，因而引致對上述地址的有關物業/物業發展延遲供電，本公司對此概不負責。
12. 如果有任何合法方在供電後的任何時間要求本公司撤出、移走或搬遷位於上述地址的有關物業/物業發展內或鄰近的私人土地/建築物上的相關設備，除非閣下能提供本公司認為合適的其他地方安裝該些設備，否則本公司可能會被迫中止或截斷上述地址的有關物業/物業發展的電力供應。

第三頁





續第三頁

本函編號：SS2024009001

13. 儘管在本函內有任何其他條款規定，非本公司或閣下(即上述地址的有關物業/物業發展的註冊客戶)的任何人士(‘任何第三方’)不得根據《合約(第三者權利)條例》(第623章)所列明之權利以執行本函內任何條款。任何更改、撤銷或取消本函的內容均無須獲任何第三方同意。本條款不會影響上述條例以外對任何第三方現已擁有的權利。
14. 在本函內所包含的條款和條件一經接受，即表示對現時的有關物業/物業發展之擁有人及其繼任人及受讓人及任何藉着或透過上述人仕而獲得有關業權的人士均具有約束力。

鑑於這供電申請之比鄰已有或將有由另一個供電點所提供之電力，因此閣下須於此供電申請之範圍上架設適當之隔離設施(如用鐵網建造之圍牆等等)以清楚地界定該供電範圍。

閣下敬請留意及遵守供電則例第217條。現節錄該則例第217條如下：

『除非事先獲本公司書面同意並遵照本公司可能規定的條件之外，客戶不得將取自本公司的電力供給第三者或與其共用，亦不得促使或准許將取自本公司的電力，供給或轉移或延伸至並非客戶專用的任何屋宇。』

本函內之條款及條件由本函發出日起計三個月內有效。如本公司在此有效期內仍未收到閣下之確認回覆，此供電申請將被視作無效及會被取消。

如閣下同意本函內之條款及條件，請簽署本函及從速交回本公司以便進行有關工程。

請注意，本公司只有在閣下遵守本函內之條款及條件的前提下，才會為上述地址的有關物業/物業發展提供電力供應。

第四頁



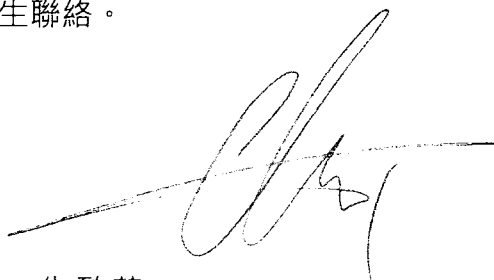
續第四頁

本函編號：SS2024009001

為了確保有關工程得以順利進行，鄰近私人土地的相關所有者的協助和合作十分重要，因此請閣下與他們聯繫。

如對上述條款及條件有任何查詢，請致電 2678 2174 或電郵 [hungyu.chung@clp.com.hk](mailto:hungyu.chung@clp.com.hk) 與本公司工程師鍾雄宇先生聯絡。

如查詢工程進度或預約時間檢查承建商工程，請致電 2678 1937 或電郵 [sclee@clp.com.hk](mailto:sclee@clp.com.hk) 與本公司工程師李世昌先生聯絡。



朱致華

首席規劃及設計經理（北區）

2025 年 10 月 13 日

tc/jc/jh  


## 回條

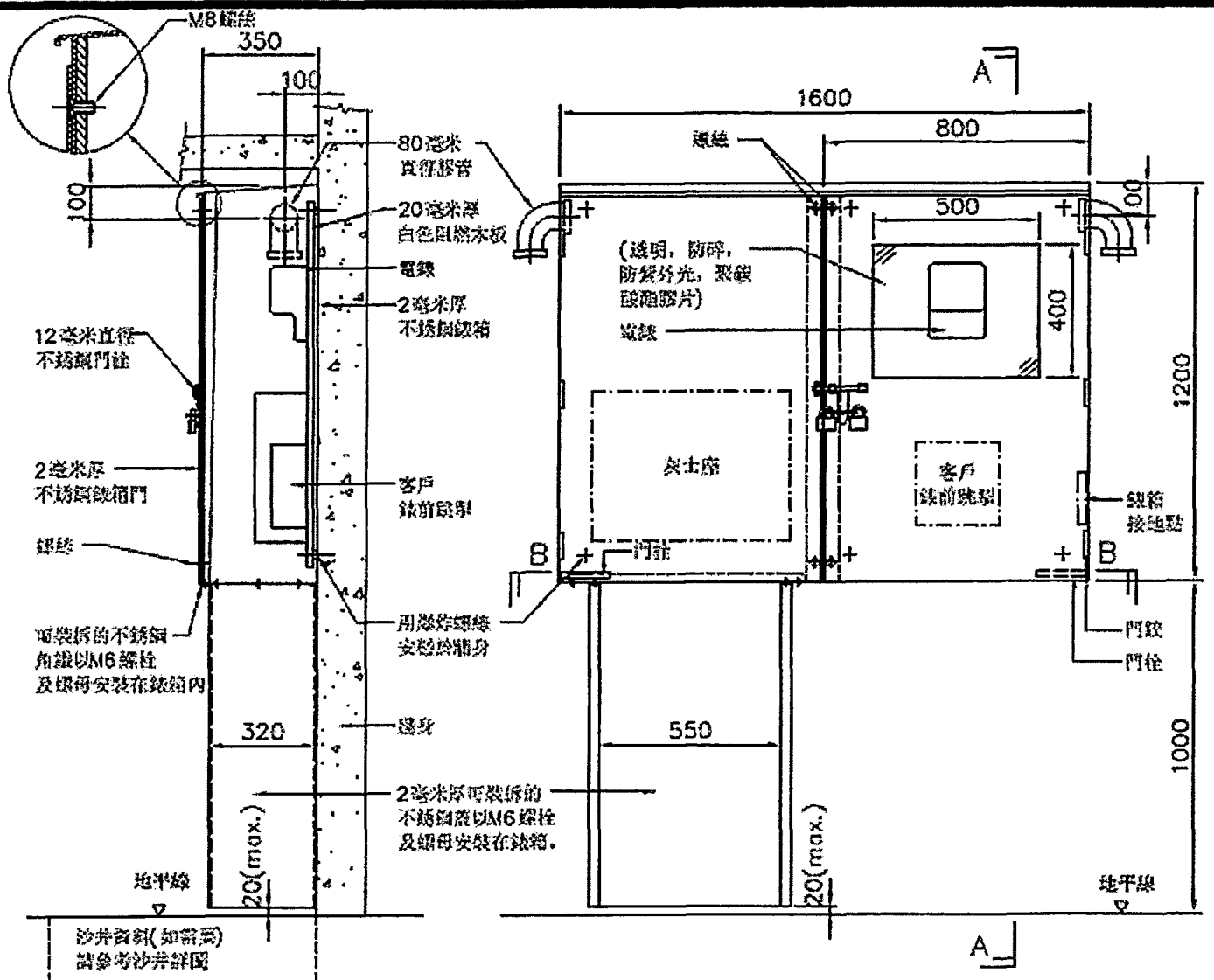
本人/本公司同意並接受中華電力有限公司於 2025 年 10 月 13 日發出的信函（信件編號：SS2024009001）函內所列之條款及條件。

簽署附蓋章：\_\_\_\_\_

姓名(正楷)：\_\_\_\_\_

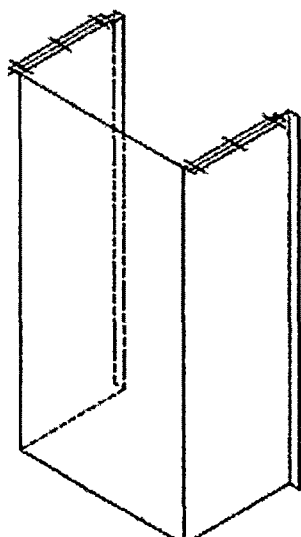
日期：\_\_\_\_\_



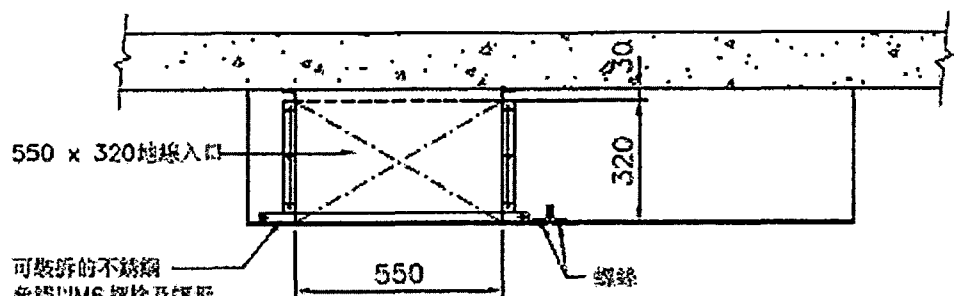


橫切面 A-A

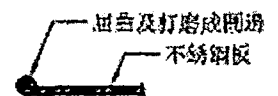
正面圖



2毫米厚可裝拆的不銹鋼蓋立體圖



橫切面 B-B



詳圖 A'

備註:

1. 標註單位為毫米。
2. 所有箱透切口必須屈曲及打磨成圓邊, 參詳圖 A'。
3. 白色阻燃橡膠帶要符合英國標準 BS 476 : 第 7 部 1 級 (或相等標準), 香港消防處網頁中接納的防火液目錄。

**CLP 中電**

DRAWN: C. W. WONG DATE: 5 MAR., 2021  
CHECKED: JOE MAK APPROVED: CHRIS CHEUNG  
SCALE: N. T. S. SHEET(S) IN SET: 1

ASSET MANAGEMENT

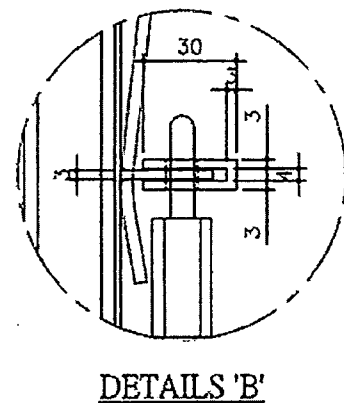
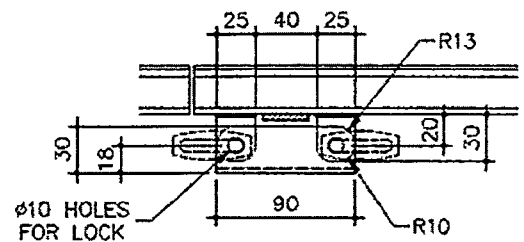
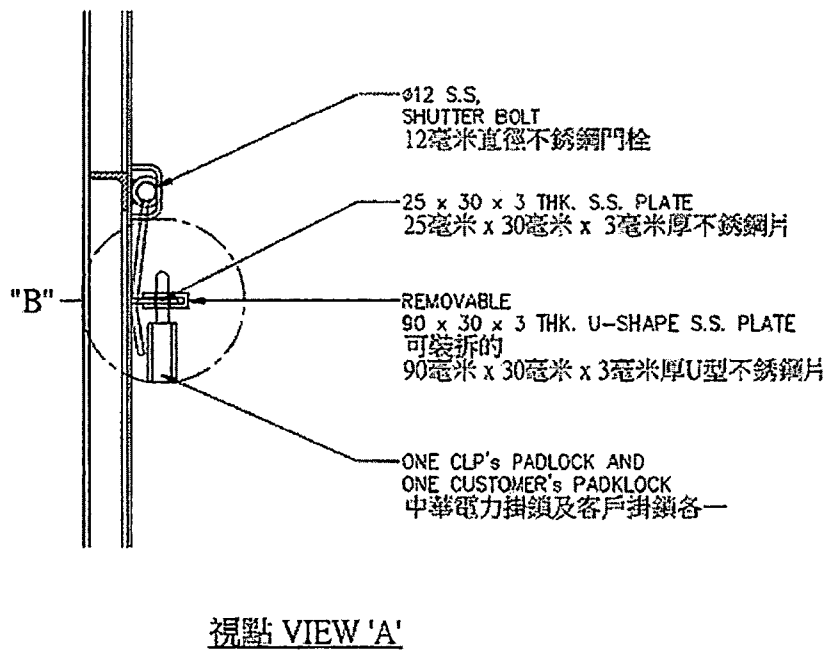
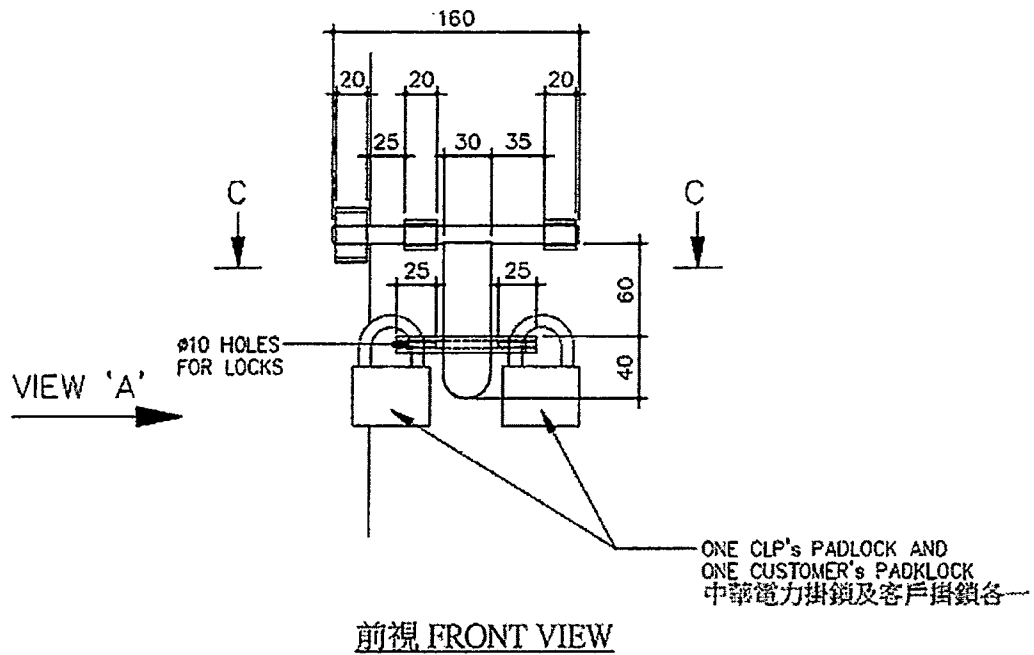
REVS. INITIAL TITLE:

標準防水不銹鋼鎖箱 - 第六類型

PROJECT NO. SS-240090

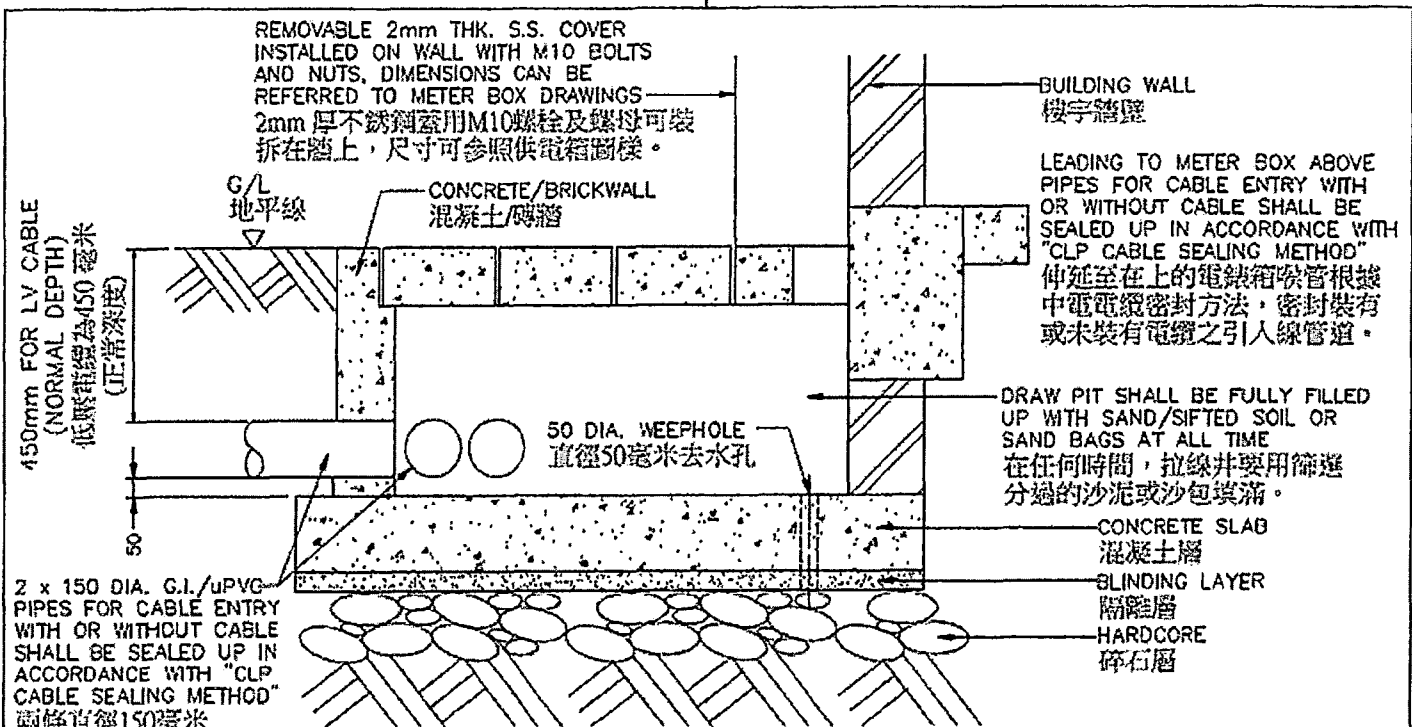
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DRG. NO. T GEN 255000 E 33029001 A



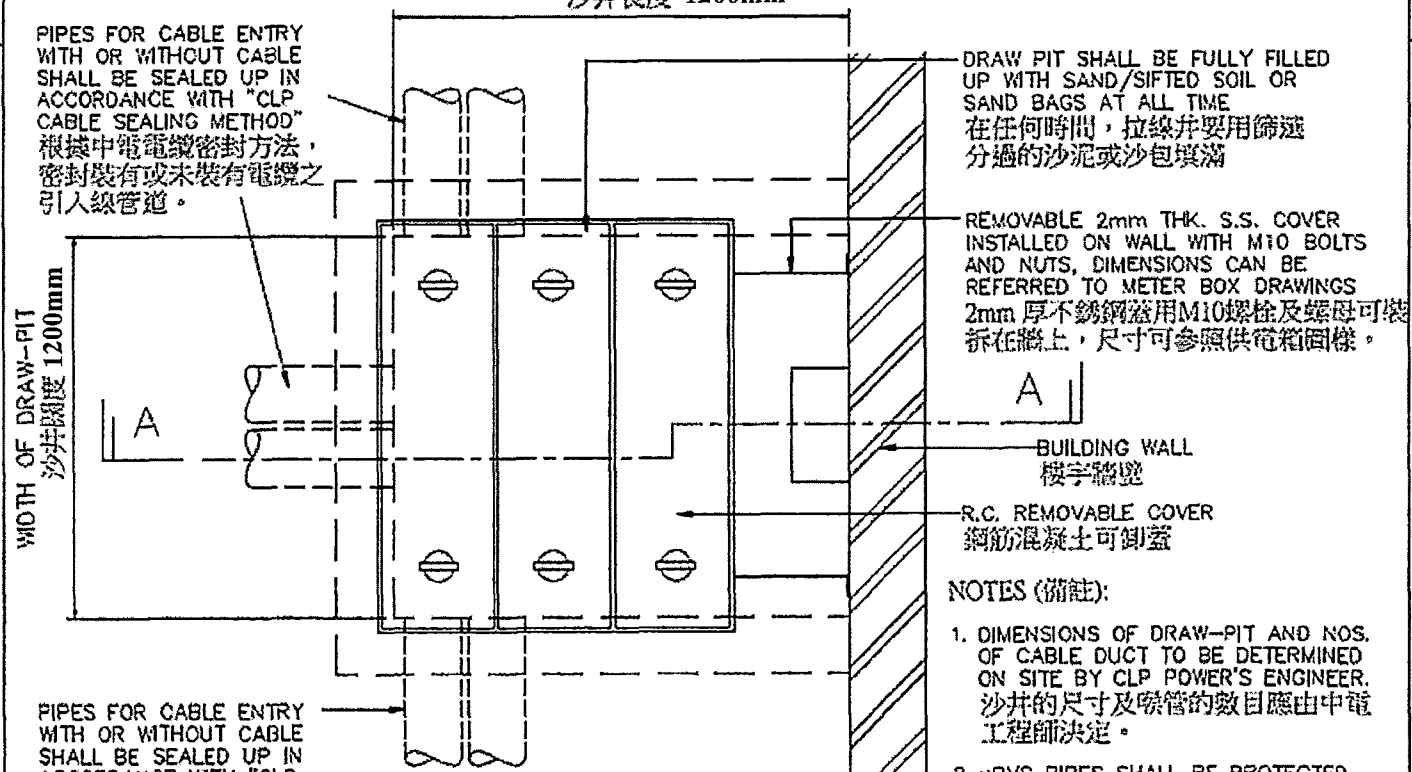
NOTE: ALL DIMENSIONS ARE IN mm.  
(備註) 所有尺寸均為毫米

B	DESIGN CHANGED	A	GENERAL REVISED
REVS.	30.09.14	07.11.19	
INITIAL	RAY. K	KYLE NG	
TITLE :			
DUAL LOCKS FOR METALLIC DOOR			
金屬門用雙鎖			
DRAWN:	C W WONG	DATE:	30 APR., 2008
CHECKED:	TOMMY HOI	APPROVED:	W B LEE
SCALE:	N. T. S.	SHEET(S) IN SET:	
PROJECT NO.	SS-240090	CONTRACT NO.	
ASSET MANAGEMENT	DRG. NO. T	G E N	2 5 5 0 0 D E 3 3 0 2 3 8 0 1 B A



橫切面 SECTION A - A

LENGTH OF DRAW-PIT  
沙井長度 1200mm



正面圖 PLAN

CLP 中電

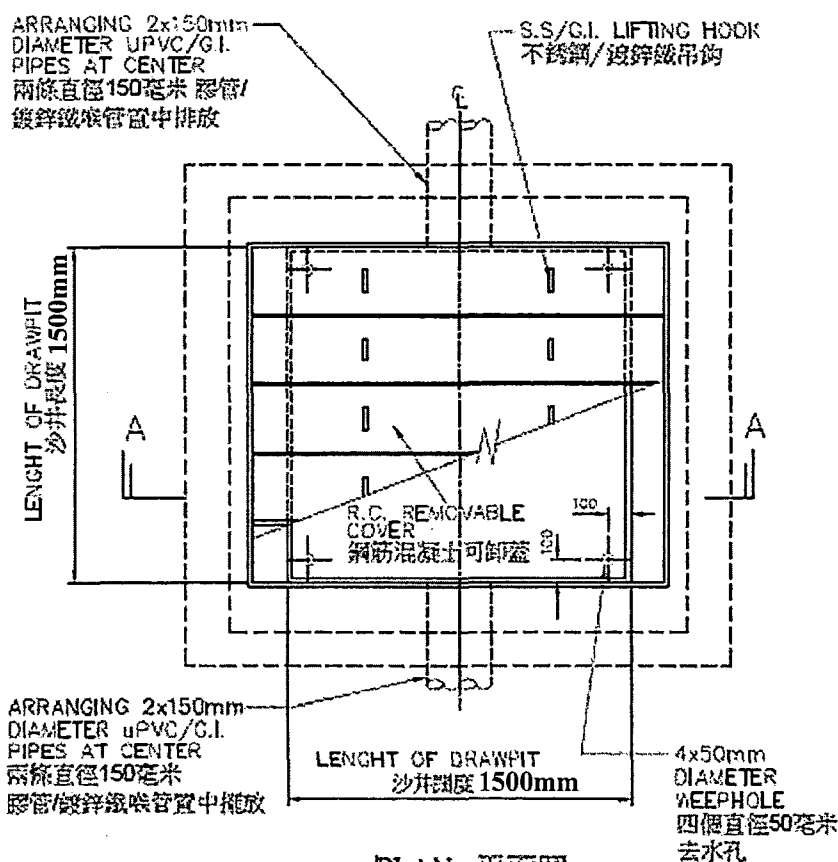
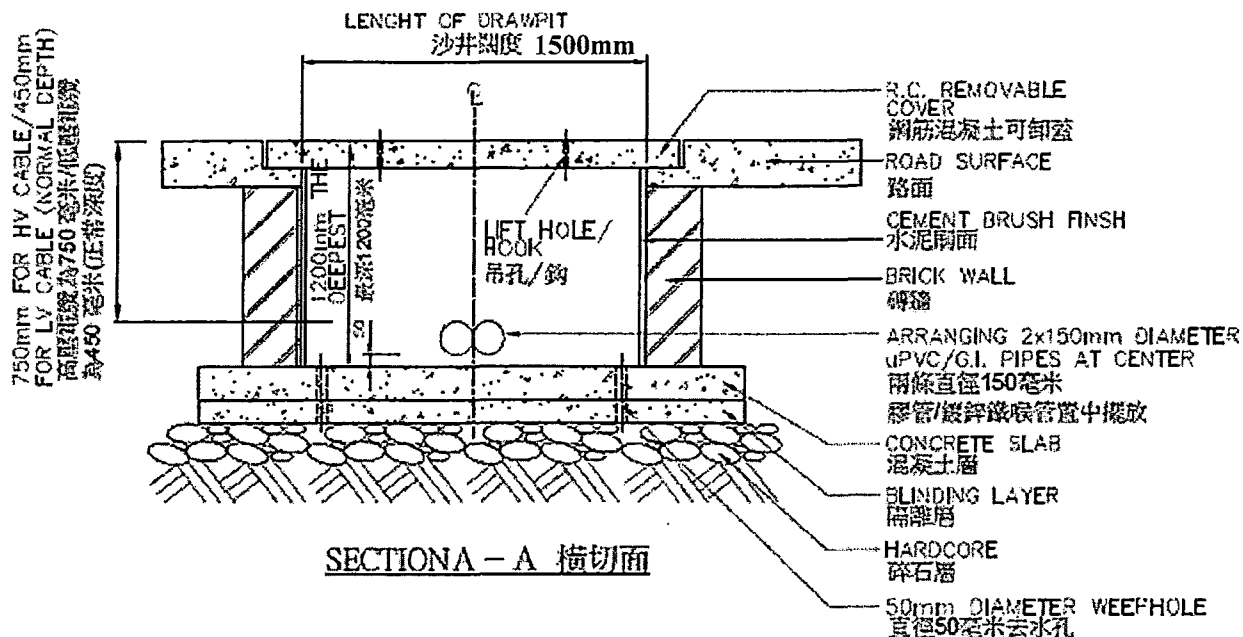
DRAWN: C W WONG DATE: 17 MAR., 2008  
CHECKED: TOMMY HOI APPROVED: W S LEE  
SCALE: 1:20 SHEET(S) IN SET: 1

REVS. A B C D E F G H J K L  
INITIAL

TITLE: TYPICAL DETAIL OF CABLE DRAW-PIT FOR  
VILLAGE HOUSES IN APPLICATION OF COVER  
村屋的標準地線沙井的標準圖樣

PROJECT NO. SS-240090 CONTRACT NO.  
DRG. NO. T GEN 25500 D E 33 0268 01 A





**NOTES :**  
附註:

1. STRUCTURE OF DRAWPIT SHALL BE DESIGNED BY DEVELOPERS, ARCHITECTS OR CONSULTANTS AND SHALL BE ABLE TO WITHSTAND THE DESIGNATED LOADING.  
沙井的結構由發展商、建築師或顧問設計，足以承受現場的負荷。
2. WIDTH AND LENGTH OF DRAWPIT AND NUMBER OF PIPES WILL BE REQUIRED ON DEMAND.  
沙井的闊度和長度及喉管的數目將視乎需要而定。
3. ALL THE G.I. PIPES USED SHALL BE ABLE TO WITHSTAND THE COMPRESSIVE FORCES OF PASSING VEHICLES.  
所用的鍍鋅鐵喉管應能承受車輛經過的壓力。
4. uPVC SHALL BE PROTECTED BY CONCRETE SLAB.  
膠管應用混凝土層保護。
5. PIPES FOR CABLE ENTRY WITH OR WITHOUT CABLE SHALL BE SEALED UP IN ACCORDANCE WITH "CLP CABLE SEALING METHOD".  
根據中電電纜密封方法，密封裝有或未裝有電纜引入線管。
6. DRAWPIT SHALL BE FULLY FILLED UP WITH SAND/SIFTED SOIL/ SAND BAGS AT ALL TIME.  
任何時間，沙井要用篩過分過的沙泥或沙包填滿。
7. ALL DIMENSIONS ARE IN mm.  
標註單位為毫米。

**CLP 中電**

DRAWN: T.WILLAU DATE: 20-10-2014

CHECKED: RAY KWONG APPROVED: C.Y. LEUNG

SCALE: — SHEET(S) IN SET: 1

ASSET MANAGEMENT

REVS. INITIAL

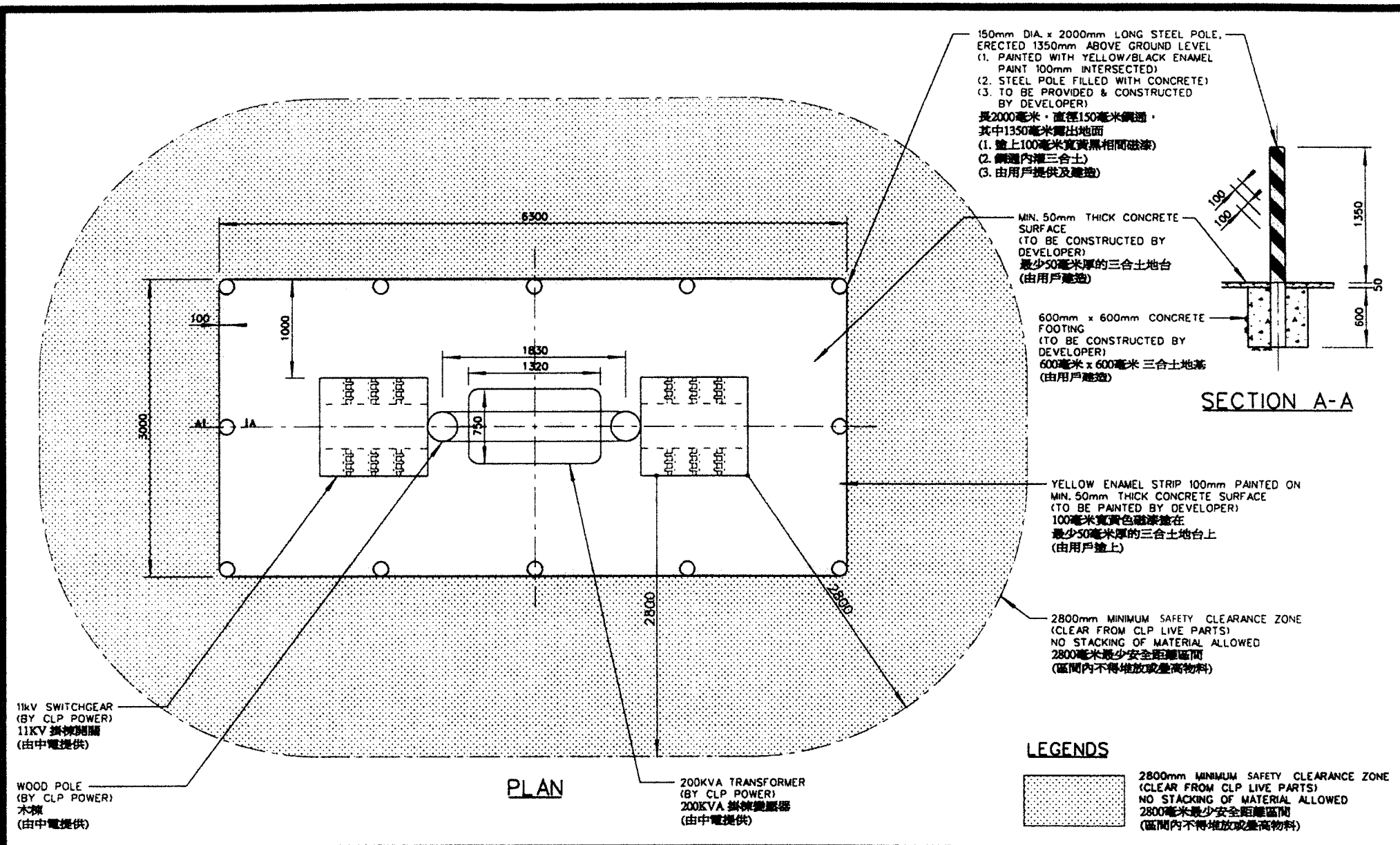
A	B	C	D	E	F	G	H	J	K	L
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TITLE: TYPICAL DETAIL OF CABLE DRAW-PIT  
(TWO STRAIGHT)  
標準地線沙井圖樣 (兩條直線)

PROJECT NO. SS-240090

CONTRACT NO.

ORG. NO. T GEN 25500 DE 33 0273 01 A



TITLE :  
 OUTDOOR H-POLE WITH 11kV SWITCHGEAR DEMARCATION  
 戶外 H 形木樑連 11kV 掛棟開關界限圖

DRAWING NO.  
 NR-G-2011-44

SCALE: 1: 50mm(A4)

SHEET 1 OF 1

PLANNING & DESIGN - NORTH REGION

DRAWN: CY KWOK DATE: 23-NOV-2011

CHECKED: DATE: 23 NOV 2011

APPROVED: DATE: 28-11-2011

CLP 中電

[PROPRIETARY]

22 September 2025

DD 84 LOT 611 & 682  
HUNG LUNG HANG,  
PING CHE  
FANLING  
NEW TERRITORIES

中華電力有限公司  
CLP Power Hong Kong Limited

客戶體驗  
Customer Experience

香港新界沙田安麗街六號中電沙田中心13樓  
13/F Shatin Centre, 6 On Lai Street  
Sha Tin, New Territories, Hong Kong

網址 Website [www.clp.com.hk](http://www.clp.com.hk)

Attention: [REDACTED]

Our ref.: FiT No.: [REDACTED]  
(Scheme No.: [REDACTED])  
Please quote our scheme number in response to this letter

Dear Sir/ Madam,

**Network Reinforcement Condition Letter**  
**DD 84 LOT 611 & 682, HUNG LUNG HANG, PING CHE, FANLING,**  
**NEW TERRITORIES ("Premises")**  
**CLP Electricity Account Number: [REDACTED]**

We refer to your application to take part in the CLP Renewable Energy Feed-in Tariff (FiT) Scheme. Reference is also made to your application for network reinforcement for the purposes of your participation in the FiT Scheme.

We are pleased to inform you that we will carry out the necessary network reinforcement works ("Reinforcement Works") subject to your acceptance of the following terms and conditions:

1. You are required to make a deposit payment of HK\$ 240,000 (HONG KONG DOLLARS Two Hundred and Forty Thousand Dollars) ("Deposit") before we commence the Reinforcement Works.
2. We estimate that the Reinforcement Works will be completed in around 24 months after receipt of your written acceptance of these terms and conditions and the full amount of your Deposit. While we will strive to complete the Reinforcement Works within this estimated timeframe, there may be circumstances which affect the progress or the completion date. We will not be liable for any loss, damage suffered or any cost incurred arising from any delay or incompleteness of the Reinforcement Works.
3. If there is a need to revise the estimated timeframe required to complete the Reinforcement Works, we will discuss and agree with you on a new estimated timeframe.
4. The progress and completion of the Reinforcement Works are also subject to your agreement on the terms of the Supply Condition Letter to be issued by us after the design of the Reinforcement Works has been finalised. A sample of a Supply Condition Letter is enclosed for your reference. The final terms of the Supply Condition Letter are subject to the final design of the Reinforcement Works and if you accept the final terms of the Supply Condition Letter, please return to us a signed copy of the letter.

5. You will be entitled to a refund of the Deposit (without interest) if an agreement cannot be reached on the revised estimated timeframe mentioned in point 3 above or where you are not able to agree to the terms of the Supply Condition Letter. However, we will have no obligation to proceed with the Reinforcement Works.
6. The Deposit will also be refunded (without interest) if the renewable energy system with a total capacity of 200kW (the capacity of the renewable energy system will be calculated excluding any renewable energy system that will be installed at the Premises prior to the date of your FiT Scheme application) is installed and connected to our network within one years after the actual Reinforcement Works completion date. You will be notified of the actual Reinforcement Works completion date in writing after completion of the Reinforcement Works.
7. Except in circumstances expressly mentioned in this letter, you will not be entitled to a refund of the Deposit even if you withdraw your FiT Scheme application or network reinforcement application before the completion of Reinforcement Works.
8. Further, if there is a change in the registered holder of the CLP electricity account holder of the Premises, you will not be entitled to a refund of the Deposit regardless of the circumstances and we will have no obligation to proceed with the Reinforcement Works.
9. Your provisional FiT rate, following the prevailing rate published on our website on the date we received your FiT Scheme application, is set out below together with the validity period of each FiT rate:

Renewable energy system	Generation capacity (kW)	Provisional FiT rate (\$/kWh)	Validity period (expiry date)
New Solar System at DD 84 LOT 611 & 682, HUNG LUNG HANG, PING CHE, FANLING, NEW TERRITORIES	200	3	12 months from actual Reinforcement Works completion date

10. Please be reminded that the design, installation, operation and maintenance of the renewable energy system should comply with all applicable laws, regulations, guidelines, and safety and technical requirements. This includes compliance with the requirements set out under the Technical Guidelines on Grid Connection of Renewable Energy Power Systems and the Guidance Notes for Solar Photovoltaic (PV) System Installation, both issued by the Electrical and Mechanical Services Department.

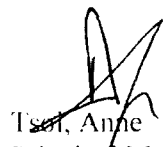
If you accept the above terms and conditions, please pay the Deposit according to any one of the payment methods stated on the attached bill and return a copy of this letter with the signed reply slip to the following address: -

CLP Power Hong Kong Limited  
 Attn: Mr. Tommy Lam  
 Business Centre and FIT Operation  
 Shatin Centre  
 13/F, 6 On Lai Street  
 Shek Mun, Shatin  
 New Territories

If we do not receive both your written acceptance of the above terms and conditions and the full amount of your Deposit payment within three months from the date of this letter, we may not be able to process your FiT Scheme application and your network reinforcement application further.

Should you have any queries regarding the progress of the construction work, please contact our Accounts Manager Mr. Tommy Lam on telephone number 2678 3406.

Yours sincerely,



Tson, Anne  
Principal Manager - Customer Services & Support  
For and on behalf of  
CLP Power Hong Kong Limited

Encl. as stated

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**Reply Slip**

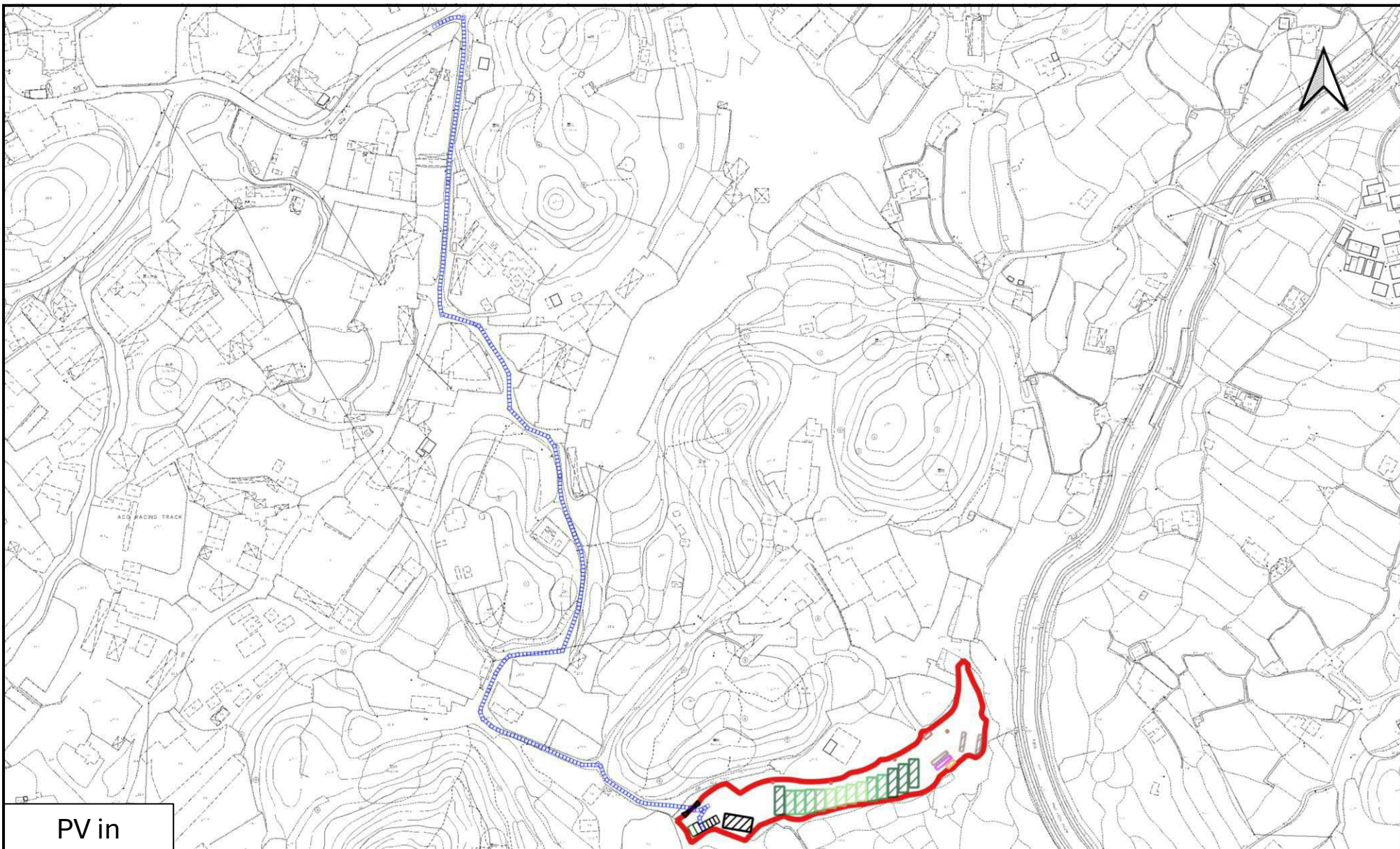
I / We hereby accept the terms and conditions in this letter issued by CLP Power Hong Kong Limited dated 22 September 2025 (FiT Application No.: 20250617001).

Signature/Chop :  .....

Name :  .....  
(IN BLOCK LETTERS)

Date : 24-9-2025 .....





**LCH Planning and Development  
Consultants Limited**

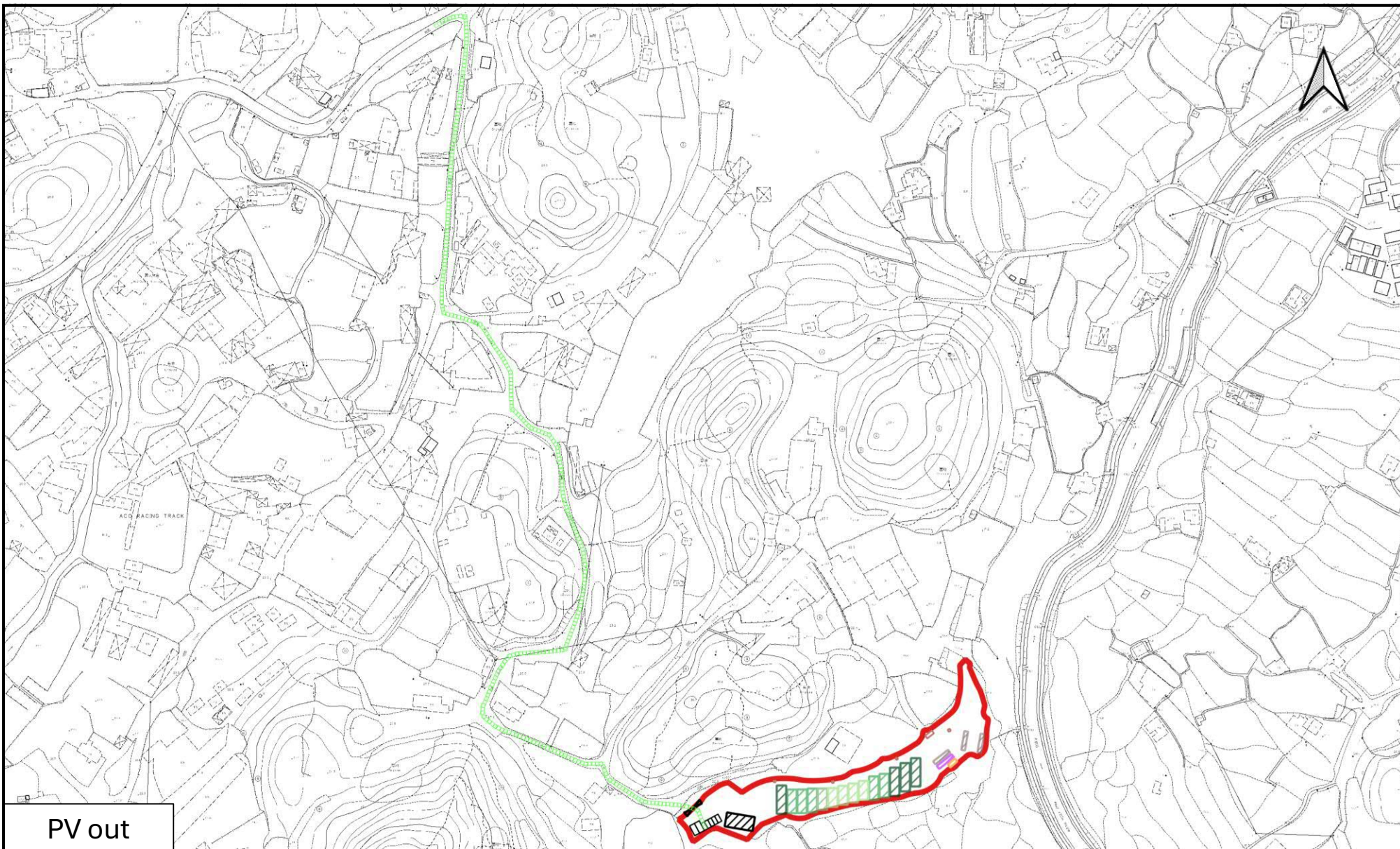
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





**LCH Planning and Development  
Consultants Limited**

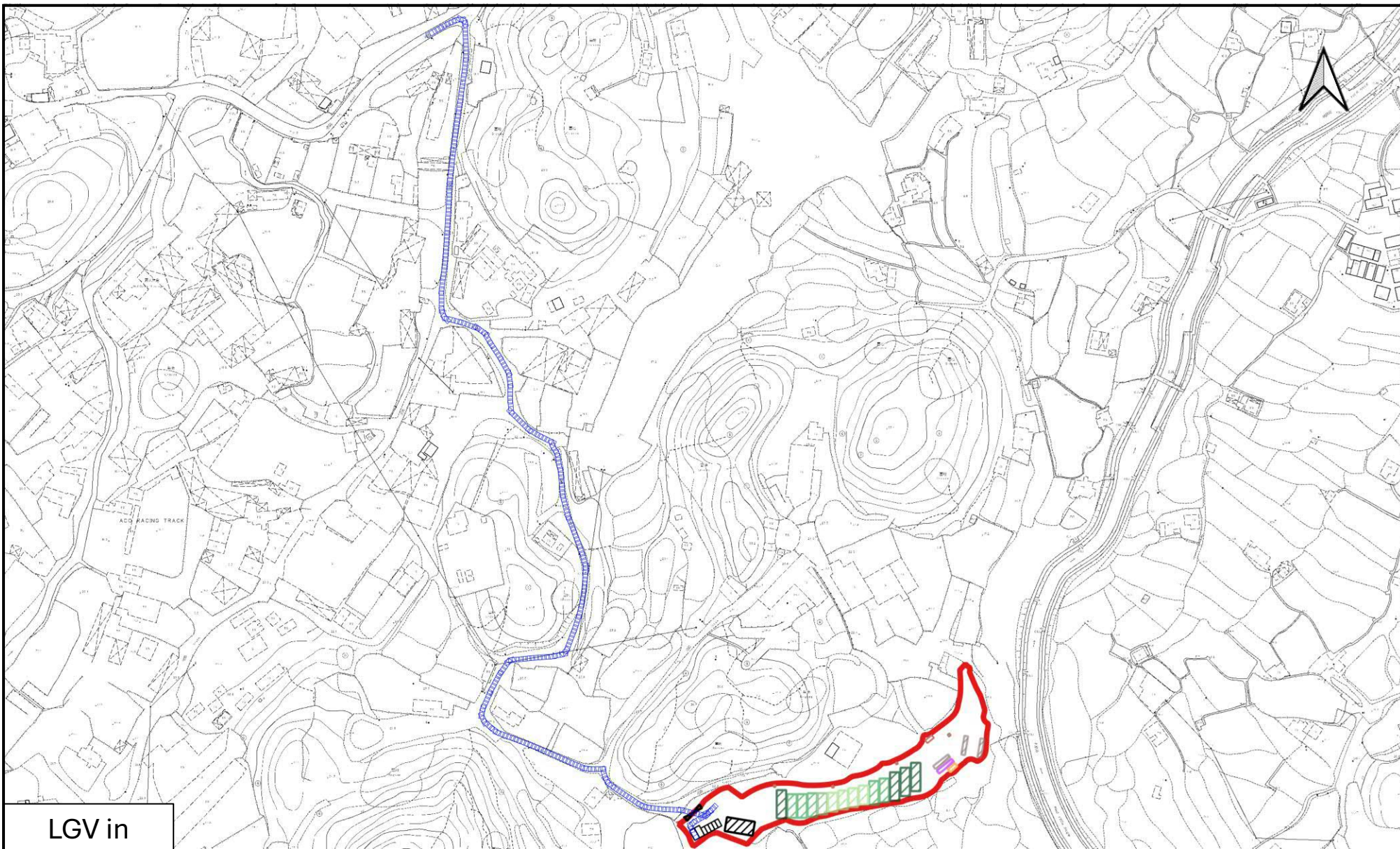
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Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





**LCH Planning and Development  
Consultants Limited**

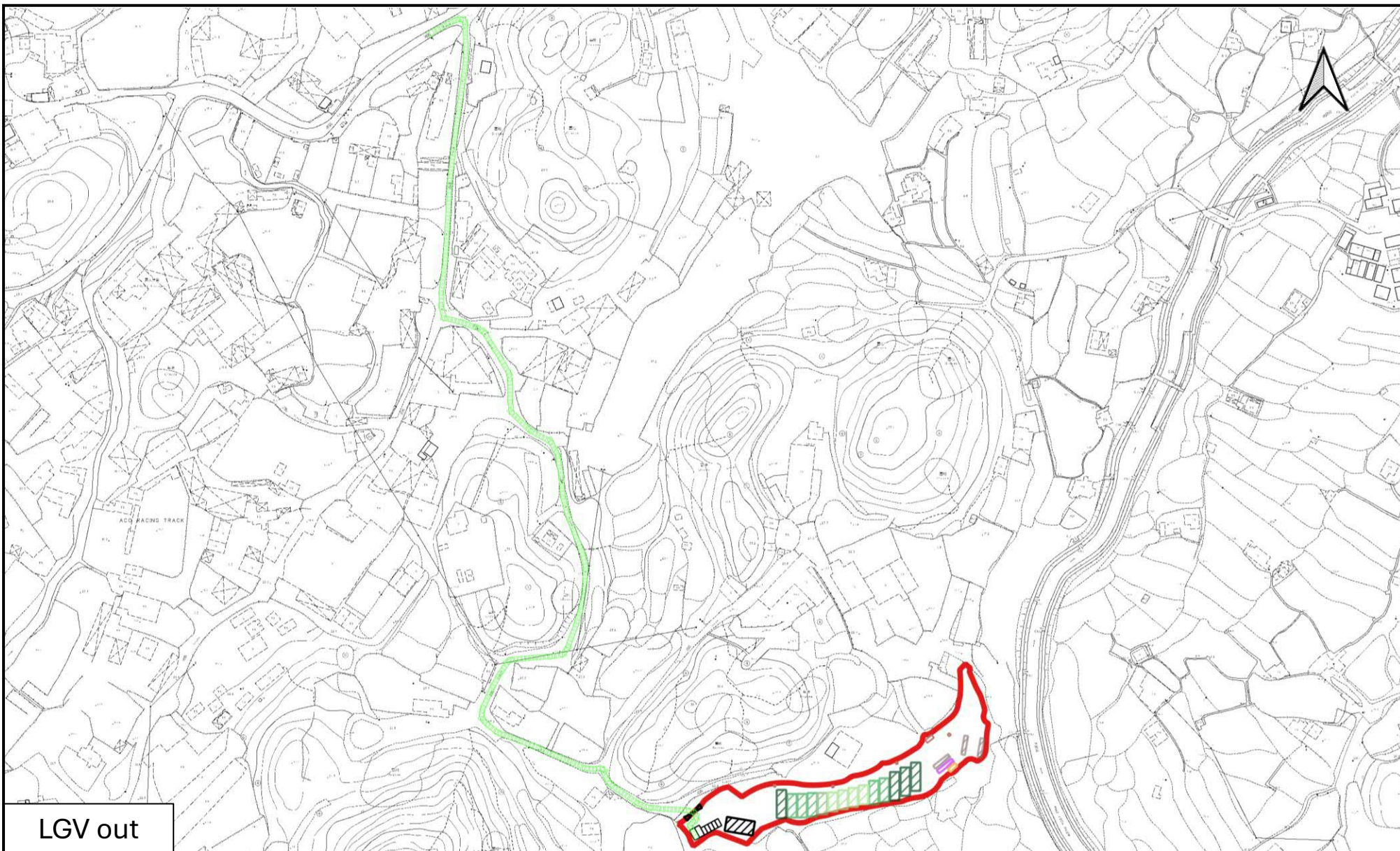
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Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





LGV out



**LCH Planning and Development  
Consultants Limited**

**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*



Our Ref.: PD2507001/01  
Your Ref.: TPB/A/NE-HLH/87

12 January 2026

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-HLH/87 FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION SUBMISSION**

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental and public comments, and revised swept path analysis.

This Further Information contains the responses to comments of relevant Government departments. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho**  
Director

Encl.  
c.c. the Applicant  
- Response to Comments Table  
- Annex 2 – Revised Swept Path Analysis





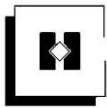
**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

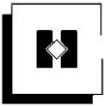
No.	Comments Received	Our Responses
<b>1.</b>	<b><i>Comments from Environmental Protection Department received on 17 December 2025</i></b>	
a	It is noted that audio amplification system may be used daily between 9am to 7pm. The applicant undertakes to follow the Noise Control Guidelines for Music, Singing and Instrument Performing Activities. From the above, seems like music, singing and instrument performing activities will be carried out within the application boundary. Please clarify the type of activities involving the use of the audio amplification system and the possible location(s) of its use.	The Applicant will follow the Noise Control Guidelines for Music, Singing and Instrument Performing Activities strictly to avoid any noise impact to the surrounding area. If no alternative means are available, the audio amplification system will be used solely for training purposes (i.e. mountaineering safety briefings, large-scale practical drills and scenario simulations), and only during daytime hours (i.e. 9:00 a.m. to 7:00 p.m.), on a limited and occasional basis, within the eastern training zone.
b	It is noted that toilets are proposed in the eastern zone. Please advise the sewage treatment method for the proposed toilet, e.g. septic tank and soakaway system, etc.	A septic tank and soakaway system will be proposed and the Applicant will adhere the Guidelines for the Design of Small Sewage Treatment Plants to ensure proper sewage treatment during operation.
<b>2.</b>	<b><i>Comments from Transport Department received on 19 December 2025</i></b>	
a	The applicant should advise the width of the ingress and egress points.	The proposed width of the ingress and egress point is 12m as shown in <b>Figure 5</b> .
b	The applicant should supplement further the blow-up detail of the swept path analysis for light buses (7.5m x 2.3m) to demonstrate the satisfactory maneuvering in and out of the subject site, and maneuvering within the subject site into/out of the parking spaces.	Noted. A revised swept path analysis is presented in <b>Annex 2</b> .
c	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety.	Pedestrian access to the proposed development will be provided via a dedicated entrance along the western boundary, connecting directly to the existing public footpath/road. Internal pedestrian circulation will be defined by the proposed building layout, with pathways of minimum 4 m width linking the main entrance to key facilities including the training hall and eastern training zone.



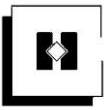
		To ensure pedestrian safety, vehicular movement will be restricted to designated roads and loading areas, segregated from pedestrian routes. A site management plan will be implemented, incorporating defined drop-off/pick-up points, pedestrian priority signage and staff supervision during peak and training periods.
d	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site.	<p>Management and control measures will include mandatory pre-registration for all sessions, enabling accurate forecasting of vehicle numbers and allowing participants to be assigned specific time slots through communication via registration confirmations, emails or WhatsApp groups to spread traffic evenly throughout the day. Participants will be strongly encouraged to use public transport, with clear information on nearby public transport options provided during the registration process.</p> <p>Attendance per session will be capped according to on-site capacity to prevent overcrowding, and on-site staff will conduct real-time monitoring to redirect or reschedule participants if capacity is approached during peak periods, ensuring smooth traffic flow and avoiding vehicle queuing outside the site.</p>
e	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site.	<p>Staff will monitor the entrance during arrival/departure periods to ensure smooth internal flow and prevent any temporary stopping outside. Warning notices will be included to notify visitors that "No parking facilities outside the site"; vehicles must proceed directly inside or use alternative transport.</p> <p>Physical measures, such as temporary cones, barriers or removable bollards at the site boundary, will be deployed if needed to discourage external parking while allowing access.</p>
f	The proposed vehicular access between Fu Tei Au Road / Ping Che Road and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.



3.	<b><i>Comments from Agriculture, Fisheries and Conservation Department received on 7 January 2026</i></b>	
	From nature conservation perspective: the applicant should implement measures to avoid adverse impacts to nearby trees and watercourses.	No tree felling is proposed under this planning application; therefore, no adverse impact on nearby trees is anticipated. The application site is located at a distance from nearby watercourses, and hence, no adverse impact on them is expected.
4.	<b><i>Public Comments</i></b>	
a	<p>Agree with the Proposed Development as it will help promote regional development and will provide the organization with better training facilities.</p> <p>The proper siting of a well-designed mountain search and rescue training facility is very important. From the plans, the area is surrounded by mountains on all sides, is not easily accessible, has a peaceful environment, and is close to nature—making its location appropriate without affecting the lives of other stakeholders.</p> <p>Although the site may be slightly inconvenient, requiring a short walk after taking a minibus or bus, this should not be an issue for athletic individuals, mountaineers, hikers, or trainees, as such effort is itself part of the training.</p> <p>Efficiency in rescue operation is a matter of life and death. Therefore, I support VMSTHK's land application.</p>	Noted with thanks. This demonstrates that the proposed development has received strong support from the local community. Thus, the Applicant sincerely seeks approval from the Town Planning Board to redevelop this site for VMST's expanded operations.
b	Have a concern regarding to the operation of the proposed development.	To clarify, the application site had been approved for greenhouse purpose by the relevant government departments. In view of the Volunteer Mountain Search Team's (VMST) urgent need to expand its training centre, and considering that the site's scale and location are well-suited to VMST's operations, a planning application has been submitted to redevelop the site for this additional use. The proposal seeks to integrate the uses effectively to optimise the land's potential while serving the public interest.



		<p>As mentioned in the planning statement, VMST has been conducting training programmes at its Yuen Long training centre since 2021. Beginning in 2025, these programmes have expanded to meet the growing public interest in volunteer search and rescue, driven by increased social media awareness and rising community demand. Over the years, VMST has offered educational programmes for participants ranging from secondary school to tertiary level, aiming to promote mountain safety awareness. As a result, the number of volunteers has grown to over 200, and there is now an urgent need to train more experienced volunteers and to develop advanced search-and-rescue technology for future operations.</p> <p>However, the current Yuen Long centre faces serious constraints that limit further expansion, including:</p> <ul style="list-style-type: none"><li>• Lack of space to accommodate more new team members;</li><li>• Lack of space to store advanced search-and-rescue related equipment; and</li><li>• Lack of space to provide sufficient training to the team members.</li></ul> <p>Given these difficulties, the Applicant is sincerely seeking a larger site to establish a new, expanded training centre and is therefore applying for planning approval to redevelop this site for VMST's expanded operations. Further details on this planning application are set out in the supporting planning statement.</p>
c	Have concern on whether the site is involved in any ongoing enforcement case/ unauthorised use/ activity.	<p>No unauthorized use or activity is involved in the Application Site.</p> <p>The Proposed Development is designed to comply with the "AGR" zoning under the Town Planning Ordinance, which permits uses that support agricultural activities and compatible community facilities with minimal environmental impact.</p> <p>Previously approved by the Agriculture, Fisheries and Conservation Department (AFCD) and Lands department, the greenhouses would be used for cultivating crops, such as vegetables or herbs, supporting local</p>

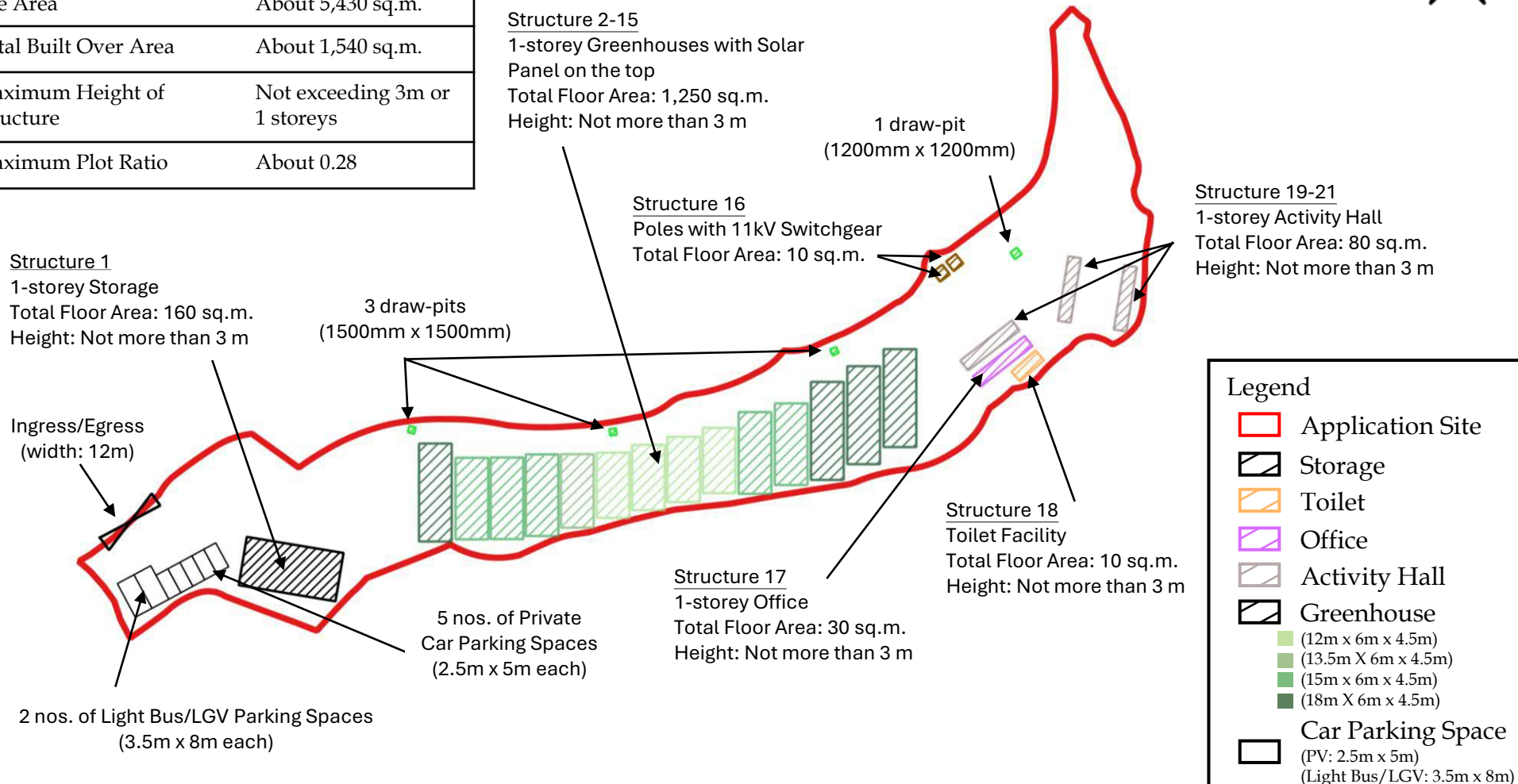


		<p>food production and aligning with the AFCD's goals of sustaining agricultural activities in Hong Kong. The training centre, as a low-impact community facility, complements the agricultural use by providing a public service that supports the safety of rural and recreational areas. <b>The combined development is analogous to existing agricultural sites in Hong Kong, such as those in Kam Tin, which integrate community uses with farming activities.</b> The Applicant, therefore, seeks planning permission for non-agricultural uses (i.e. storage for training equipment and staff office), ensuring compliance with the Town Planning Board's guidelines.</p>
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## Development Parameter

Total No. of Structure(s)	= 21
Site Area	About 5,430 sq.m.
Total Built Over Area	About 1,540 sq.m.
Maximum Height of Structure	Not exceeding 3m or 1 storeys
Maximum Plot Ratio	About 0.28



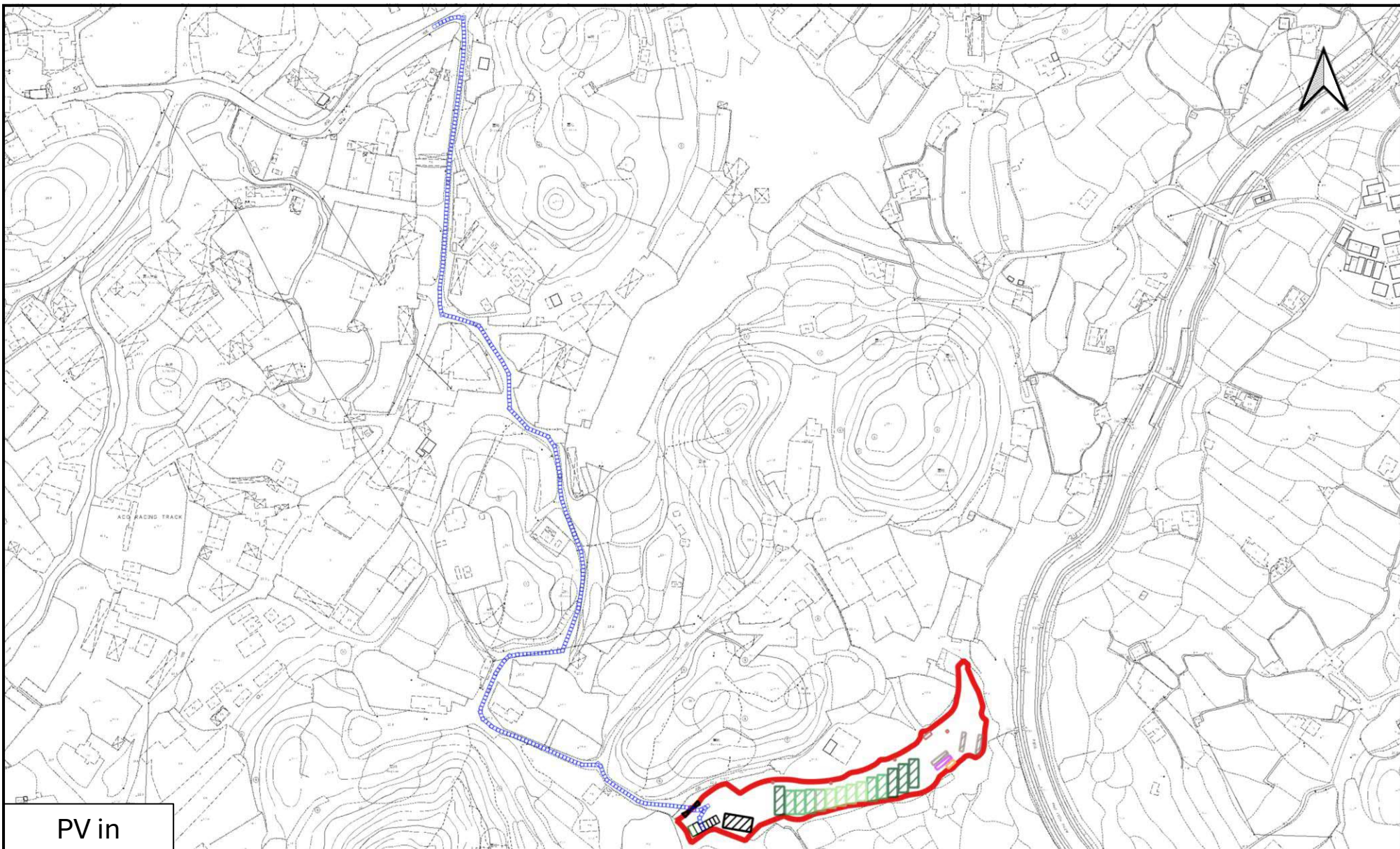
**LCH Planning and Development  
Consultants Limited**

**Figure 5 : Indicative Layout Plan**

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



**LCH Planning and Development  
Consultants Limited**

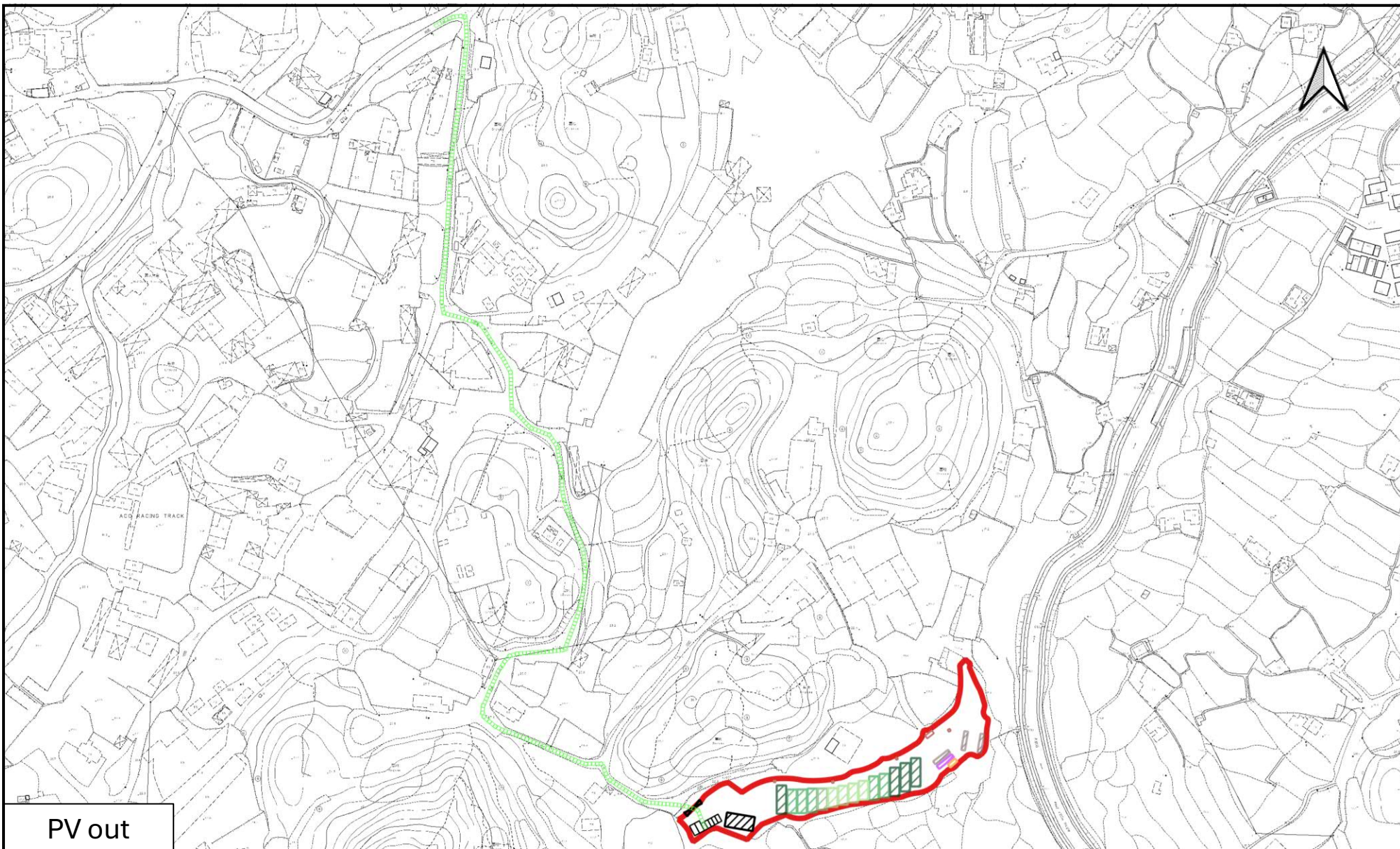
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





**LCH Planning and Development  
Consultants Limited**

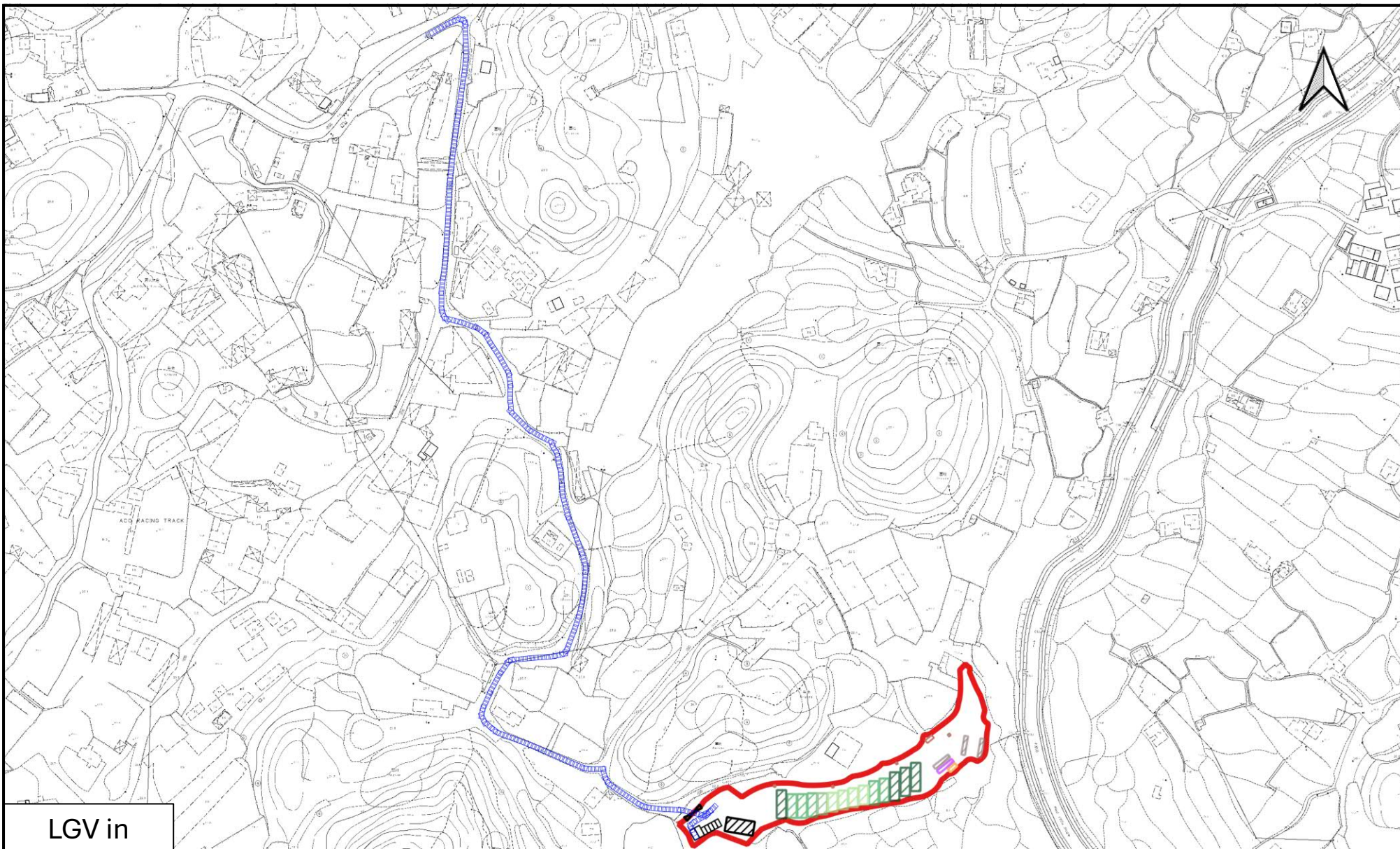
**Annex 2 : Swept Path Analysis**

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Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





**LCH Planning and Development  
Consultants Limited**

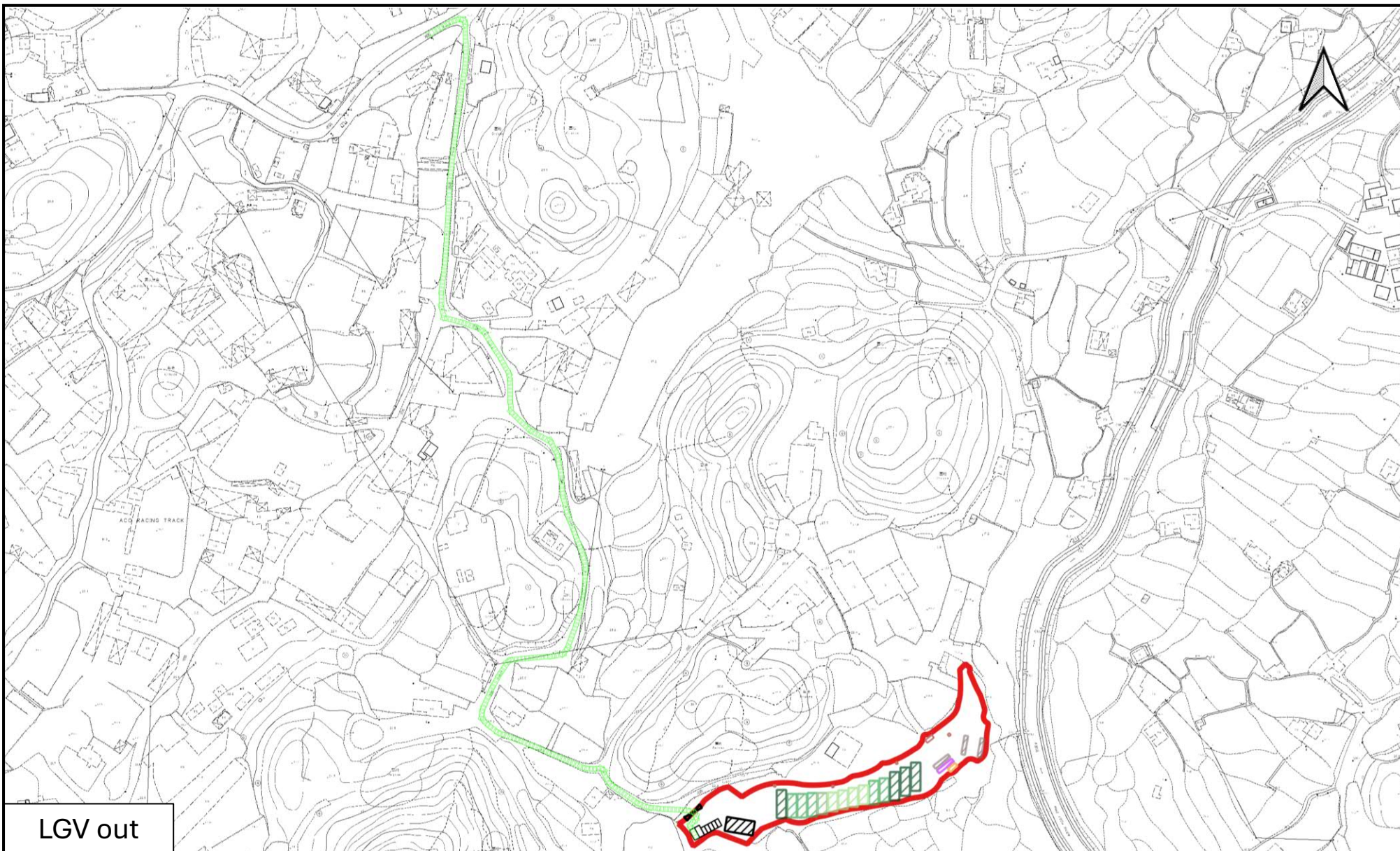
**Annex 2 : Swept Path Analysis**

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Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





LGV out



**LCH Planning and Development  
Consultants Limited**

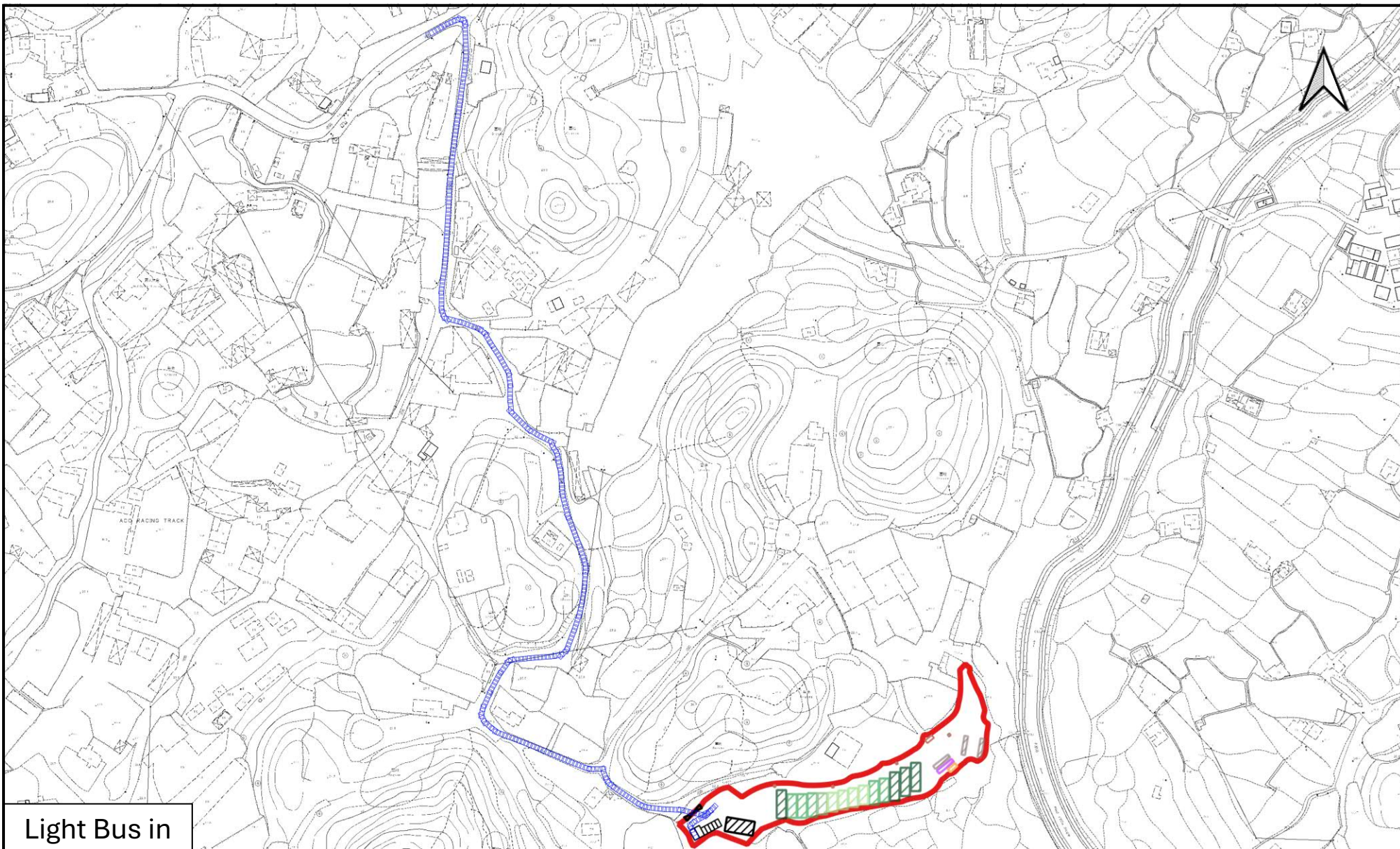
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





Light Bus in



**LCH Planning and Development  
Consultants Limited**

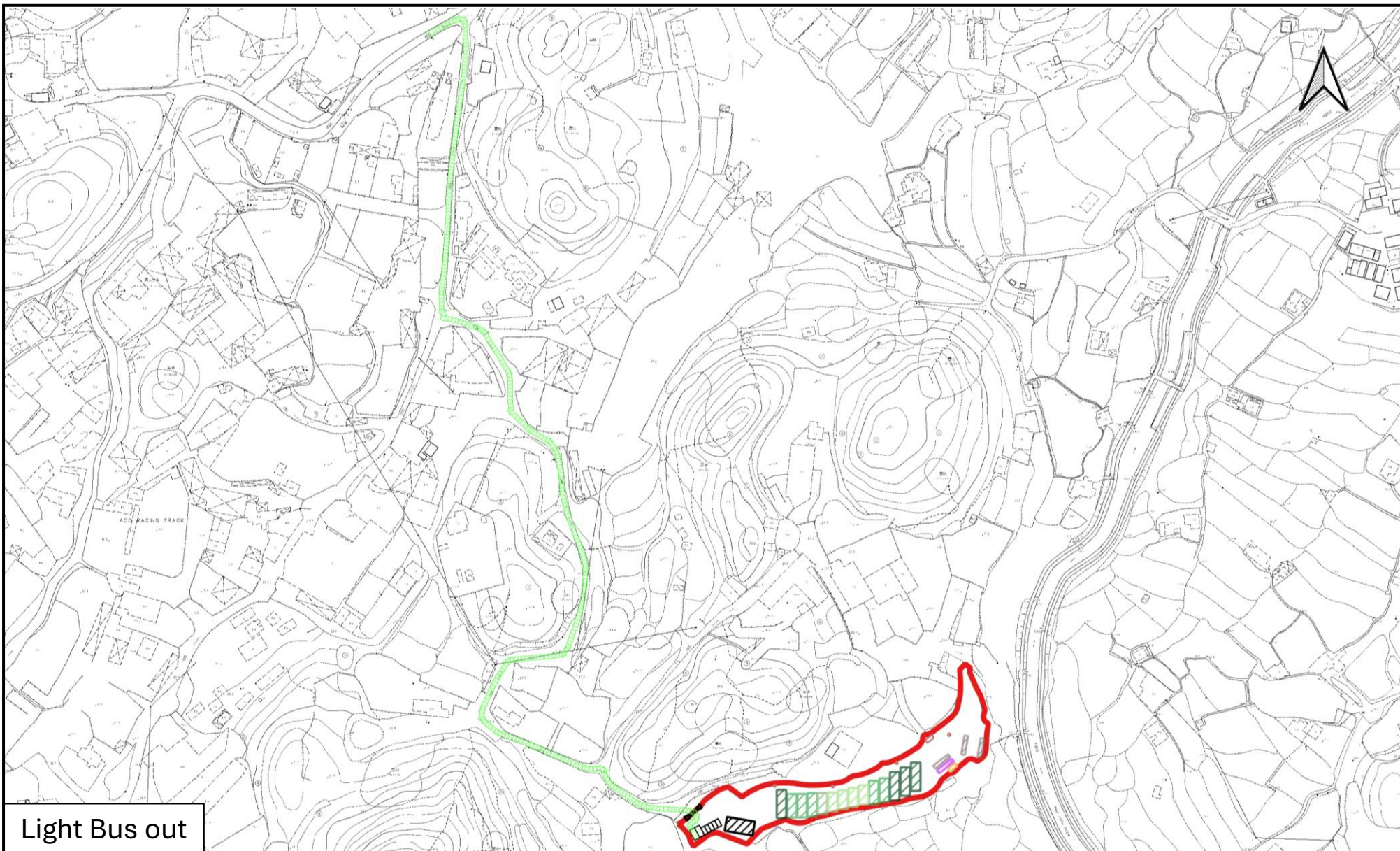
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Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





Light Bus out



**LCH Planning and Development  
Consultants Limited**

Annex 2 : Swept Path Analysis

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



Our Ref.: PD2507001/  
Your Ref.: TPB/A/NE-HLH/87

13 January 2026

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-HLH/87 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION SUBMISSION**

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental comments. This Further Information contains the responses to comments of relevant Government departments. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho**  
Director

c.c. the Applicant

Encl.  
- Response to Comments Table



**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

No.	Comments Received	Our Responses
1.	<i>Comments from Lands Department received on 13 January 2026</i>	
a	The application site (the Site) comprises Old Schedule Agricultural Lot 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 Government land (GL) but no right of access via GL is granted to the Site;	Well noted and the issue will discuss/ apply with Lands Department upon approval, if necessary.
b	The Site is covered by Letter of Approval (LoA) No. 6585 for the purposes of erection of agricultural structures with built-over area and height not exceeding 92.9m2 and 4.57 meters respectively. The proposed use is not in line with the LoA;	Well noted and relevant application will be made to Lands Department upon approval. Please be noted that the agricultural structures as approved under the LoA will be erected as well.
c	the GL adjoining the Site has been fenced off without permission and occupied with structure. The GL being illegally occupied is not included in the application. The lot owners should advise any toleration was given by competent authority to the structure. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice	Well noted. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.
d	the lot owners/applicant shall cease the illegal occupation of GL immediately and, subject to the approval of the Town Planning Board (the Board) to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term	Well noted. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.



	<p>Waiver (STW) to permit the structure(s) erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected and administrative fee as considered appropriate by the Lands Department (LandsD). In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered</p>	
e	<p>the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval</p>	<p>Well noted and will comply. The concerned GL is not occupied by the landowner nor the Applicant, and hence, it is not included in the application.</p>





**LCH Planning and Development  
Consultants Limited**

Our Ref.: PD2507001/03

Your Ref.: TPB/A/NE-HLH/87

16 January 2026

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-HLH/87 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION SUBMISSION**

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental comments. This Further Information contains the responses to comments of relevant Government departments. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho**  
Director

c.c. the Applicant

Encl.

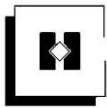
- Response to Comments Table
- Figure 8 Proposed Training Facilities



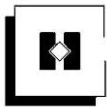
**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

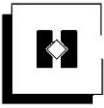
No.	Comments Received	Our Responses
1.	<i>Comments from Planning Department received on 15 January 2026</i>	
a	It is noted that the applicant (i.e. Voluntary Mount Search Hong Kong Limited (VMST)) is a non-profit, volunteer-based organization in Hong Kong. Please clarify if the applicant is registered under the Societies Ordinance (Cap. 151) or the charitable institutions and trusts of a public character under section 88 of the Inland Revenue Ordinance (Cap. 112).	The Applicant is registered as a charitable institution or trust of a public character and is exempt from tax under Section 88 of the Inland Revenue Ordinance. Relevant supporting document has been submitted along with the planning application in Annex VI – Particulars of Application and Authorised Agent.
b	Please provide more information regarding the size and the operational details of the current training venue in Yuen Long.	<p>The VMST Training Facility is located in Pat Heung, Yuen Long, occupying an area of about 280 sq.m. The venue can accommodate training sessions for up to 30 participants at a time.</p> <p>The facility is equipped with a purpose-built aluminum rope frame, designed to support both high-angle and low-angle rope training. This installation enables participants to engage in realistic and structured exercises that simulate rescue operations, tactical maneuvers and rope-access techniques.</p> <p>In addition, the site features an outdoor tented area that can comfortably accommodate up to 20 individuals for instructional activities. This space provides a versatile environment suitable for both theoretical and practical training, even under varying weather conditions.</p> <p>Photos of the current training centre in Yuen Long are attached in the supporting planning statement.</p> <p>In response to the growing need for experienced volunteers, expanded training facilities and the development of advanced search and rescue</p>



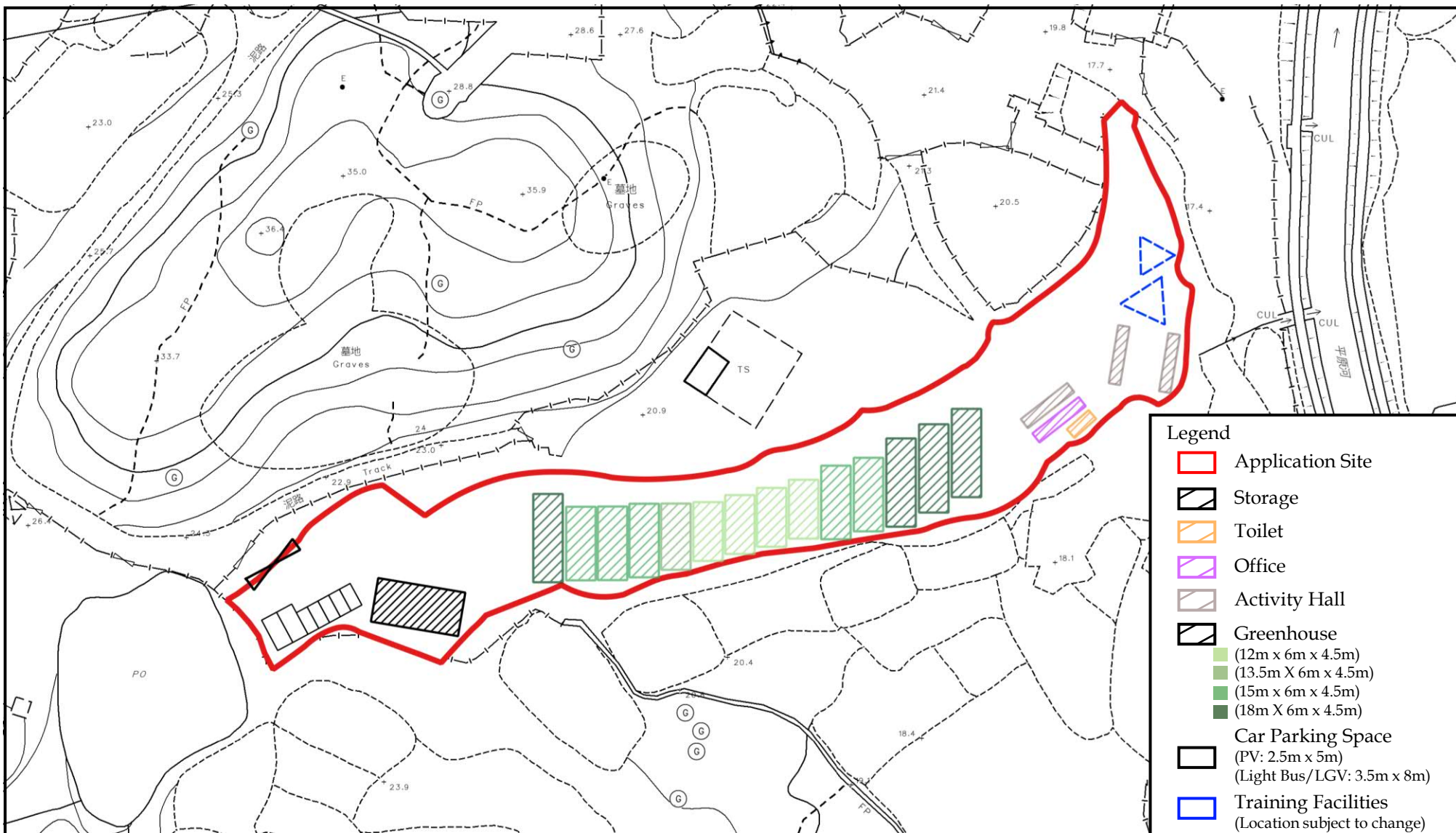
		technologies for future operations, the Applicant is seeking a larger site for a new training centre. The Applicant sincerely request the Board Members to give favourable consideration to this planning application in order to facilitate the expansion of its operations for the benefit of the public.
c	According to the website of VMST, aluminum rope frame (鋁制繩索架) is currently available within the current training venue for high-angle and low-angle rope training. Please clarify whether the application site will also include similar facilities for training. If affirmative, please indicate the location of the training facilities in a plan for easy reference.	Yes, the Application Site will include similar facilities for training. The location of these training facilities is provided in <b>Figure 8</b> .
d	It is noted that the 'Eastern Intensive Training Zone' accommodates intensive hands-on training. In relation to the above, please clarify the location of the designated grassland areas (para. 3.4.13 of the Supplementary Planning Statement) and provide more details regarding the training to be provided at the application site.	The proposed designated grassland will be located in the northern part of the 'Eastern Intensive Training Zone'. The training programme will include rope training for search and rescue operations, regular physical conditioning, mountaineering skills and wilderness knowledge training as part of the qualification requirements.
<b><i>Comments from Agriculture, Fisheries and Conservation Department received on 15 January 2026</i></b>		
a	<p><u>From agricultural perspective</u></p> <p>Re. para. 5.5.2 of the Supplementary Planning Statement, it is mentioned that "<i>Previously approved by the Agriculture, Fisheries and Conservation Department (AFCD) and Lands department, the greenhouses would be used for cultivating crops, such as vegetables or herbs, supporting local food production and aligning with the AFCD's goals of sustaining agricultural activities in Hong Kong.</i>" His office wish to clarify that there is no need to seek approval from AFCD in conducting farming activities in greenhouses in Hong Kong. However, AFCD received an application for a Letter of Approval (LoA) to erect agricultural structures (29 greenhouses, 1 store room, 1 watchman shed, 1 cold</p>	<p>Noted with thanks.</p> <p>We will further discuss with AFCD and LandsD regarding the matters of Letter of Approval (LoA) upon the planning approval for implementation.</p>



	room and 1 post harvest room) on the application site for operation of a hydroponic farm in October 2014, which was eventually approved by the Lands Department (LandsD) in Feb 2015;	
b	According to para. 3.2.4 of the Supplementary Planning Statement, " <i>The applicant will follow the procedures of acquiring "Letter of Approval for Agricultural Structures" and "Certificate of Exemptions" from LandsD once the proposed use is approved to align with the official standard of greenhouse farming operation.</i> " Therefore, it seems that the applicant is yet to obtain approval from LandsD in erecting the 14 greenhouses as proposed;	We will obtain approval from LandsD upon the planning approval of this application.
	According to para. 3.4.10 of the Supplementary Planning Statement, " <i>Ancillary solar panel (2.3m x 1.1m each) integrated into the greenhouse roofing system will generate renewable electricity primarily to supplement the power supply of the proposed development, including the greenhouse....This sustainable energy approach demonstrates environmental stewardship while providing energy independence for critical training operations.</i> " Therefore, it seems that the energy supplied by the solar panel erected on the rooftop of the greenhouses will be used for supporting the operation of the whole proposed use on the application site instead of ancillary to agricultural use; and	Noted. As mentioned in the submitted supporting planning statement, the electricity generated by the associated solar panels will primarily serve the Application Site, including the proposed greenhouses.
	In view of the above, his office does not support the application from agricultural perspective as the Site possesses potential for agricultural rehabilitation since agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available.	Noted.
	<u>From nature conservation perspective</u>	The Applicant will consider erecting hoardings around the Application Site. In addition, he will take all possible measures to minimise potential pollution to the nearby watercourses as a priority.



	The further information is noted. Nevertheless, the applicant should elaborate whether any standard measures will be implemented (e.g. erecting hoarding around the application site) to avoid polluting nearby watercourses as far as practicable.	
	The applicant is also reminded to observe relevant laws of Hong Kong (e.g. the Forests and Countryside Ordinance (Cap. 96) and the Country Parks Ordinance (Cap. 208) etc.) regarding the prohibition on collecting or damaging plants.	Noted with thanks.



- Legend**
- Application Site
  - Storage
  - Toilet
  - Office
  - Activity Hall
  - Greenhouse
  - (12m x 6m x 4.5m)
  - (13.5m X 6m x 4.5m)
  - (15m x 6m x 4.5m)
  - (18m X 6m x 4.5m)
  - Car Parking Space  
(PV: 2.5m x 5m)  
(Light Bus/LGV: 3.5m x 8m)
  - Training Facilities  
(Location subject to change)



**LCH Planning and Development  
Consultants Limited**

**Figure 8 : Proposed Training Facilities**

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)





Our Ref.: PD2507001/05  
Your Ref.: TPB/A/NE-HLH/87

20 January 2026

By Email

Town Planning Board Secretariat  
15/F, North Point Government Offices,  
333 Java Road,  
North Point,  
Hong Kong

Dear Sir/Madam,

**APPLICATION NO. A/NE-HLH/87 FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**FURTHER INFORMATION SUBMISSION**

We refer to the comments regarding the captioned application.

Please find attached our responses to departmental comments. This Further Information contains the responses to comments of relevant Government department. Thus, according to TPB Planning Guideline No. 32B, this Further Information does not result in a material change of the nature of the application and should be accepted by the TPB for inclusion into the application

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at [REDACTED].

Yours faithfully,  
For and on behalf of  
**LCH Planning & Development Consultants Limited**

**Junior Ho**  
Director

c.c. the Applicant

Encl.

- Response to Comments Table
- Annex 2 - Revised Swept Path Analysis
- Annex 3 - Proposed Pedestrian Facilities and Management Measures

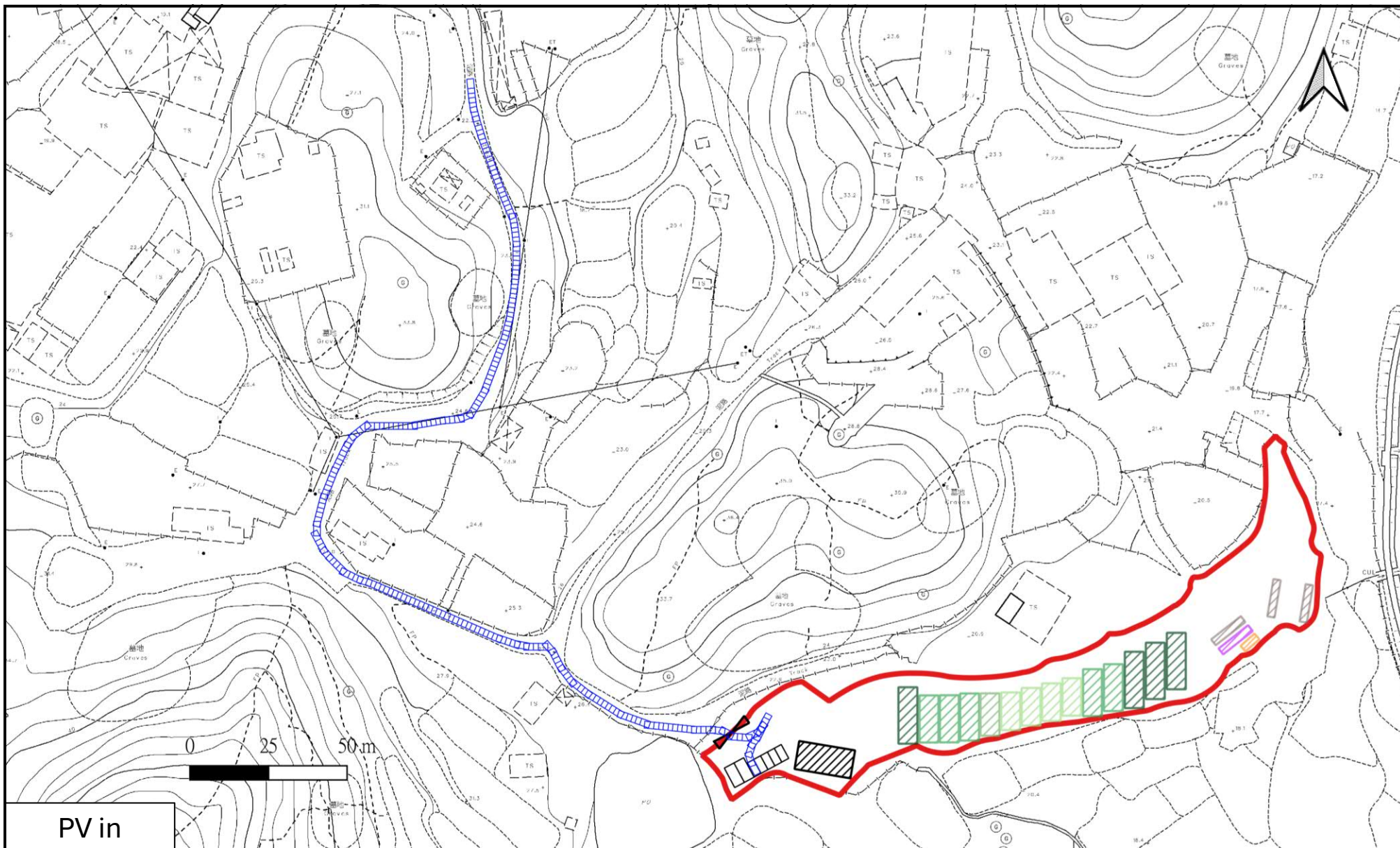
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**Section 16 Application No. A/NE-HLH/87**

**Annex 1 - Response to Comments Table**

No.	Comments Received	Our Responses
1.	<i>Comments from Transport Department received on 20 January 2026</i>	
a	The swept path analyses does not accurately reflect the actual situation of the maneuvering of the 7.5m x 2.5m light bus/LGV entering and exiting the subject site, within the subject site and into/out of the parking spaces. Please review and revise the swept paths.	Noted. The swept path analysis has been revised accordingly in <b>Annex 2</b> .
b	For the pedestrian facilities and management measures, the applicant should illustrate how to ensure the pedestrian safety. The measures for pedestrian leaving / entering the subject site is missing.	<p>Noted. The proposed pedestrian facilities and management measures have been shown and revised on the layout plan in <b>Annex 3</b>.</p> <p>As mentioned in previous submitted further information dated 12.1.2026, pedestrian access to the proposed development will be provided via a dedicated entrance along the western boundary, connecting directly to the existing public footpath/road. Internal pedestrian circulation will be defined by the proposed building layout, with pathways of minimum 4 m width linking the main entrance to key facilities including the training hall and eastern training zone.</p> <p>To ensure pedestrian safety, vehicular movement will be restricted to designated roads and loading areas, segregated from pedestrian routes. A site management plan will be implemented, incorporating defined drop-off/pick-up points, pedestrian priority signage and staff supervision during peak and training periods.</p>



PV in



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Consultants Limited**

**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





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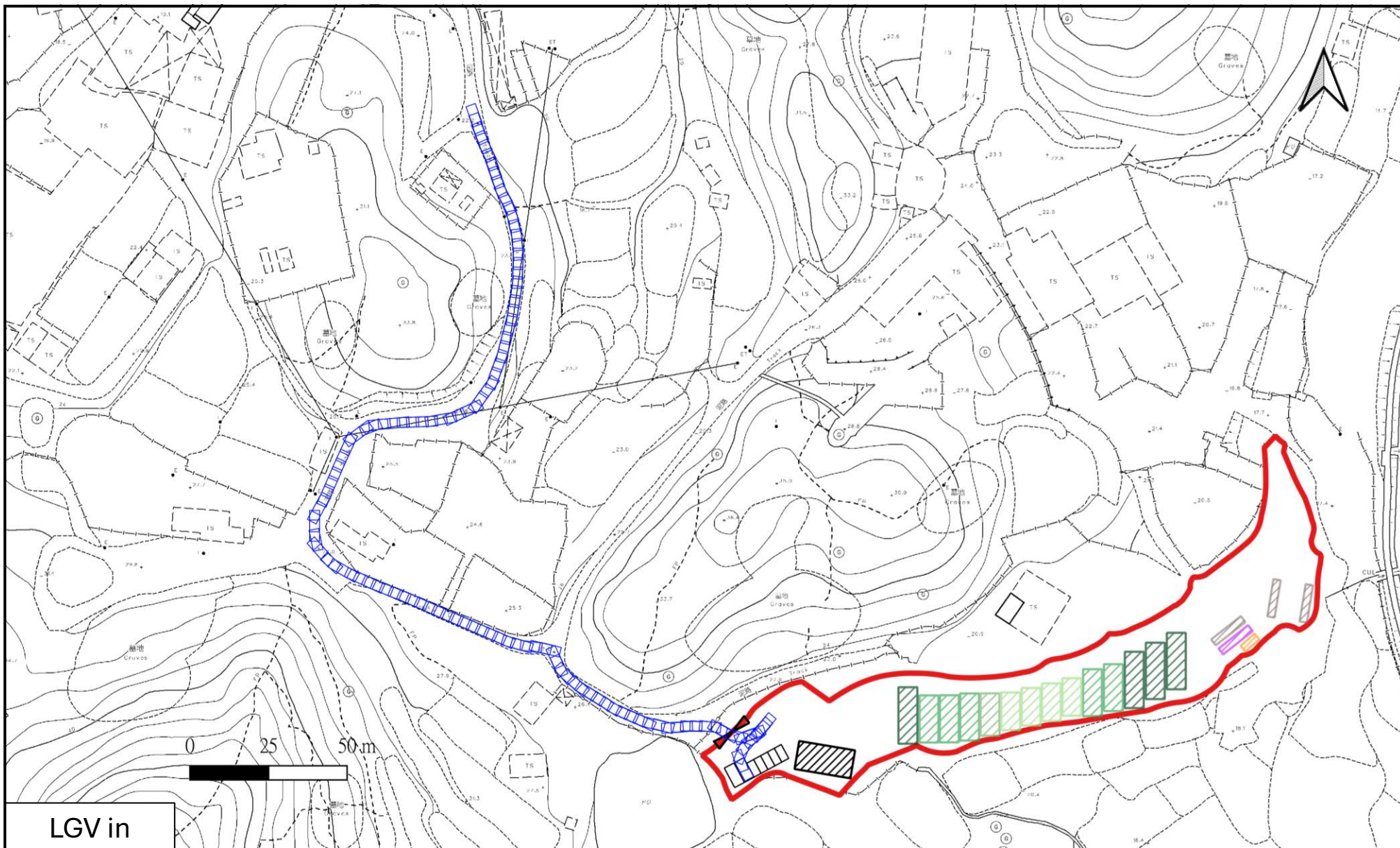
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





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**LCH Planning and Development  
Consultants Limited**

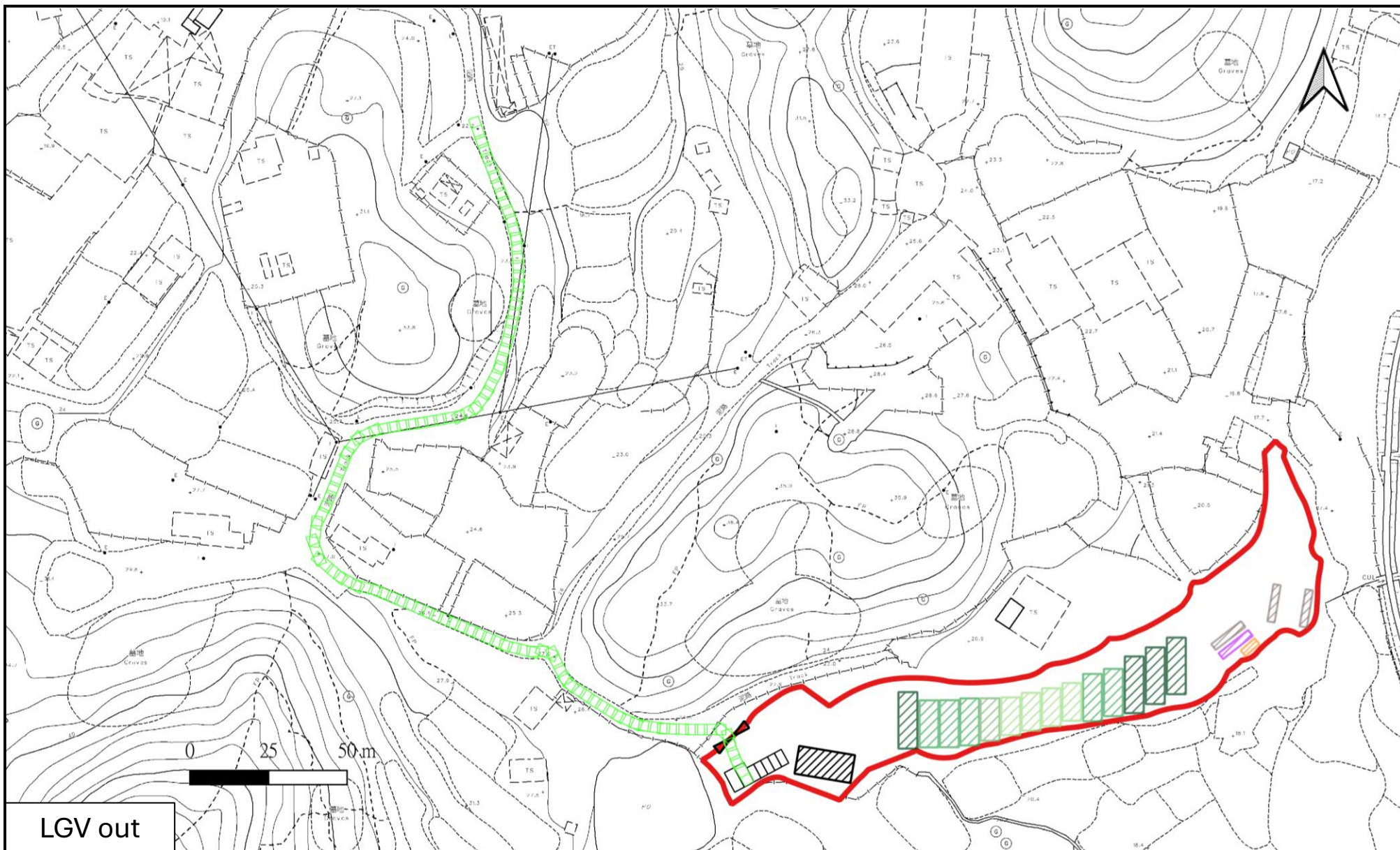
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





**LCH Planning and Development  
Consultants Limited**

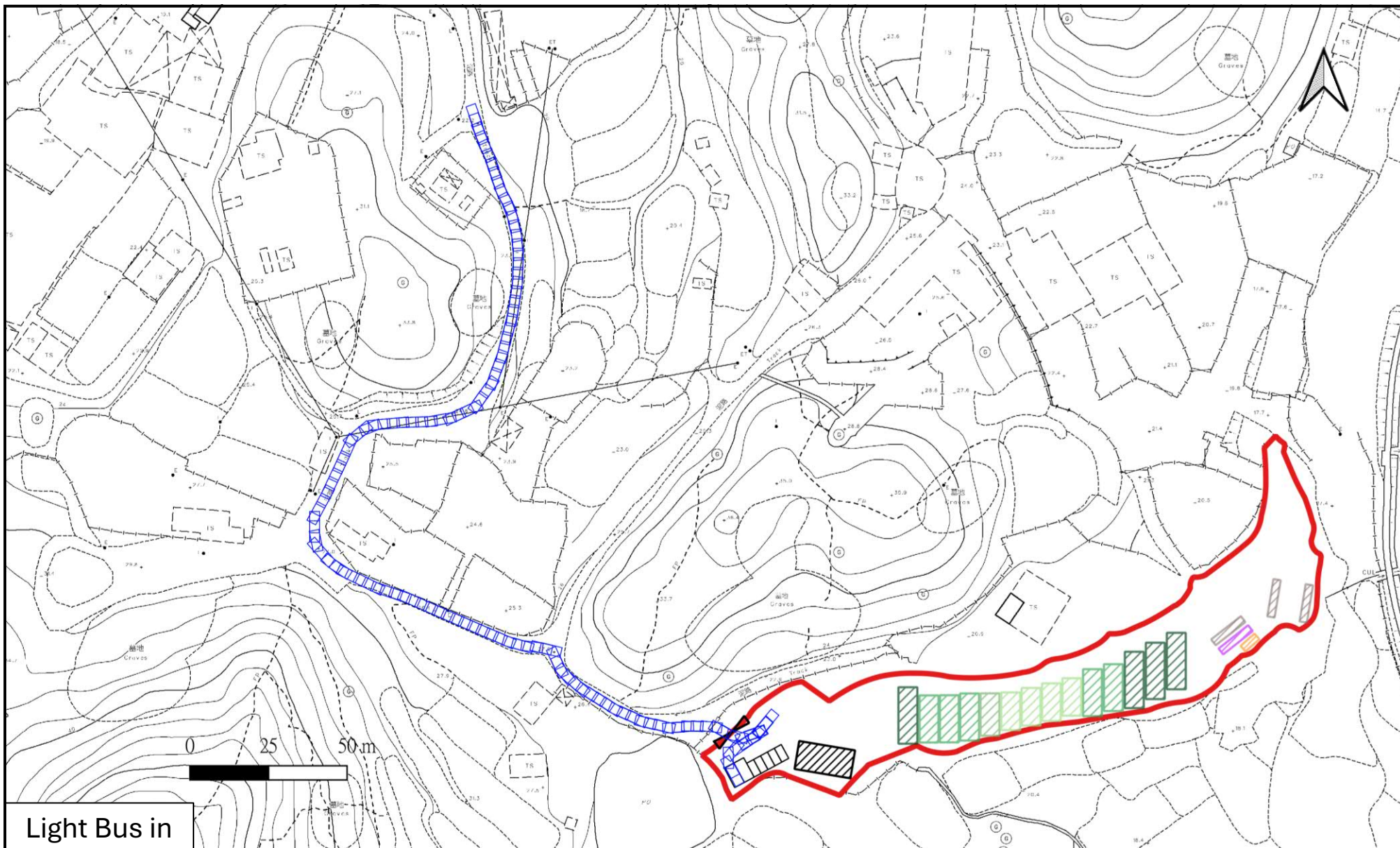
**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*





Light Bus in



**LCH Planning and Development  
Consultants Limited**

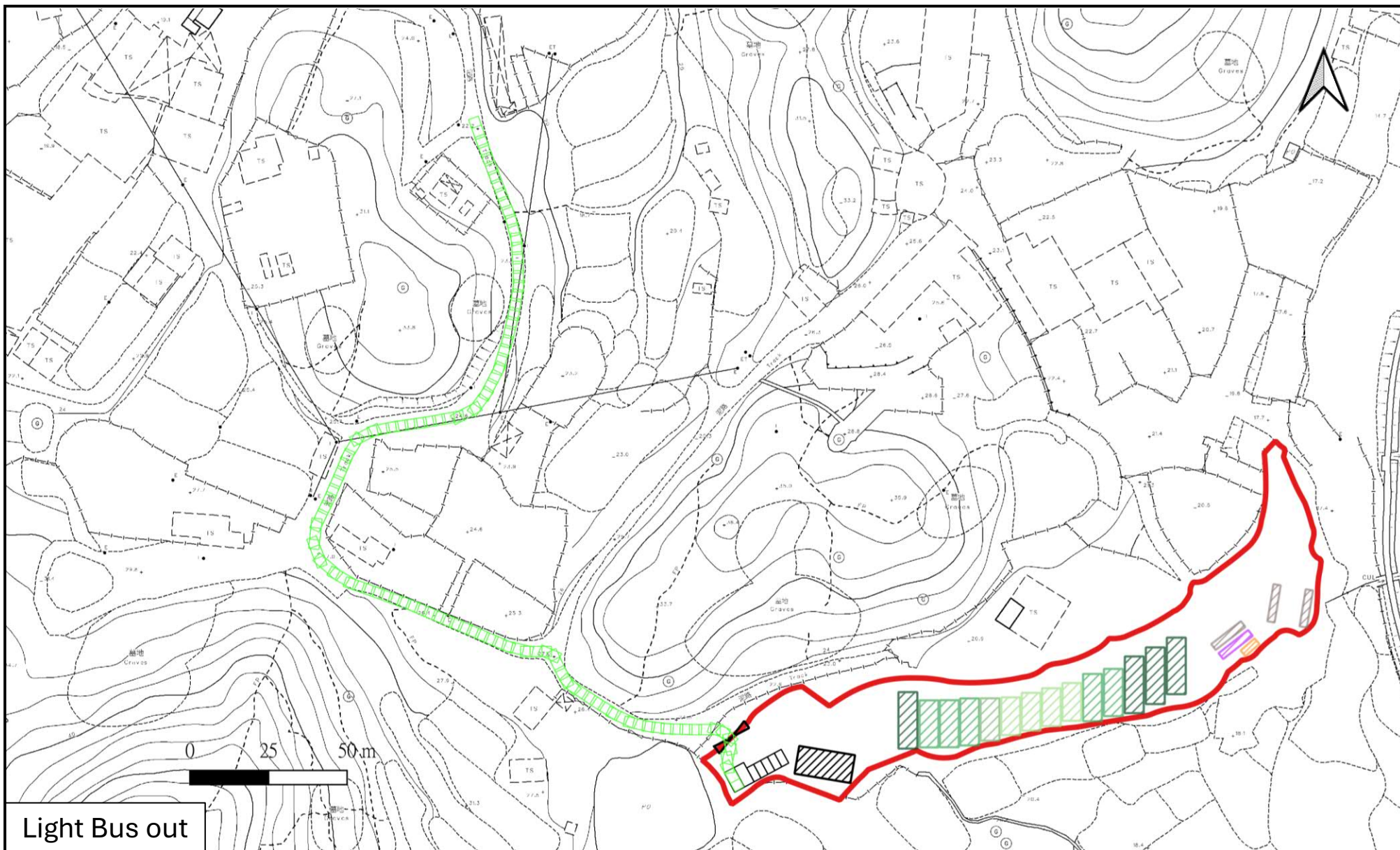
Annex 2 : Swept Path Analysis

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)





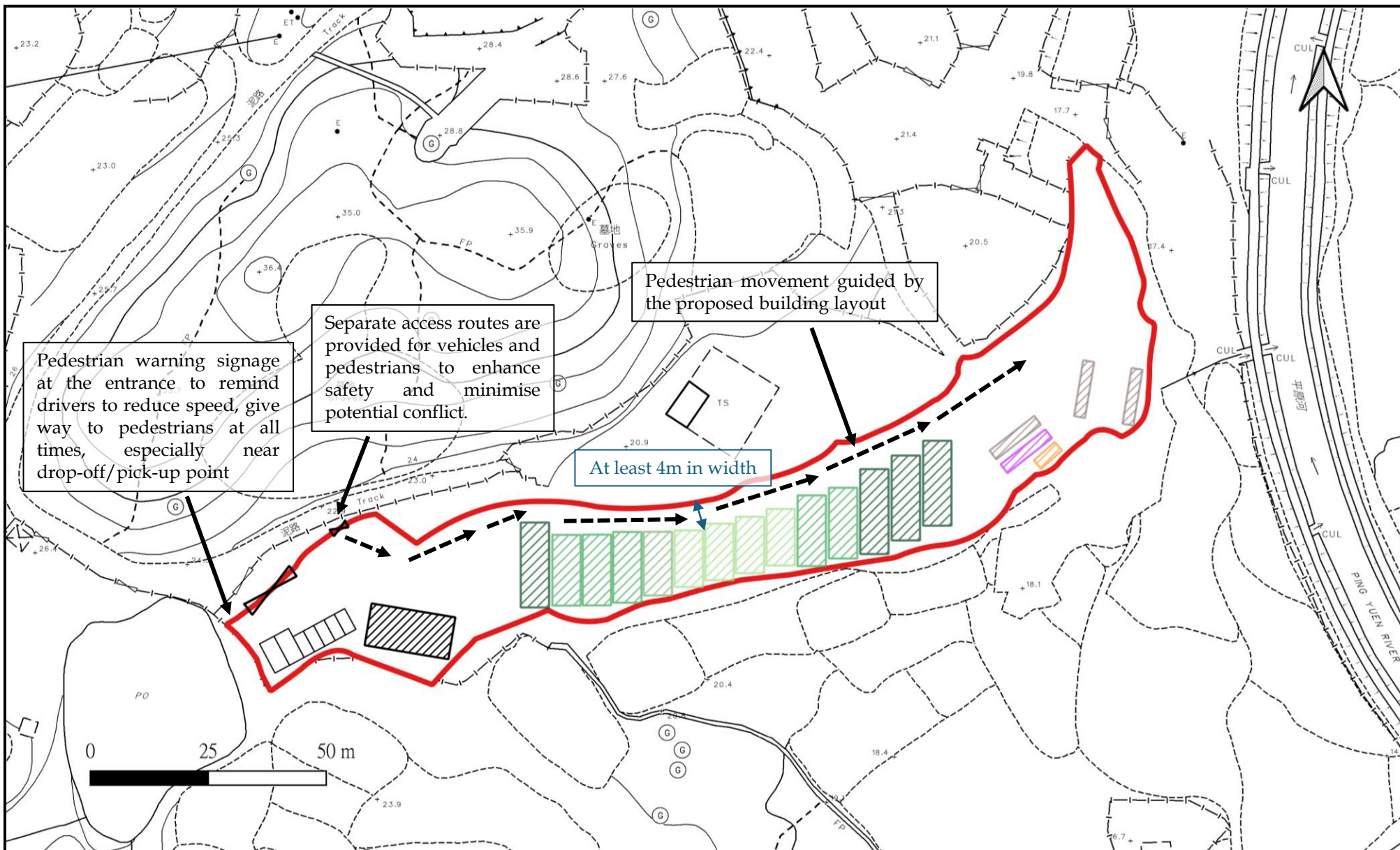
**LCH Planning and Development  
Consultants Limited**

**Annex 2 : Swept Path Analysis**

*(For reference only. Not to scale.)*

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

*(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)*



**LCH Planning and Development  
Consultants Limited**

Annex 3 : Proposed Pedestrian Facilities and Management Measures

(For reference only. Not to scale.)

Section 16 Application for Proposed Temporary Mountain Search and Rescue Training Centre and Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot Nos. 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Hang, New Territories

(Source: HK GEODATA STORE & Town Planning Board, HKSAR Government)



**Government Departments' General Comments**

**1. Traffic**

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

- no comment on the application from traffic engineering perspective;
- should the application be approved, approval conditions on the implementation of traffic management measures as proposed by the applicant within 9 months from the date of planning approval to the satisfaction of C for T or of the Town Planning Board, and shall be maintained at all time during the planning approval period shall be imposed; and
- her advisory comments are at **Appendix III**.

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 III**.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective since no heavy vehicle nor dusty operation is involved;
- no environmental complaints pertaining to the application site (the Site) was received in the past three years; and
- his advisory comments are at **Appendix III**.

**3. Drainage**

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

- no objection to the application from public drainage viewpoint;
- should the application be approved, approval conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period;
- the Site is in an area where no public sewerage connection is available. DEP should be consulted regarding the sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix III**.

#### 4. 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; and
- based on the aerial photo of 2025 and site photos taken on 17.12.2025, the Site is situated in an area of rural inland plains landscape character comprising farmlands, motorcross course, warehouses, vegetated areas and tree clusters. Majority of the Site is hard-paved and currently vacant. The proposed use is considered not entirely incompatible with the landscape character of its surrounding. No distinctive landscape resources are observed within the Site. Adverse landscape impact arising from the proposed use is not anticipated.

#### 5. 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
- his advisory comments are at **Appendix III**.

#### 6. Building Matters

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

- no objection to the application;
- it is noted that 21 structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority should be obtained unless they are exempting building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO; and
- his advisory comments are at **Appendix III**.

#### 7. Other Departments

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

- Commissioner of Police (C of P);
- Director of Electrical and Mechanical Services (DEMS);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);

- Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD);
- Principal Government Engineer, Railway Development Office, Highways Department (PGE/RD, HyD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development 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 following comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
  - (i) the Site comprises Old Schedule Agricultural Lot 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 Government land (GL) but no right of access via GL is granted to the Site;
  - (ii) the Site is covered by LoA No. 6585 for the purposes of erection of agricultural structures with built-over area and height not exceeding 92.9m<sup>2</sup> and 4.57m respectively. The proposed use is not in line with the LoA, and the proposed layout and number of agricultural structures do not tally with that permitted under the LoA. The structures covered by the LoA shall be used only for agricultural purposes and shall not be used for other purposes;
  - (iii) the following irregularity not covered by the subject planning application has been detected by his office:

**Unlawful occupation of GL not covered by the planning application**

the GL adjoining the Site has been fenced off without permission and occupied with structure. The GL being illegally occupied is not included in the application. The lot owners should advise any toleration was given by competent authority to the structure. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

- (iv) the lot owners/applicant shall cease the illegal occupation of GL immediately and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected/to be erected. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date when the structure was erected and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
- (v) the applicant should comply with all land filling requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;



- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department; the land status of the local access road should be checked with LandsD; the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities; sufficient manoeuvring space shall be provided within the Site; and no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that HyD is not/shall not be responsible for the maintenance of any access connecting the Site and the nearest public road; and 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) noting that the applicant may have music, singing and instrument performance activities carried out within the Site and in view that a village is within 200m to the southeast, the applicant is reminded to strictly follow the requirements of the Noise Control Guidelines for Music, Singing and Instrument Performing Activities for each performance event and implement the proposed noise mitigation measures in Section 4.5.2 of **Appendix Ia**; and
  - (ii) 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' to minimise any potential environmental nuisance; to implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia/planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia/planning/guide_ref/rpc.html)) during land filling and construction works; and to follow the requirements of ProPECC PN 1/23 'Drainage Plans subject to Comment by the Environmental Protection Department,' for the proposed septic tank and soakaway pit system with certification by Authorised Person to safeguard the nearby water bodies (i.e. a pond to the immediate west and the Ping Yuen River to the east);
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation that the applicant should observe relevant laws of Hong Kong (e.g. the Forests and Countryside Ordinance (Cap. 96) and Country Parks Ordinance (Cap. 208), etc.) regarding the prohibition on collecting or damaging plants;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant government departments prior to commencement of the works;
- (i) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN of DSD) that:
  - (i) according to their record, the Site is in the vicinity of an existing pond to the west of the Site. The applicant shall be required to place all the proposed works including land filling works at least 3m away from the pond. All the proposed works in the vicinity of the pond and associated streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to her satisfaction;

- (ii) surface channel with grating covers should be provided along the site boundary;
- (iii) a drainage plan should be provided clearly showing the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain/surface channel, catchpits and the discharge structure shall be provided;
- (iv) the cover levels of proposed channels should be flush with the existing adjoining ground level;
- (v) a catchpit with covers should be provided where there is a change of direction of the channel/drain. The details of the catchpit with covers shall be provided;
- (vi) catchpits with sand trap shall be provided at the outlets of the proposed drainage system. The details of the catchpit with sand trap should be provided;
- (vii) to check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. The applicant should also ensure that the flow from the Site will not overload the existing drainage system;
- (viii) where walls are erected or kerbs are laid along the boundary of the Site, peripheral channels should be provided on both sides of the walls or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the Site to be intercepted by the drainage system of the Site with details to be agreed by DSD, unless justified not necessary;
- (ix) all existing flow paths as well as the run-off falling onto and passing through the Site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the Site any time during or after the works;
- (x) the proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense;
- (xi) for works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N, LandsD and/or relevant private lot owners;
- (xii) to make good all the adjacent affected areas upon the completion of the drainage works;
- (xiii) to allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works;
- (xiv) the applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required; and
- (xv) photos should be submitted clearly showing the current conditions of the area around the Site, the existing drainage/flowpaths around the Site, the proposed drainage from the Site to the downstream existing watercourse and the existing watercourse at about 20m intervals. The locations of the camera and the direction of each photo should also be indicated on a plan;

- (j) to note the comments of the Director of Fire Services (D of FS) that:
  - (i) in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant should submit relevant layout plans incorporated with the proposed FSIs to his satisfaction. In addition, the applicant should note that the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - (ii) if the proposed structures 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;
- (k) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant is reminded that subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works; and
- (l) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) it is noted that 21 structures and land filling are proposed in the application. Before any new building works are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempting building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of the Building (Planning) Regulation (B(P)R) and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
  - (iii) the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of the B(P)R at building plan submission stage;
  - (iv) if any existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed 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 are 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.



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

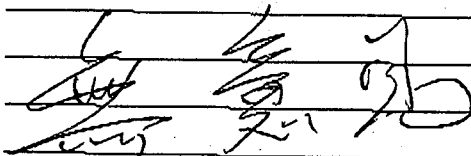
By Fax : 2877 0245 or 2522 8426

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-HLH/87

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 2025.12.12

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

251210-120710-68805

提交限期

**Deadline for submission:**

30/12/2025

提交日期及時間

**Date and time of submission:**

10/12/2025 12:07:10

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/87

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Chow

意見詳情

**Details of the Comment :**

本人非常同意

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251210-133031-96149

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

10/12/2025 13:30:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-HLH/87

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chak king hin

意見詳情

Details of the Comment :

非常之同意興建訓練場

**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

251222-184657-68510

提交限期

**Deadline for submission:**

30/12/2025

提交日期及時間

**Date and time of submission:**

22/12/2025 18:46:57

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/87

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. MR. Li

意見詳情

**Details of the Comment :**

支持本次申請，有助推動地區發展。同一時間幫助團體有更好訓練場地。

4



**就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**

參考編號

**Reference Number:**

251222-194800-14089

提交限期

**Deadline for submission:**

30/12/2025

提交日期及時間

**Date and time of submission:**

22/12/2025 19:48:00

有關的規劃申請編號

**The application no. to which the comment relates:**

A/NE-HLH/87

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Alex Sing

意見詳情

**Details of the Comment :**

一個有規模既山嶺搜救訓練場的有效設置的定位是好重要的，從圖則看到，該地四面環山，可達度不太高，環境清幽，且接近大自然，在不影響其他持份者的生活該處定位正確。

雖然上述位置有小許不方便，搭完小巴或巴士需要步行，但是作為有運動細胞的人、登山者、健行者或受訓人士等，是不會受到影響的，這亦是訓練既一部份。

最後，希望上述規劃申請成功。

5

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

251222-213834-84068

提交限期

Deadline for submission:

30/12/2025

提交日期及時間

Date and time of submission:

22/12/2025 21:38:34

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-HLH/87

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Shek Fung Rocky

意見詳情

Details of the Comment :

I am a volunteer computer forensic examiner. In late November this year an elderly was missing in Tuen Mun. I am requested by VMSTHK to redesign airborne signal detector to locate the missing person's Samsung Tag. It took me 3 days to complete the task, wasted plenty of time to travel between my home in Shatin (for coding), VMST temporary site at Pat Heung and Shing Mun Reservoir (for flight test). The missing person was found with help of our airborne detector on day 9, deceased.

If VMSTHK move to the proposed site, I can do coding, equipment preparation and flight test at the same place, possibly shorten the timeframe to same day.

This is possibly the first case in HK which a missing person is located by airborne detector. I hope I could do it better in the future and locate missing person timely. I need this site for my work to continue. My wife will stop me if our family car (cheap 5 seats Toyota) is occupied with bulky research/rescue equipments.

Efficiency in rescue operation is a matter of life and death. Therefore, I support VMSTHK's land application.

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

7

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月26日星期五 4:33  
收件者: tpbpd/PLAND  
主旨: A/NE-HLH/87 DD 84M Hung Lung Han FiT  
類別: Internet Email

A/NE-HLH/87

Lots 611 (Part) and 682 (Part) in D.D. 84, Hung Lung Han

Site area: About 5,430sq.m

Zoning: "Agriculture"

Applied use: Mountain Search and Rescue Training Centre / 205 Solar Panel Farm / Camping Ground / 7 Vehicle Parking / **Filling of Land 2,890sq.m**

Dear TPB Members,

This is a tricky application. The operator purports to provide training in search and rescue but most of the structures on the site are to be used for greenhouses. The spiel about medicinal plants is not convincing as, except in rare cases, folk lost while hiking in HK are usually found before they have to resort to foraging. As for the volunteers themselves, unless they are to provide service in remote areas in other jurisdictions, expertise in this area is not essential. Moreover the mention of eating the plants and sustainable agriculture contradicts the medicinal focus.

There is also the application to join FiT that indicates the purpose is to operate a solar farm rather than generate the power required to operate the rescue centre.

No indication as to how many tents are to be accommodated on the camping ground and provision for showering and cooking facilities. The location is some distance from the villages and food supplies.

It would appear that VSMT has been infiltrated by some canny operators who are using it as a cover to Destroy and Build with a view to opening up the area to brownfield use.

The site is much larger than that required to operate a genuine S&R facility so members have a duty to question the actual intention.

Mary Mulvihill

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

8

**tpbpd/PLAND**

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寄件者: [REDACTED]  
寄件日期: 2025年12月30日星期二 22:25  
收件者: tpbpd/PLAND  
主旨: KFBG's comments on one planning application  
附件: 251230 s16 HLH 87.pdf  
類別: Internet Email

Dear Sir/ Madam,

Attached please see our comments regarding one application. There is one pdf file attached to this email. If you cannot see/ download/ open this file, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

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The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333, Java Road, North Point,  
Hong Kong.  
(Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))

30th December, 2025.

By email only

Dear Sir/ Madam,

**Proposed Temporary Mountain Search and Rescue Training Centre with Ancillary  
Facilities and Associated Filling of Land for a Period of 3 Years  
(A/NE-HLH/87)**

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether the site is involved in any ongoing enforcement case/ unauthorised use/ activity; if yes, then to consider whether it is appropriate to approve this application.
3. We recommend the Board rejecting this application as it is not in line with the planning intention of the Agriculture zone. In addition, the Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then to consider whether this should be set as an approval condition.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden

