

Government Departments' General Comments

1. Traffic

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

- no comment on the application from highways maintenance point of view;
- the proposed access road connecting the application site (the Site) to Sha Tau Kok Road – Shek Chung Au is not under the maintenance of HyD; and
- his advisory comments are at **Appendix III**.

2. Nature Conservation

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

- no adverse comment on the application from nature conservation perspective; 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;
- the submitted drainage proposal has not been prepared to her satisfaction. Hence, should the application be approved, approval conditions to request the applicant to submit and implement a revised drainage proposal should be included to ensure that the proposed use will not cause adverse drainage impact on the adjacent areas, and the implemented drainage facilities should be properly maintained at all times during the planning approval period;
- the Site is in an area where public sewerage connection is available; and
- her advisory comments are at **Appendix III**.

4. Fire Safety

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

- no in-principle objection to the proposal subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments are at **Appendix III**.

5. **Environmental**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application from environmental planning perspective;
- no environmental complaint against the Site was received in the past three years; and
- his advisory comments are at **Appendix III**.

6. **Landscape**

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

- no objection in principle to the application from landscape planning perspective;
- based on the aerial photo taken in 2026, the Site is located in an area of rural coastal plain landscape character comprising farmlands, village houses, vegetated areas and tree clusters. The proposed temporary use is considered not entirely incompatible with the surrounding environment;
- with reference to the above aerial photo and site visit conducted on 29.7.2026, the Site is generally covered with wild plants and has no tree on it. An abandoned structure was observed on it. As stated in the Application Form, no tree felling will be involved; and
- in view of the above, significant adverse landscape impact arising from the application is not anticipated.

7. **Electricity Safety**

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

- no particular comments on the application from electricity supply safety aspect; and
- his advisory comments are at **Appendix III**.

8. **Building Matters**

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

- no objection to the application;
- there is no record of approval granted by Building Authority (BA) for the existing structure at the Site;
- it is noted that six structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised 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**.

9. Geotechnical

Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

- no objection to the application;
- it is noted that a cut slope around 4m high has been formed at the north of the Site and a cut slope around 1.5m high has been formed at the south of the Site;
- his office has no record of receiving any geotechnical design submission relating to the above works. Therefore, these slopes may be suspected unauthorised slope works and their stability is unknown; and
- despite the above, no imminent and obvious danger was observed during the time of inspection. Since the Site will affect or be affected by the slopes and in order to ensure the safety of the future users, an approval condition requiring the applicant to submit a geotechnical investigation report and the implementation of the necessary geotechnical remedial works identified therein is recommended.

10. Other Departments

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

- (a) Project Manager (North), CEDD (PM(N), CEDD);
- (b) Chief Engineer/ Construction, Water Supplies Department (CE/C, WSD);
- (c) Commissioner of Police (C of P); and
- (d) 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) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises several Old Schedule Agricultural Lots held under the Block Government Lease which contains restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress points of the Site require to pass through Government land (GL) but there is no right of access via GL granted to the Site yet. There is no guarantee that the GL within the Site shall be allowed for the proposed use/ ingress or egress points;
 - (ii) the Site also comprises of GL of about 546m² and there is no consent granted for the applicant to occupy the GL yet. Any occupation of GL without the prior approval from the Government is an offence which may trigger the land control action;
 - (iii) the following irregularities covered by the subject planning application detected by his office:

suspected unauthorised structures within Lot 1403 in D.D. 41 covered by the planning application

there are suspected unauthorised structures found on Lot 1403 in D.D. 41 which is one of the lots under application. Records of Surveyed Squatter Structures were found thereon, but their conformity is subject to further investigation. His office reserves the rights to take necessary enforcement action if any breach is detected;

unlawful occupation of GL adjoining Lots 1368, 1372 and 1403 in D.D. 41 with suspected unauthorised structure covered by the planning application

the GL within the Site has been illegally occupied with suspected unauthorised structure. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the illegal occupation of GL if identified; and
 - (iv) the lot owner will need to apply to his office for Short Term Wavier (STW) and Short Term Tenancy (STT) to permit the structures erected/to be erected within the said private lot and the occupation of the GL. The applications for STW (on whole lot basis) and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW (on whole lot basis) and STT applications, if approved, will be subject to such terms and conditions including the payment of back-date waiver fee /rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future 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;
- (c) to note the comments of the Director-General of Civil Aviation (DGCA) that:
 - (i) the required dimensions and the suitability of the Site, which depend on the models/ types of unmanned aircraft systems used and the mode of operations involved, are subject to the site-specific conditions and may vary from one Small Unmanned Aircraft (SUA) training application to another. So far, the Civil Aviation Department (CAD) has not

received any applications for conducting SUA training courses at the Site. At this time, the applicant is neither a CAD-approved SUA Approved Training Organization (ATO) nor an applicant for SUA ATO;

- (ii) for information regarding suitability and qualifications of SUA ATO, reference should be made to the SUA ATO Requirements Document. As far as the SUA Order (Cap. 448G) is concerned, an SUA ATO is not required to be the sole land owner of the training/examination venue. That said, relevant land or property owner's permission must be obtained in advance. Upon receiving an ATO application, a detailed on-site assessment will be conducted by the CAD on each training site proposed with reference to the detailed site delineation for different training functions and the associated cordoning measures as proposed by the applicant in order to assess the suitability of the site for SUA training. Subject to acceptance by the CAD, an SUA ATO may also conduct the SUA training course in collaboration with other entities. Details on such collaboration shall be submitted to the CAD for consideration;
- (iii) it is the responsibility of the SUA operators and/or the SUA ATO to assure safe operations of SUA and its training related activities through effective management of safety risks. Safety assurance system including risk assessment should be incorporated to continuously ensure and improve safety by identifying hazards, ensuring the implementation of necessary mitigating measures and remedial actions. A risk assessment should be conducted to demonstrate that the proposed training or practical assessment at specific location(s) will not pose an unacceptable risk to people or property on the ground or other airspace users. For example, the risk of interfering with the electric poles with connecting wires should be identified and assessed, with required mitigating measures and remedial actions proposed, in the risk assessment;
- (iv) for the minimum lateral separation, the site for SUA training, in general, should be well separated and cordoned from uninvolved people, structures, vehicles or vessels and not located within Restricted Flying Zone. When determining the distance to be maintained between the SUA and students/ staff, an SUA operator and/or SUA ATO should take into account the instruction/ safety guidelines issued by the SUA manufacturer, size and safety features of the SUA, and the applicable operating requirements. The distance between a Category A1 SUA and any person who is not involved in the flight operations, or any vehicle, vessel or structure that is not under the control of the remote pilot, measured horizontally and at any altitude, shall not be less than 10m. The distance between a Category A2 SUA and any person who is not involved in the flight operations, or any vehicle, vessel or structure that is not under the control of the remote pilot, measured horizontally and at any altitude, shall not be less than 10m (with the flying speed of the SUA not exceeding 20km/hr) or not less than 30m (with the flying speed of the SUA exceeding 20km/hr but not exceeding 50km/hr);
- (v) for the residential structures in the vicinity of the Site, the applicant is reminded that the SUA operations are required to observe, apart from the SUA Order, all other legislative or regulatory requirements in Hong Kong including the Personal Data (Privacy) Ordinance, and follow the relevant requirements and/or guidelines set out by any other Government bureaux/ departments, regulatory authorities, land owners or other stakeholders where necessary; and
- (vi) for detailed requirements relating to the permission for Category C SUA operations, the applicant should refer to the SUA Advisory Circular No. AC-014 available at CAD website. For detailed requirements relating to the approval to training organisations to provide Category A/B training course and/or Category C training course, the applicant should refer to the SUA ATO Requirements Document available at the CAD website. The SUA operators and/or the SUA ATO shall ensure the safe operations of the SUA and

its training-related activities at the Site, taking into consideration various factors including but not limited to the size and safety features of various Categories of SUA deployed;

- (d) to note the comments of the Commissioner for Transport (C for T) that the proposed vehicular access between Sha Tau Kok Road and the Site is not managed by the Transport Department (TD). The land status of the local access should be checked with LandsD. Moreover, 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. 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:
 - (i) the proposed access arrangement, traffic generation and swept path analysis should be commented by TD;
 - (ii) HyD is not/shall not be responsible for the maintenance of any access connecting the Site and Sha Tau Kok Road – Shek Chung Au; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should implement good site practices and measures to avoid adverse impacts on the watercourse nearby and to avoid polluting it;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the submitted drainage proposal has not been prepared to her satisfaction. Hence, the applicant should submit a revised drainage proposal for her review;
 - (ii) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (iii) the applicant should properly maintain the implemented drainage works whether within or outside the Site at his own expense;
 - (iv) the Site is in an area where public sewerage connection is available. The Environmental Protection Department (EPD) should be consulted regarding the sewerage impact assessment and sewage treatment/disposal facilities for the proposed use;
 - (v) the Site is in the vicinity of an existing streamcourse. The applicant shall place all the proposed works 3m away from the top of the bank of the streamcourse. All the proposed works in the vicinity of the 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 his satisfaction; and
 - (vi) the applicant should minimize the possible adverse environmental impacts on the existing streamcourse in his design and during construction. EPD and Agriculture, Fisheries and Conservation Department should be consulted on possible environmental and/or ecological impacts of the proposed use;
- (h) 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. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:

- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of the proposed FSI to be installed should be clearly marked on the layout plans;
 - licensing requirements, if any, would be formulated upon receipt of formal application via the licensing authority; and
- (ii) the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans;
- (i) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the applicant should follow the relevant mitigation measures and requirements in 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and to meet the statutory requirements under relevant pollution control ordinances; and
 - (ii) the design and construction of the proposed septic tank and soakaway system should follow the requirements of Professional Persons Environmental Consultative Committee Practice Note (ProPECC PN) 1/23 'Drainage Plans subject to Comment by the EPD' and are duly certified by an Authorized Person (AP);
- (j) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
- (i) in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site; and
 - (ii) based on the cable plans and the relevant drawings obtained, if there is underground cable and/or overhead line within or in the vicinity of the Site, the applicant shall carry out the following measures:
 - prior to establishing any structure within the Site, the applicant and/or his contractors shall liaise with the electricity supplier and, if necessary, ask CLP Power to divert the underground cable and/or overhead line away from the vicinity of the proposed structure;
 - the Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation shall be observed by the applicant when carrying out works in the vicinity of the electricity supply lines; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) it is noted that six structures and drainage works are proposed on the Site. Before any new building works are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained unless they are exempted building works or commenced under the simplified requirement under the Minor Works Control System, otherwise they are unauthorised building works (UBW) under the BO. An AP should

be appointed as the co-ordinator for the proposed building works in accordance with the BO; and

(ii) the applicant's attention is drawn to the followings:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- 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;
- 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;
- before any new building works (including containers/ open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- 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;
- in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under Regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;
- the applicant's attention is drawn to the provision under Regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively; and
- detailed comments under the BO will be provided 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-STK/36

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

見附頁信件

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

簽署 Signature _____



日期 Date _____

23-7-26



新界沙頭角區鄉事委員會

Sha Tau Kok District Rural Committee, N.T.

致：城市規劃委員會秘書

傳真：28770245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關：就規劃申請編號 A/NE-STK/36（臨時航拍機訓練中心）提交反對意見

新界沙頭角區鄉事委員會現就上述規劃申請，代表區內居民鄭重提出強烈反對。該申請擬於鄰近民居地帶設立臨時航拍機訓練中心，而申請地點附近更設有架空電纜，有關用途不但對周邊居民構成明顯安全威脅，亦對社區環境及公共利益帶來不可接受的負面影響。

航拍機訓練活動本質上涉及持續飛行操作及反覆升降，在接近民居及架空電纜的環境下，潛在風險顯而易見。一旦發生失控、碰撞或墜落事故，後果可直接危及居民人身安全，亦可能對電力設施造成干擾，影響公共安全及社區正常運作。此等風險並非理論上的憂慮，而是規劃當局在審批時必須嚴肅正視的現實問題，絕不應輕率容許有關用途落戶該處。

此外，相關訓練活動勢必帶來持續噪音、擾民及心理壓力，對附近居民的日常生活、休息及居住安寧造成直接影響。更重要的是，該用途與周邊住宅環境明顯不相容，嚴重破壞社區應有的安全及生活質素。區內居民對此項申請普遍表示強烈不滿及堅決反對。基於上述原因，本會促請城市規劃委員會以社區整體利益為依歸，充分考慮居民的合理憂慮及明確反對聲音，嚴正拒絕有關申請，以免對沙頭角區居民及社區環境造成不可逆轉的負面影響。

此致

城市規劃委員會



新界沙頭角區鄉事委員會

主席李冠洪議員 MH JP

2026 年 7 月 22 日

副本送：北區民政事務處 專員 卓穎然 女士 JP

2
致城市規劃委員會秘書
專人送遞或郵遞：香港北角渣甸道 333 號北角政府合署 15 樓
傳真：2877 0245 或 2522 8426
電郵：tpbpd@pland.gov.hk

0901
To: Secretary, Town Planning Board
By hand or post: (S/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:
ANP-STK/36

意見詳情 (如有需要，請另頁說明)
Details of the Comment (use separate sheet if necessary)

沒有意見

「擬意見人」姓名/名稱 Name of person/company making this comment
簽署 Signature 黃文成
日期 Date 28/7/2026

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

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年08月10日星期一 0:40
 收件者: tpbpd/PLAND
 主旨: A/NE-STK/36 DD 41 Tong To, Sha Tau Kok
 類別: Internet Email

A/NE-STK/36

Lots 1368(Part), 1369, 1371, 1372, 1373, 1376, 1377, 1378(Part), 1379, 1381, 1382, 1383, 1384, 1385, 1392, 1393, 1394, 1395, 1396, 1397, 1398(Part), 1399(Part), 1400(Part), 1401, 1402(Part), 1403 and 1404 in D.D. 41 and Adjoining Government Land, Tong To, Sha Tau Kok

Site area: About 5,121sq.m (Includes Government Land of about 546sq.m)

Zoning: "VTD" and "Recreation"

Applied use: Drone Training Centre / 5 Vehicle Parking

Dear TPB Members,

No mention of provision of toilet facilities. Parking includes a 24-seater minibus indicating that there could be 30+ customers on site at one time. There is no indication as to the length of the training sessions. For sure there will be need to relieve oneself. There are no cafes or public toilets in the immediate district.

The customers will also bring snacks and drinks but no mention of how rubbish will be, preferably, separated and removed from the site. This raises hygiene issues.

"The 2.5m high corrugated metal fencing will be constructed along the site boundary"

It is high time that a review be made of this condition that has resulted in many parts of NT being covered in unsightly rusting barriers.

For operations like this with no valuables remaining on site, surely a city with aspirations to be a global technology and innovation hub could upgrade from this 3rd world practice with some modern and attractive forms of fencing?

In addition as there will be more of these facilities in coming years has any consideration been given to using the reclaimed landfills for such operations?

Mary Mulvihill

致：北區民政事務處

北區民政事務專員

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

此外，上述申請計劃選址不是靠近本村現有居民住所，因此對本村居民影響不大。上述申請若成功在本村成立發展，將直接有助本村年輕新生代回歸本村就業及居住，這有助本村重獲活力發展。所以本人是百分百支持此計劃申請

塘肚村原居民代表

丘文忠

Yau Man Chung

8/8/2026



致: 北區民政事務處

北區民政事務專員

有關: 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項.

本人是沙頭角塘肚村村民, 本人絕對支持上述申請理據有以下數點:

按上述申請立項所顯示基地所處位置是本村靠山坡位置, 該位置原是荒棄農地.

原則上基地的發展是不會對本村村民構成很大影響. 故本人對此立項發展是不反對上述申請.

本屆政府已開展低空經濟計劃, 可見將來低空經濟活動是需要大量人才來應付需要. 若現時不思考如何培育人才, 將來如何能夠有足夠人才去發展此產業.

現應要未雨綢繆, 提早培育此產業各種人才以便應付將來此產業的人才需要. 此是本人支持其中主要因由.

若申請能成立及在本村發展成功, 事必帶動附近餐飲, 住宿, 物流及旅遊等周邊配套產業發展, 從而增加就業機會, 這有助本村年輕村民回流本村發展, 使本村本村重獲活力發展.

基於以上觀點, 本人絕對支持此規劃申請

塘肚村居民代表

張玉麟


8/8/2026

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

參考編號

Reference Number:

260811-075309-89351

提交限期

Deadline for submission:

11/08/2026

提交日期及時間

Date and time of submission:

11/08/2026 07:53:09

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-STK/36

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Sean HUI

意見詳情

Details of the Comment :

Dear Sir/Madam,

RE: SUPPORT FOR PLANNING APPLICATION NO. A/NE-STK/36

Proposed Temporary Drone Training Centre with Ancillary Facilities at Tong To Ping Tsuen, Sha Tau Kok, New Territories

The Hong Kong International Aviation Academy ("HKIAA") writes to formally express its strong support for Planning Application No. A/NE-STK/36, submitted by Magic 7 Smart Technology Ltd., regarding the proposed temporary drone training centre at Tong To Ping Tsuen, Sha Tau Kok.

Strategic Alignment with National and Local Policies

The development of the Low-Altitude Economy ("LAE") represents a pivotal strategic objective at both national and regional levels. The Central Government's 2026 Government Work Report highlights the imperative to cultivate emerging pillar industries, specifically designating the LAE as a key growth engine. Furthermore, the 15th Five-Year Plan (2026–2030) advocates for the structured development of the LAE, encouraging the expansion of emerging technologies and commercial applications.

Locally, the CE in his 2025 Policy Address underscores Hong Kong's commitment to fostering young aviation talent and expanding industry- and university-led LAE training initiatives. The provision of dedicated, fit-for-purpose training infrastructure is essential to materialize these policy objectives.

HKIAA's Mandate and Sector Needs

In 2022, the Government supports HKIAA's initiative to collaborate with Mainland training institutions to establish "GBA Youth Aviation Industry Internship Programme" in CE's 2022 Policy Address. Again in 2025, the Government supports HKIAA in training young talents to become a

ircraft maintenance mechanics in Hong Kong and Greater Bay Area.

As a leading aviation education institution, HKIAA is actively expanding its capabilities to align with these strategic priorities. HKIAA is currently applying to the Civil Aviation Department ("CAD") for accreditation as a Small Unmanned Aircraft ("SUA") Approved Training Organisation. Our curriculum roadmap encompasses training for Category A and B SUAs (weighing up to 25 kg) and advanced capabilities for Category C SUAs (exceeding 25 kg),.

Critical Shortage of Dedicated Training Infrastructure

At present, practical flight training options for Category A/B SUAs remain severely restricted. Existing facilities – comprising public leisure venues managed by the Leisure and Cultural Services Department ("LCSD") and the Hong Kong Model Engineering Club ("HKMEC") site – are heavily shared and subject to competing public uses, operational constraints, and scheduling limitations. Securing consistent, regular timeslots required for structured professional training programs presents a major operational hurdle. For larger Category C SUAs, suitable training venues within the territory are virtually non-existent.

Value of the Proposed Site

The proposed development at Sha Tau Kok directly addresses this infrastructure deficit:

- **Dedicated Capacity:** Spanning approximately 5,121 m², the site delivers purposely-built space required for systematic SUA flight instruction and evaluation.
- **Temporary Nature:** The requested three-year temporary approval offers immediate operational capacity to meet pressing industry demand while ensuring land-use flexibility without permanent site conversion.

Given the strong policy backing, the critical demand for certified aviation talent, and the acute shortage of suitable training grounds in Hong Kong, HKIAA endorses Planning Application No. A/NE-STK/36 and respectfully requests the Town Planning Board to give favorable consideration to this submission.

Yours faithfully,

For and on behalf of
Hong Kong International Aviation Academy Limited

Sean HUI
Director, Training Centre – Airport Operations & Crisis Management

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人對上述申請編號原則上是不反對。本人支持上述申請是基於該申請是完全配合政府推行低空經濟計劃相互配合。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。是項申請將可協助低空經濟計劃培育該計劃需要的各種類人才，將有助低空經濟計劃推行發展。 且是項申請所選位置亦不是航道範圍。所以本人是絕對支持。

邱綺雯



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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Jan Sze Wan



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

顧秀美
10/8/2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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張慧沛

9 / 8 / 2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

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所以本人是百分百支持此計劃申請

張善淇
9/18/2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

王楚堯
9/8/2016



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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蔣秋堯

9.8-2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

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TURN YU CHING
T.Y.T.
8/8/2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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Town Clerk LOR
Fukun
8/8/2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

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Man Chun KOT
8/8/2026

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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[Signature] 9.8.2026
WONG ON PONG

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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Handwritten signature and date:
2026.8.9
TUN YG LAM

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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Carly
2026-08-07

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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[Handwritten signature]
At 604 Wai San
8/8/2026

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。



馬建榮
2026.8.6

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

此外，上述申請計劃選址不是靠近本村現有居民住所，因此對本村居民影響不大。

所以本人是百分百支持此計劃申請



張映霖
2026.8.10

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

本人是沙頭角塘肚村村民，按上述申請立項所顯示基地所處位置是本村靠山坡位置，該位置原是荒棄農地，原則上基地的發展是不會對本村村民構成很大影響。故本人對此立項發展是不反對上述申請。



TUEN GABK WANG
J. Tuen
10/8/2026

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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余光



25

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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王文振



26

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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李青方



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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解雪瑛



28

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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湯新康



28 "附加"

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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陳新康

10/8/2026



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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劉利



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

何恒生



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人對上述申請編號原則上是不反對。本人支持上述申請是基於該申請是完全配合政府推行低空經濟計劃相互配合。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。是項申請將可協助低空經濟計劃培育該計劃需要的各種類人才，將有助低空經濟計劃推行發展。且是項申請所選位置亦不是航道範圍。所以本人是絕對支持。

羅利鵬



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

此外，上述申請計劃選址不是靠近本村現有居民住所，因此對本村居民影響不大。

所以本人是百分百支持此計劃申請



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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張迪斯



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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李家華



31

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

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所以本人是百分百支持此計劃申請

黎雪玲



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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李大明



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

李國成



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

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所以本人是百分百支持此計劃申請

張冬蓮



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

張志恩



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

本人是沙頭角塘肚村村民，按上述申請立項所顯示基地所處位置是本村靠山坡位置，該位置原是荒棄農地，原則上基地的發展是不會對本村村民構成很大影響，故本人對此立項發展是不反對上述申請。

張子軍



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

張嬌



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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何春榮



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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Handy

CHAN WEN XIA



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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FONG KKNg

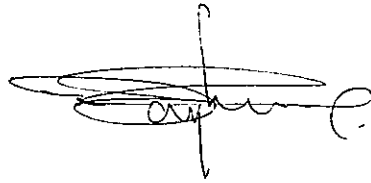


致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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NG WAI MAN



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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邱亞貴



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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伍維漢

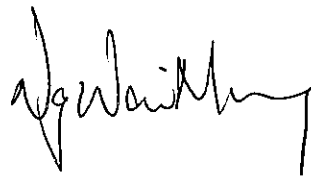


致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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有關： 規劃申請編號 A/NE - STK/36

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A handwritten signature in blue ink, appearing to be "Jusantg".

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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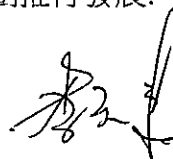


A handwritten signature in black ink, appearing to be "何志強" (Ho Chi Keung).

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人對上述申請編號原則上是不反對。本人支持上述申請是基於該申請是完全配合政府推行低空經濟計劃相互配合。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。是項申請將可協助低空經濟計劃培育該計劃需要的各種類人才，將有助低空經濟計劃推行發展。且是項申請所選位置亦不是航道範圍。所以本人是絕對支持。



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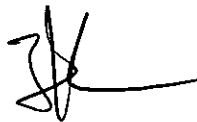
廖利花



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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JK

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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黎明春



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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江其雲



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有關： 規劃申請編號 A/NE - STK/36

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丘曉彤



58

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36



本人是沙頭角塘肚村村民，對於上述編號申請，本人認為若上述申請將來能發展成一系列產業鏈的引進，將有機會帶動附近餐飲，住宿，物流及旅遊等周邊配套產業發展，這有助本村年輕村民回流本村發展，將原本是暮氣沉沉老人村改變為有朝氣的村。所以本人是絕對支持。

丘文清



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

本人是沙頭角塘肚村村民，按上述申請立項所顯示基地所處位置是本村靠山坡位置，該位置原是荒棄農地，原則上基地的發展是不會對本村村民構成很大影響。故本人對此立項發展是不反對上述申請。

張日紅



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

就上述申請編號是 [發展無人機培訓基地] 立項。

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蘇志光



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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張玉剛



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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A handwritten signature in black ink, consisting of a vertical line and a stylized 'S' or 'G' shape.

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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梁桂梅



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

本人對上述申請編號原則上是不反對。本人支持上述申請是基於該申請是完全配合政府推行低空經濟計劃相互配合。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。是項申請將可協助低空經濟計劃培育該計劃需要的各種類人才，將有助低空經濟計劃推行發展。且是項申請所選位置亦不是航道範圍。所以本人是絕對支持。

黃麗坤



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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华姐



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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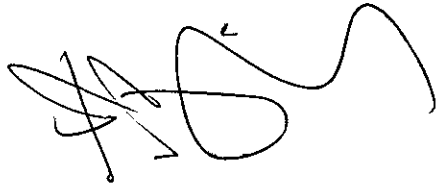
卓偉南



致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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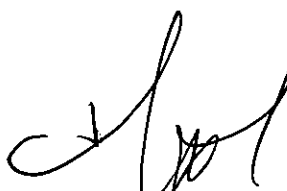
陳芷薇 10/8/2026

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

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 文少榮
10/AUG/2026.

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

此外，上述申請計劃選址不是靠近本村現有居民住所，因此對本村居民影響不大。

所以本人是百分百支持此計劃申請



邓春花
2026.8.7

72

致：城市規劃委員會秘書：

有關： 規劃申請編號 A/NE - STK/36

基於香港本屆政府已開展低空經濟計劃，過往已有私人公司於白石角與馬鞍山兩地間試行低空經濟活動(即使用無人機攜帶貨品)往來點對點實驗。現已可見將來低空經濟活動是需要大量人才來應付需要。目前香港仍未有任何公私營機構正式開辦此類專為操控無人機技術課程。若現時不思考如何培育人才，將來如何能夠有足夠人才去發展此產業。現應要未雨綢繆，提早培育此產業各種人才以便應付將來此產業的人才需要。

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有關： 規劃申請編號 A/NE - STK/36

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張子恩
2026:8.8



74

給城市規劃委員會:

事由: 申請編號: A/NE-STK/36 - 反對設立臨時航拍機訓練中心

就標題所述，本人**反對有關申請**：破壞本村原來寧靜環境之餘，亦**極度易侵犯村民個人隱私**；航拍機在本村天空飛行，干擾村民住宅電視之接收，亦同時增加對本村治安之風險。

反對人: 塘肚山村村民 承
2026年8月11日

