

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

Adrian Tsz Hin TAM/PLAND

寄件者: Yancy <[REDACTED]>
寄件日期: 2026年08月31日星期一 16:16
收件者: tpbpd/PLAND
副本: William Shu Tai WONG/PLAND; Adrian Tsz Hin TAM/PLAND; 'Cannis Lee'
主旨: RE: Planning Application No. A/NE-STK/36 --- Proposed Temporary Drone Training
Centre with Ancillary Facilities for a Period of 3 Years
附件: STK36_FI2_RtoC_submission_with coverletter.pdf
類別: Internet Email

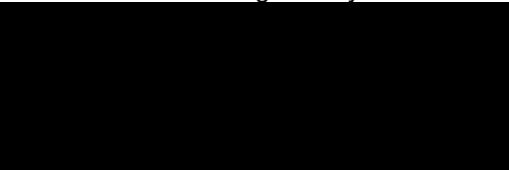
Dear Sir/Madam,

We refer to the departmental and public comments regarding the captioned application. Our consolidated responses are attached for your consideration please.

Should there be any queries, please contact the undersigned or our Ms. Cannis Lee at [REDACTED].

Best Regards,
Yancy Fung

Lawson David & Sung Surveyors Ltd.



<http://www.lawsonsurveyors.com>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The content and opinions contained in this email are not necessarily those of Lawson David & Sung Surveyors Ltd.

If you have received this email in error please contact the sender.



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED



RICS
The mark of
property professionalism worldwide



宋梓華
Sung Tze Wah
FRICS FHKIS MSISV MCIREA ACIArb R.P.S.(GP)

李霧儀
Lee Mo Yi
MPIA RPP MUDD BA (Hons)

吳恆廣
Ng Hang Kwong, BBS
FRICS FHKIS R.P.S.(GP)
Honorary World Valuer (WAVO)

林桂金
Daniel K.K. Lam
MRICS MHKIS MCIREA R.P.S.(GP) BSc

宋樹鴻
Sung Shu Hung
FRICS MHKIS R.P.S.(GP)(PD) MCIREA
MHIREA BSc (Hons)

趙慧姿
Chiu Wai Chi
MRICS MHKIS MSc BBus (Mktg)

Consultant :

陳志凌
Elwyn C. Chan
RPE PMgr CEnv FIHE FCIOB MICE
MHKIE MSOE FCI MI MCIArb MSc

劉志光
Lau Chi Kwong
FRICS FHKIS ALS MHKIS
R.P.S.(LS)(PFM) MSc
潘孝維
Pun How Wai
B.Arch.HK RIBA

By Email and Post

Date : 31 August 2026
Your Ref.: TPB/A/NE-STK/36
Our Ref. : LDS/PLAN/7255

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

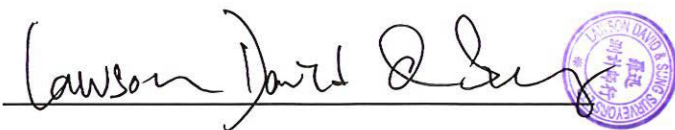
Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Drone Training Centre with Ancillary Facilities for a Period of 3 Years at 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 Ping Tsuen, Sha Tau Kok, N.T.
(Application No. A/NE-STK/36)

We refer to the departmental and public comments regarding the captioned application. Our consolidated responses are set out in **Table 1** enclosed herewith for your consideration. In addition, the Layout Plan has been revised (see **Figure 4A**). Please note that the Take-off and Landing Zone refers to the designated area for take-off and landing of SUAs, while the Flight Boundary refers to the outermost limit the SUA is permitted to fly.

Should there be any queries, please contact our Ms. Cannis Lee or Ms. Yancy Fung at [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited




Encl.
c.c. DPO/STN (Attn.: Mr. William Wong) – By Email
Client

Your Assets for Growth

Table 1: Responses to Comments from Government Departments and the Public on Planning Application No. A/NE-STK/36 (31.8.2026)

COMMENTS	RESPONSES
1. Lands Department (LandsD)	
(a) the application 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 application site require to pass through Government land (GL) but there is no right of access via GL granted to the application site yet. There is no guarantee that the GL within the application site shall be allowed for the proposed use/ ingress or egress points;	(a) Noted. The Applicant will apply to the LandsD for a Short Term Tenancy (STT) and will not occupy Government land (GL) without approval.
(b) the application site also comprises of GL of about 546m ² 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;	(b) Noted. The Applicant will apply to the LandsD for a Short Term Tenancy (STT) and will not occupy Government land (GL) without approval.
(c) the following irregularities covered by the planning application have been detected by LandsD: <u>suspected unauthorised structures within Lot 1403 in D.D. 41 covered by the planning application</u> 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. LandsD reserves the rights to take necessary enforcement action if any breach is detected; and <u>unlawful occupation of GL adjoining Lots 386, 1372 and 1403 in D.D. 41 with suspected unauthorised structure covered by the planning application</u>	(c) The existing squatter structure found on Lot 1403 in D.D.41 will be converted to the proposed reception/site office/rain shelter. Upon approval of the planning application, the Applicant will apply to the LandsD for a Short Term Waiver (STW) to permit the structures to be erected. The lot owners will also apply to LandsD for Short Term Tenancy (STT) to permit the occupation of the GL.

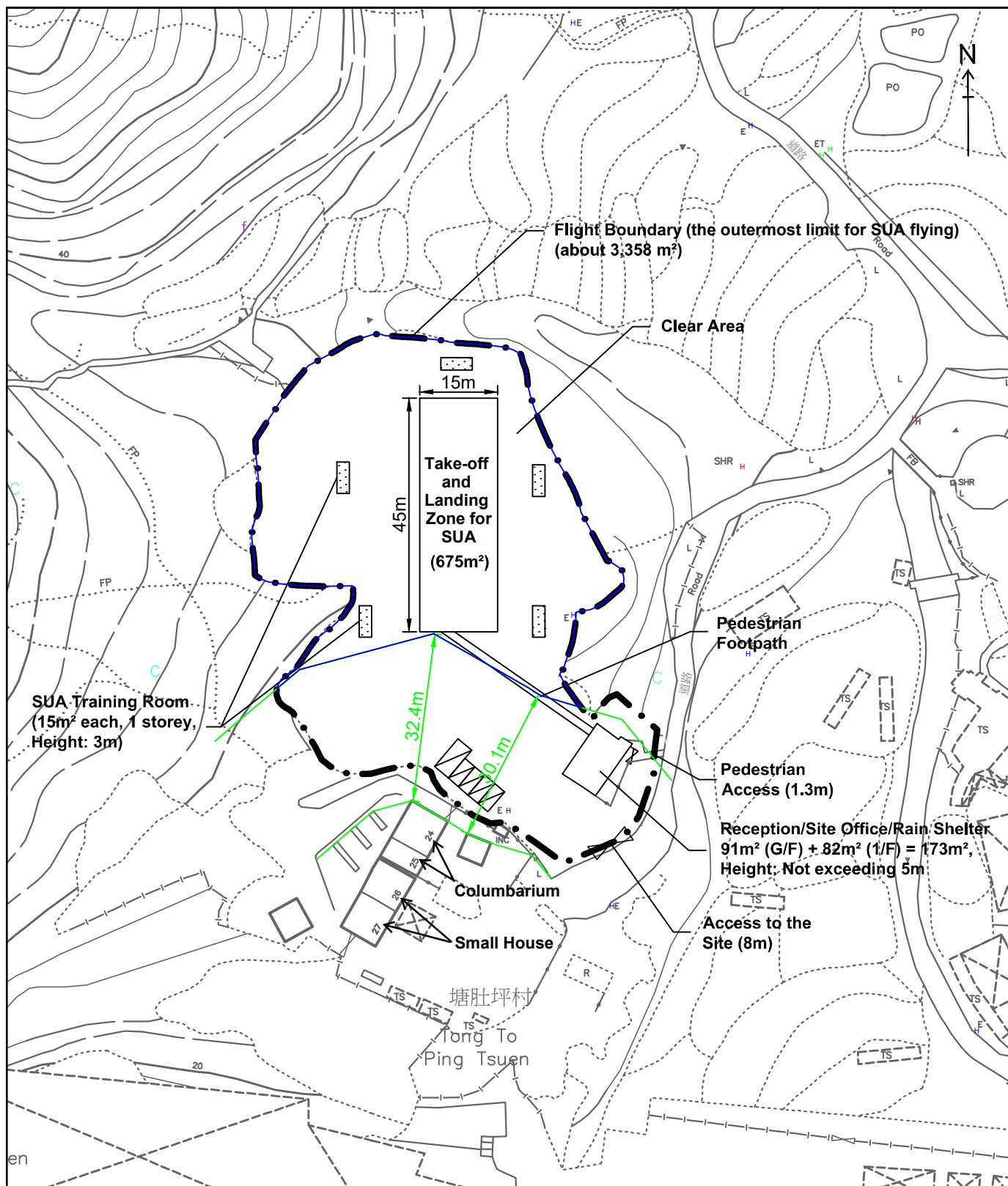
COMMENTS	RESPONSES
the GL within the application site has been illegally occupied with suspected unauthorised structure. Any occupation of GL without Government's prior approval is an offence under Cap. 28. LandsD reserves the rights to take necessary land control action against the illegal occupation of GL if identified; and - if the planning application is approved, the lot owner will need to apply to LandsD 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.	
2. Transport Department (TD)	
(a) It is noted that there is over 2m level different between the ingress/egress point and the formation level of application site. The applicant should provide a proposal on the vehicular access arrangement for the ingress and egress routes leading to and from the application site.	(a) The 2.0m level difference will be overcome by a graded ramp with cut-and-fill without requiring excessive land or major roadworks. The driveway will rise gradually with a maximum 1:10 gradient, which is within the acceptable limit for private cars and 16-seat minibuses. A speed signage of 5km/h will be placed at the entry point to slow vehicles before they access the site. The proposed access arrangement

COMMENTS	RESPONSES
	is technically feasible, safe, and compliant for private cars and a 16-seat minibus.
3. Civil Aviation Department (CAD)	
(a) 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 (RFZ). 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 10 m. 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 10 m (with the flying speed of the SUA not exceeding 20 km/hr) or not less than 30 m (with the flying speed of the SUA exceeding 20 km/hr but not exceeding 50 km/hr).	(a) The Application Site is not located within a Restricted Flying Zone (RFZ). The Applicant will strictly adhere to the instructions / safety guidelines issued by the SUA manufacturer, size and safety features of the SUA, and the applicable operating requirements. The SUA's flying speed will not exceed 50 km/hr. Please note that the flight boundary will be set back 30m distance (for Category A2 and C SUAs) between a SUA and any person who is not involved in the flight operations (i.e. the approved columbarium and nearby small houses) (see the revised Layout Plan at Figure 4A). Therefore, the operational flying area will not exceed this flight boundary (i.e. the outermost limit the SUA is permitted to fly), thus ensuring compliance with the separation requirement.
4. District Planning Office, Sha Tin, Tai Po and North (DPO, STN)	
(a) Clarification on the type of drones to be used and the number of drones to be flown simultaneously	(a) The Applicant will organize drone courses of the following categories: (i) Category A1 – Flip model, take-off weight less than 249g; (ii) Category A2 – Matrice 4E model, take-off weight 1,229g; and (iii) Category C – Flycart 30 model, take-off weight 65kg. To ensure safety and orderly operations, only one of the following groups of drones will be operated at any one time:

COMMENTS	RESPONSES
	(i) a maximum of 4 Flip model drones; (ii) a maximum of 2 Matrice 4E model drones; (iii) a maximum of 1 Flycart 30 model drones. Maximum frequency of take-offs and landings: There will be a take-off and a landing approximately every 20 minutes. In accordance with the SUA order, the remote pilot of the SUA for the flight shall not operate more than one SUA at the same time. The Applicant will restrict the number of drones operated at any one time, as mentioned above, and will monitor the flying operation. It is safe and acceptable under the SUA order to have multiple drones operating simultaneously within the Application Site.
(b) Clarification on the flying range of drones	(b) Drone take-off and landing will be strictly confined to the designated take-off and landing zone in the middle of the Application Site, as shown in Figure 4A . The flying area will not extend beyond the flight boundary. The operation of the proposed development will adhere to the regulatory and operating requirements set out in the Safety Requirement Document prepared by the Civil Aviation Department.
(c) It is noted that an approved S.12A planning application (Y/NE-STK/6) was approved by the Town Planning Board on 21.11.2025 to rezone the site to the southwest of the Application Site from “Village Type Development” to “Government, Institution or Community (1)” for columbarium use. Concern is raised that traffic problems may occur during Ching Ming and Chung Yeung Festivals.	(c) The Applicant will liaise and coordinate with the columbarium operator to ensure smooth traffic arrangements and avoid any adverse impact on nearby traffic or pedestrians. Prior appointment to the Application Site is required and therefore the traffic flow is under control.
(d) Clarification on the number of participants attending classes at the Application Site.	(d) Classes are scheduled four to five days per week, with morning sessions from 9:00 am to 12:30 pm and/or afternoon sessions from 2:00 pm to 5:30 pm. A full-day course will be arranged for the same group of participants, with a maximum of 22 people attending at any one time.

COMMENTS	RESPONSES
(e) There are two electric poles with overhead powerlines within the Site. Please clarify.	(e) The two electric poles with overhead powerlines within the Application Site will be relocated (see Annex 1 for documents relating to the relocation of power lines). The application for relocation has been submitted and is currently under processing.
(f) Re CAD's comment on minimum lateral separation, it is understood that SUAs (ranging from 249g to 65kg) are proposed to be operated at the Site, and there are existing structures including residential developments and a columbarium locating to the Site's immediate southwest. Please advise whether the required lateral separation could be met.	(f) Please refer to our response 3(a) above.
(g) Please advise the use(s) of the five "SUA Training Rooms" indicated of the layout plan.	(g) The training rooms are used for briefings and the practical training of and ground control of SUAs.
5. Public Comments	
(a) Safety concerns have been raised, noting that there are overhead power lines nearby. There are concerns that repeated take-offs and landings of drones may lead to loss of control or collision, thereby endangering public safety and posing a risk to the power lines. In addition, there are concerns that drone operations may generate noise and cause disturbance to residents, resulting in psychological stress.	(a) The Applicant reiterates that all training activities will be conducted under the supervision of qualified instructors to ensure the safe and proper operation of the drones. Drone take-off and landing will be strictly confined to the designated take-off and landing zone in the middle of the Application Site, as shown in Figure 4A. To guarantee this, flight paths will be enforced via visual observers, ensuring the flying area will not extend beyond the flight boundary. The power lines within the Application Site will be relocated. Consequently, it will not interfere with the nearby overhead power lines. It is noted that the Tong To Ping Tsuen is located to the immediate southwest of the Application Site. According to CAD's comments, a minimum setback distance for flight operations will be provided (see our response in 3(a) above). Additionally, the nearby village of Tong To is situated approximately 95m northeast of the Application Site. The Indigenous Inhabitant Representative, the Resident Representative and

COMMENTS	RESPONSES
	some Tong To villagers have expressed their support for the application. To minimise disturbance, drone activities will be limited in scope and duration, restricted to daytime hours (9:00 am – 12:30 pm and 2:00 pm – 5:30 pm) only, and the maximum number of drone take-offs and landings will be strictly controlled by the qualified instructors. Low-noise propeller configurations will be used where feasible. As such, the proposed development will be managed in a way that minimizes disturbance to local residents. Should any resident raise concerns during the training period, a dedicated hotline and response protocol will be in place to address them within 24 hours.
(b) Concerns relating to refuse disposal and provision of toilet facilities.	(b) All refuse generated on site will be properly stored, packed, collected and disposed by on-site staff. Toilets will be provided in the proposed site office, and a septic tank will be installed to ensure the adequate treatment and disposal of sewage in accordance with the relevant standards.
(c) Concerns about villagers' privacy, interference with television reception due to drone operation and security.	(c) Drones will be operated with visual line-of-sight controls to ensure they never fly beyond the flight boundary. Onboard cameras will be oriented downward and within the flight boundary only, and no imagery of nearby villages (including Tong To Ping Tsuen and Tong To) or clusters of small houses will be captured or stored. The drone models selected for training do not incorporate signal jamming, frequency spoofing, or any other interference functions; and hence will not affect television reception or other household electronics. All training sessions are held exclusively within the Application Site, and participants are required to leave the premises immediately upon session completion. Attendance is by prior appointment only, with class sizes capped to ensure close supervision. Before each class, a mandatory safety and etiquette briefing is conducted, covering flight boundaries, noise reduction, and respectful conduct, thereby further minimizing any potential disturbance to local residents.



Legend:

- Application Site (about 5,121 sq.m.)
- SUA Training Room (About 15 sq.m. each; Height: about 3m (1-storey))
- Parking Spaces for Minibus (3.5m x 7m) (1 no.)
- Parking Spaces for Private Car (2.5m x 5m) (4 nos.)
- Setback Distance (a minimum setback of 30m between a SUA and any person who is not involved in the flight operations) For Identification Purpose

Indicative Layout Plan

Figure 4A

Scale 1:1000



羅迅測計師行
Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

本處檔號 LANDSD DLOs-003-006-N-
Our Ref.: PO-2026-178-P001

此公告將於：2026年7月28日之後移除

**地政總署
公告**

公告張貼於：塘肚村告示板(STK-33-1(A))、北區地政處及實地

公告送交：新界沙頭角區鄉事委員會、塘肚村原居民及居民代表以及存檔

現公佈中華電力有限公司向本處申請在丈量約份第41約塘肚村附近的政府土地上（見附圖所示），進行鋪設低壓電纜、移除及豎立架空電纜和電纜杆工程。如有任何反對，須於本公告日期起計14天內以書面向北區地政專員提出（地址：新界粉嶺璧峰路三號北區政府合署六樓）。逾期遞交的反對書概不受理。

下列私人地段可能會受上述工程影響，而有關工程或須包括進行挖掘工程：

丈量約份	地段編號
41	1200, 1391, 1394, 1401, 1405RP & 546RP

如對本告示有任何查詢，請致電 2675 1527 與北區地政處洪穎恩女士聯絡。如欲查詢上述工程的詳情，請致電 2678 2156 與中華電力有限公司林先生聯絡。（工程編號：NRSS2026-0155-01H）

北區地政專員

（洪穎恩

代行）

日期：2026年7月14日

註：申請人須自行取得有關地段業權人的同意後，才可在私人土地上開展工程。

This notice will be removed after: 28.7.2026

**LANDS DEPARTMENT
NOTICE**

Notice posted: Tong To Village notice board (STK-33-1(A)), District Lands Office, North and the application site

Notice served: Sha Tau Kok District Rural Committee, Indigenous Inhabitant Representative(s) and Resident Representative(s) of Tong To Village and the file

Notice is hereby given that CLP Power Hong Kong Limited has applied to the District Lands Office / North for LV Cable Laying & Pole Stay Erection & OHL & Pole Removal works on the Government Land near Tong To Village in D.D.41 (as shown on the attached plan). Any objections should be lodged in writing with the District Lands Officer / North within 14 days from the date of this notice (Address: 6/F., North District Government Offices, 3 Pik Fung Road, Fanling, New Territories). No late objections will be considered.

The private lot(s) listed below may be affected by the above works in which excavation works may be required:

D.D.	Lot No(s).
41	1200, 1391, 1394, 1401, 1405RP & 546RP

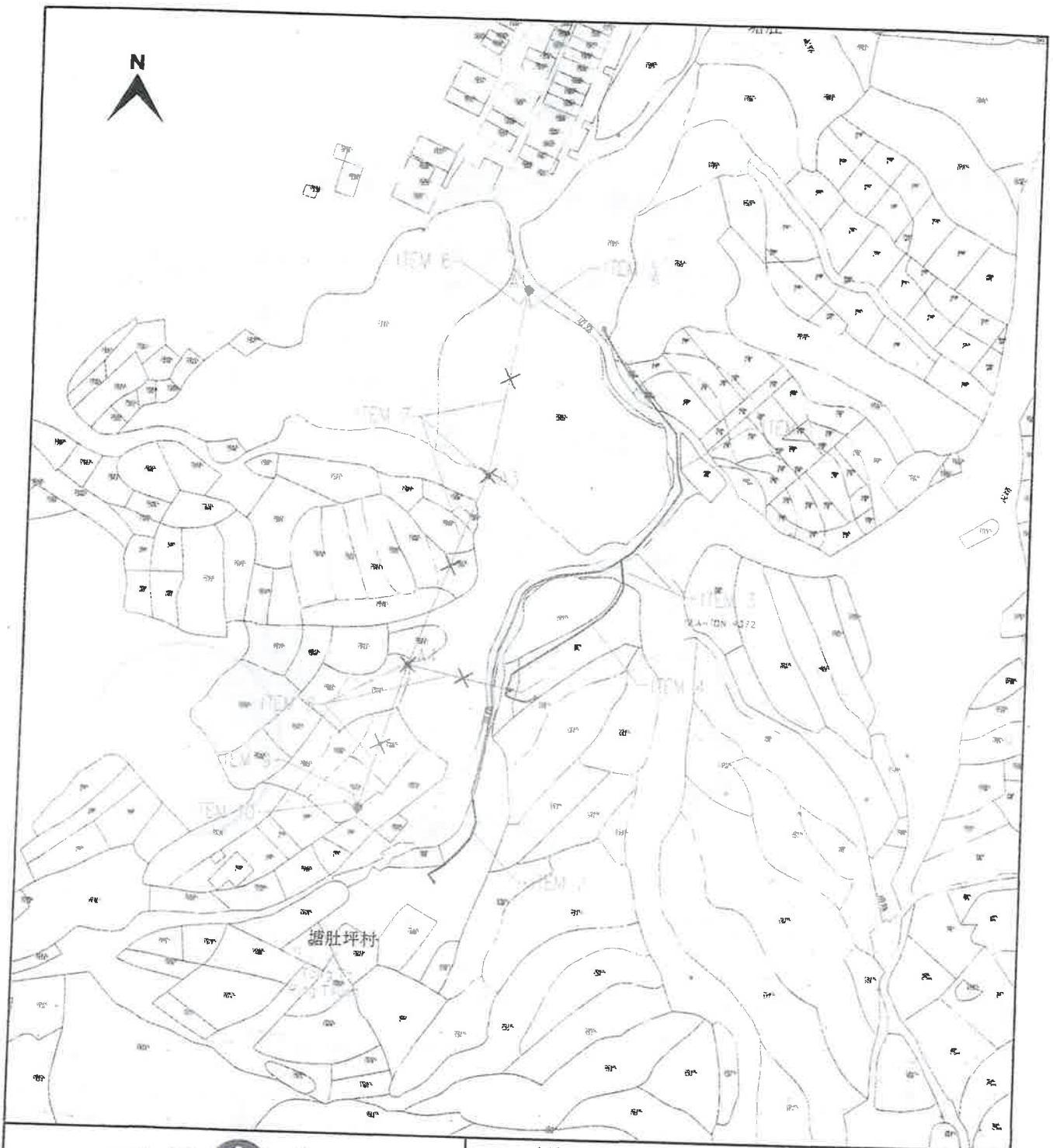
For enquiry of this notice, please contact Ms. Viann HUNG of District Lands Office, North at 2675 1527. For details of the excavation works, please contact Mr. LAM of CLP Power Hong Kong Limited at 2678 2156. (Works Ref.: NRSS2026-0155-01H).

（ Viann HUNG ）

for District Lands Officer, North

Date: 14.7.2026

Note: The applicant has to obtain consent from the respective landowners before commencement of works on the affected private land.



CLP 中電

LEGEND

-  PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
-  PROPOSED CABLE THROUGH EXISTING DUCTS
-  EXISTING PILLAR
-  PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
-  EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
-  EXISTING OVERHEAD LINE & POLE
-  PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
-  OVERHEAD LINE & POLE TO BE REMOVED
-  PROPOSED TREE TRIMMING / CUTTING
-  EXISTING POLE MOUNTED TRANSFORMER
-  PROPOSED POLE MOUNTED TRANSFORMER
-  PROPOSED STAY / STAY POLE
-  PROPOSED 3.6M(L) x 3.32M(W) x 2.7M(H) HV PILLAR

TITLE : LV CABLE LAYING &
POLE STAY ERECTION &
OHL & POLE REMOVAL AT
TONG TO PING TSUEN

MAP NO : 03NE12C,03NE12D

DRAWN : C.M.TANG

E/O NO :

CHECKED : S.K.CHIANG

REGION : NR

O.C. : SS

DATE : 28-05-2026

PROJECT REF. : NRSS2026-0155

SCALE : 1:1000

PLAN REF. : NRSS2026-0155-01H

Map data reproduced with permission of the Director of Lands, (C) Hong Kong
Information Classification: PROPRIETARY