2026年 01月 13日
此文件在_____收到。城市規劃委員會只會在收到所有必要的資料及文件後才正式確認收到申請的日期。

This document is received on 13 JAN 2026
The Town Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。***

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

2502565 2025.11.12 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PN/89
	Date Received 收到日期	13 JAN 2026

1. 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。

2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at http://www.info.gov.hk/tpb/. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：http://www.info.gov.hk/tpb/)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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。

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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)

HA PAK NAI EDUCATION CENTER LIMITED
(下白泥教育中心有限公司)

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)

Luen Kwok Wing 倫國榮

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及71號(部份)土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	☑Site area 地盤面積 686 sq.m 平方米☑About 約 ☑Gross floor area 總樓面面積 276.8 sq.m 平方米☑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 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PN/9
(e)	Land use zone(s) involved 涉及的土地用途地帶	海岸保護區
(f)	Current use(s) 現時用途	郊野教學、教育及遊客中心及員工飯堂 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☐ is the sole "current land owner"#& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」#& (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"#& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」#& (請夾附業權證明文件)。

☑ is not a "current land owner"#.
並不是「現行土地擁有人」#。

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

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

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

☑ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於 17-10-2025至 31-10-2025 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

☑ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於 27-10-2025 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

☐ others (please specify)
其他（請指明）

_____

_____

_____

_____

Note: May insert more than one「✔」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.
註: 可在多於一個方格內加上「✔」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	臨時郊野教學、教育及遊客中心及相關填土工程(為期3年) (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	☑ year(s) 年 3 ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	409.2 sq.m ☐About 約
Proposed covered land area 擬議有上蓋土地面積	276.8 sq.m ☐About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	2
Proposed domestic floor area 擬議住用樓面面積	NA sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	276.8 sq.m ☐About 約
Proposed gross floor area 擬議總樓面面積	276.8 sq.m ☐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)
列於布局設計圖

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	Nil
Motorcycle Parking Spaces 電單車車位	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	NA

Proposed operating hours 擬議營運時間
星期一至星期日及公眾假期上午 7 時至晚上 7 時

(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	☑ 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)) 由稔灣路經小路直達申請地點 ☐ 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	☐

(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	☐ Please provide details 請提供詳情
	No 否	☑
(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	☑ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☑ Filling of land 填土 Area of filling 填土面積 ..276.8.. sq.m 平方米 ☑About 約 Depth of filling 填土厚度 ..0.3.. m 米 ☑About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
	No 否	☐

(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 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

	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) 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) ....

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ 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）。

1. 申請人要求批給規劃許可，准許將申請地點用作臨時郊野教學、教育及遊客中心及相關填土工程(為期3年)

2. 地盤面積約686平方米 。申請地點內設有2個構築物 :第1個構築物A(1層)面積約46.8平方米，座地不高於4米，不密封簷篷，提供洗手間用途。第2個構築物B(1層)面積約230平方米，座地不高於 7米提供提供戶外休息區及存物用途。總樓面面積約276.8平方米 。

2. 場地主要用作教學及參觀用途，亦得到很多村民、十八鄉、學校、有關部門及團體支持，希望規劃署名各部門能批給有關申請。

3. 申請地點的營運時間為星期一至星期日及公眾假期上午 7 時至晚上 7 時

4. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。

5. 城市規劃委員會認為合適的，申請人將遵守規劃條件。 。

6. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。

7.本申請地點規模細小,遠離民居,並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。

8. 擬建項目為臨時用途，為期 3 年，不會損害當前分區的長遠規劃意圖。

9. 城市規劃委員會認為合適的，申請人將遵守規劃條件。

10. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。

11.本申請地點規模細小,遠離民居,並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature 簽署 ..... ☐ Applicant 申請人 / ☑ Authorised Agent 獲授權代理人

Luen Kwok Wing 倫國榮

Name in Block Letters 姓名（請以正楷填寫） ..... Position (if applicable) 職位 （如適用） .....

Professional Qualification(s) 專業資格
☐ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他 .....

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

Date 日期 11-11-2025 (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	新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及71號(部份)土地
Site area 地盤面積	686 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)
Plan 圖則	S/YL-PN/9
Zoning 地帶	海岸保護區
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時郊野教學、教育及遊客中心及相關填土工程(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		☐ About 約 ☐ Not more than 不多於	☐About 約 ☐Not more than 不多於
	Non-domestic 非住用	276.8	☑ About 約 ☐ Not more than 不多於	0.4 ☑About 約 ☐Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA		
	Non-domestic 非住用	2		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA		m 米 ☐ (Not more than 不多於)
		NA		Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	7		m 米 ☑ (Not more than 不多於)
		1		Storeys(s) 層 ☑ (Not more than 不多於)
(iv) Site coverage 上蓋面積		40.3 %		☑ 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			0
	Private Car Parking Spaces 私家車車位			0
	Motorcycle Parking Spaces 電單車車位			0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位			0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位			0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			0
	Others (Please Specify) 其他 (請列明)			
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			0
	Taxi Spaces 的士車位			0
	Coach Spaces 旅遊巴車位			0
	Light Goods Vehicle Spaces 輕型貨車車位			0
	Medium Goods Vehicle Spaces 中型貨車位			0
	Heavy Goods Vehicle Spaces 重型貨車車位			0
	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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☑	☐
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☑	☐
位置圖,填土範圍圖,場地種植圖,		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☑	☐
支持信,活動照片		

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。

1. 由稔灣路經小路直達申請地點。
2. 訪客可乘坐專線小巴，下車步行約 1 分鐘到達申請地點。
3. 申請地點只開放星期一至星期日及公眾假期上午 7 時至晚上 7 時(只供教育及相關用途), 預算每天最多招待 20-40 人。
4. 申請地點只會在工程需要時有貨車停泊, 其餘時間不會有貨車停泊。
5. 申請地點為白泥潮間帶主要安全進出口。
6. 申請地點多年來為海洋公園及城市大學於馬蹄蟹的保育研究提供適切配套。
7. 嘉道理農場動物專家不定期到申請地點一帶考察香港極罕有的歐亞水獺，並於申請地點展示保育資訊。
8. 場地主要用作教學相關用途，其間得到極多村民、學校、相關部門及團體支持，希望規劃署能批給有關申請。

<table>
<tr><td rowspan="2">Project 項目名稱 :
新界元朗白泥丈量約份第 135 約地段第 68 號(部份)、第 70 號(部份)、第 71 號(部份)土地</td><td colspan="2">Remarks 備註 :</td><td></td></tr>
<tr><td>Drawing Title 圖紙標題
補充資料</td><td></td><td></td></tr>
</table>

到訪者主要來自學校，機構義工隊，環保組織及非牟利團





















潮間帶導賞前準備及講解





















(清潔沙灘活動)

學校及企業義工隊協助下白泥教育中心進行定期后海灣沙灘清潔





















(清潔沙灘活動)

定期清潔沙灘，有助改善后海灣潮間帶的水質及生態多樣性的穩定





















活動後分享及大合照





















下白泥教育中心及環保團體向參觀人士講解后海灣潮間帶生態，部份學員(學生)向傷健人士介绍后海灣生態及導賞



















下白泥教育中心有限公司
HA PAK NAI EDUCATION CENTER LTD

[redacted]

下白泥教育中心成立於 2019 年，並於 2021 年註冊為非牟利慈善團體，過去多年，下白泥教育中心肩負起后海灣中下白泥海岸線之保育及研究工作，支援了無數的科學及保育推廣項目，經過多年的無私付出，把現址打造成后海灣中下白泥海岸線原生態的考察研究據點，為各界探訪者提供一個方便而安全的考察環境，多年來為學校等大型團體提供既安全且方便的大自然教學考察場地。

下白泥教育中心對出之海岸線泥灘，為后海灣拉姆薩爾濕地之部份，經過十多年的共同努力保育下， 已成為香港境內三個馬蹄蟹之棲息及繁殖地之一，下白泥教育中心更是香港唯一陸路交通直達的馬蹄蟹考察點，其中海洋公園/城市大學的馬蹄蟹保育計劃亦扎根於此，每年都會於本中心及對出水域進行人工繁殖馬蹄蟹的放生活動。

養蠔業於流浮山上下白泥已有 700 多年，是香港的重要商品，除此以外，蠔礁為海洋生物提供了重要的棲息地，過濾淨化海水，改善水質，保護海岸地區，協助維持良好 的海洋生態環境，但蠔礁在過去幾十年經歷了石灰挖掘、填海工程和過度捕撈的洗禮，蠔隻數量 已大大減少，因此，大自然保護協會(TNC)近年於下白泥教育中心對出水域展開蠔礁修復計劃，進行水質及海洋物種改善研究，此計劃得到摩根大通的支持，並與香港大學太古海洋科學研究所（SWIMS）合作。

下白泥教育中心鄰近新界西堆田填區，為香港最大之垃圾處理設施，環境保育與廢物處理息息相關，有見及此，本中心於 2020 年設立了黑水虻廚餘處理示範區，以最天然無害方式，展示堆填以外之高效環保方案，讓到訪者直接感受傳統垃圾堆填與黑水虻處理的優劣差距。除外，本中心定期舉辦海岸線清潔活動，提供一個安全的工作環境與參與義工們，喚起大眾對環境保育的重視和責任，經過多年的積極推廣，已超過 100 所中小學及機構機構到訪，萬多名義工參與其。

香港政府最近擬議中的港深西部鐵路（洪水橋至前海）會在流浮山設站，預計會帶來額外的旅客，期望於流浮山發展休閒生態旅遊，與本中心目標一致。歷年來下白泥教育為各團體以非牟利形式提供設施及場地作環境保育研究和推廣用途，為配合香港政府發展北都生態旅遊，本中心會繼續優化場內設施，提供一個更豐富，更安全，更有意義的生態考察觀賞場地路線。

Department of Chemistry
香港城市大學
City University of Hong Kong

A Tat Chee Avenue, Kowloon, Hong Kong
[redacted]
W cityu.edu.hk

4th July 2025

[redacted]
Ha Pak Nai Education Centre
Mr. CHENG Wai Kwan, Ken

Re: A supporting letter for the continuous operation of the public outreach and education facilities at Ha Pak Nai Education Centre (Planning Application A/YL-PN/83)

Dear Mr. Cheng,

I am writing to express my full support for the continued operation of the public outreach and education facilities at the Ha Pak Nai Education Centre, managed by your team and members of the local community.

Since 2009, I have been collaborating with the Ocean Park Conservation Foundation on the "Horseshoe Crab Rearing Program," a school outreach initiative. In this program, mating pairs of tri-spine horseshoe crabs are induced to spawn in the laboratory at City University of Hong Kong. The resulting juveniles are then distributed to participating secondary schools, where students care for them in their school laboratories for approximately six months before releasing them into the wild during the summer. The program has been highly successful and well-received by participating schools.

In recent years, with the invaluable support of the Ha Pak Nai Education Centre, I have been able to obtain mating pairs from Ha Pak Nai for the breeding program. Additionally, I have conducted field manipulation studies in the area to investigate the natural mortality of juvenile horseshoe crabs and assess the impact of oyster rubble on their behavior and growth. These experiments would not have been possible without the Centre's support.

Over the past two years, I have also collaborated with the Chinese University of Hong Kong and the Ocean Park Conservation Foundation to explore the use of drone and AI technology to identify the foraging trails of juvenile horseshoe crabs during low tides in Ha Pak Nai. Our preliminary results have demonstrated an accuracy rate of over 90%. This innovative approach holds great promise for significantly improving the efficiency and precision of horseshoe crab population surveys.

The Ha Pak Nai Education Centre plays a vital role in supporting scientific research, conservation efforts, and public education. I strongly urge the continued operation and support of this important facility and I look forward to continued collaboration with the Ha Pak Nai Education Centre in advancing horseshoe crab conservation efforts in the years to come.

I would be grateful if the Planning Department could seriously consider this planning application (A/YL-PN/83).



Siu Gin CHEUNG (Prof.)
Associate Professor
Department of Chemistry
City University of Hong Kong

Innovating into the Future

[25-9-2025]

Dear Mr. Ken CHENG Wai Kwan,

On behalf of the MArch students of NM2050 at The Chinese University of Hong Kong, we would like to extend our heartfelt gratitude for your warm hospitality and generous sharing during our field visit to Ha Pak Nai on 15 September 2025. It was a meaningful and inspiring experience to learn directly from your dedication and efforts in protecting and restoring the unique coastal habitats of Pak Nai.

Our visit also reinforced for us the importance of the Ha Pak Nai Education Centre as a vital hub for conservation, research, and public engagement. We are impressed by your proactive effort in not only facilitating scientific research and ecological restoration but also in educating the public about responsible behaviour. By raising awareness, providing practical conservation opportunities, and guiding visitors with proper codes of conduct, your Centre has helped strengthen the resilience of Pak Nai's unique ecosystems and safeguard its biodiversity for future generations.

Witnessing the results of these efforts during our field trip left a lasting impression on all of us. We deeply appreciate how the Centre and its programs continue to engage both local communities and visitors, bridging the gap between ecological knowledge and active participation. The work that you lead has truly inspired us to consider how designers and architects can contribute meaningfully to environmental stewardship through our own practices.

Once again, we sincerely thank you for sharing your knowledge, passion, and vision with us. We hope that your valuable work at Ha Pak Nai Education Centre will continue to thrive, enriching biodiversity and fostering a stronger connection between people and nature.

Yours sincerely,

MArch Students of NM2050 Studio - School of Architecture

The Chinese University of Hong Kong

本署檔號
OUR REF.: [redacted]
來函檔號
YOUR REF.:
電話
TEL. NO.: [redacted]
圖文傳真
FAX NO.:
網址
HOMEPAGE: http://www.epd.gov.hk

Environmental Protection Department
Environmental Infrastructure Division
[redacted]

環境保護署
環境基建科
香港西環
堅尼地城
域多利道88號

新界元朗下白泥
下白泥村公所
下白泥村村代表
鄭偉君先生

鄭村長：

下白泥村教育中心

環保教育活動

環境保護署與下白泥村村代表 鄭偉君先生一直以來都保持緊密聯繫，為改善下白泥村的環境事宜共同努力。

自下白泥村公所成立下白泥教育中心以來，積極籌辦各類環保教育活動，致力推廣生態及環保教育，對改善環境和促進可持續發展具有重要意義，造福社會。我們對此十分支持，如籌辦環保教育活動時，需要安排參觀本署的廢物處理設施，例如各堆填區，我們將樂意提供協助。歡迎聯絡本人、冼芯賢女士(新界西堆填區)[redacted]或曾海頤女士(新界西堆填區擴建計劃)[redacted]商討。

環境保護署署長

(林峻賢 林峻賢 代行)

2025年7月14日

再造紙
Recycled Paper

ISO 14001:2015
Certificate No:E103

The Nature Conservancy Hong Kong Foundation Limited
大自然保護協會香港基金會有限公司
[redacted]

8th July 2025

[redacted]
Ha Pak Nai Education Centre
Mr. Cheng Wai Kwan, Ken

Re: Support on the continuous operation of the outreach and education facilities at Ha Pak Nai Education Centre (A/YL-PN/83)

Dear Mr. Cheng,

On behalf of The Nature Conservancy (TNC) Hong Kong, I am writing to express our support for the continuous operation of the outreach and education facilities at Ha Pak Nai Education Centre, (i.e. A/YL-PN/83).

The mudflats of Pak Nai are with rich marine biodiversity and are considered an outstanding ecological hotspot in Hong Kong. A variety of coastal wetland habitat types are present including mangrove forests, oyster reefs, soft shore and Hong Kong's largest expanse of seagrass *Halophila beccarii*. Pak Nai is also Hong Kong's largest nursery and foraging grounds for globally endangered Chinese horseshoe crab species (*Tachypleus tridentatus*), As of today, although the areas are designated for oyster farming under a government short-term tenancy (STT2266), it is also a popular destination for local and overseas tourists for watching sunsets, as a result, the presence of on-going threats including illegal fishing practices, invasive species, marine and other aquaculture debris, and wildlife disturbance from unregulated tourism, compromise its ecological integrity.



Figure 1. The 52 hectares of coastal area managed through community-based conservation, a collaboration between TNC, Ha Pak Nai Education Centre and local communities. (© TNC)



Figure 2. Chinese Horseshoe Crabs (Tachypleus tridentatus) at Pak Nai. (© TNC)
[IUCN Red List Status: Endangered/ last assessed: 2018/ Population Trend: Decreasing]

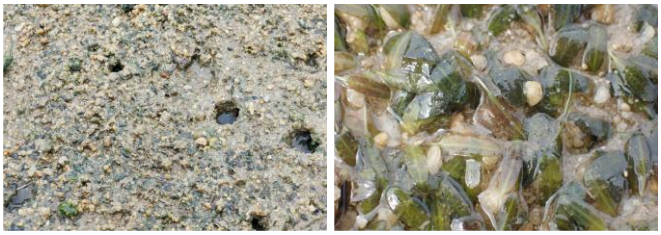

Figure 3. Ocean Turf Grass (Halophila beccarii) at Pak Nai. (© TNC)
[IUCN Red List Status: Vulnerable/ last assessed: 2007/ Population Trend: Decreasing]

Since 2021, The Nature Conservancy (TNC) Hong Kong, with the support of the you and the Ha Pak Nai Education Center, we have been successfully carrying out community-based conservation to restore and preserve the delicate ecosystems on site. With the manpower, venue and storage supports, and sharing of traditional local knowledge, as part of this community-based conservation, from the Ha Pak Nai Education Centre, the habitat management work, i.e. activities of oyster reef restoration, removal of invasive species, clean-ups of marine litter, and environmental education tours that tag along the school biology and geography curriculum, we has collaboratively engaged over 6,500 members of public to participate in hands-on volunteer activities, up to today, which enhance the biodiversity of Pak Nai. With the support from the center, TNC also trained over 50 university interns to conduct on-site visitor surveys and promote sustainable tourist behavior; and hosted field trips for over 1,500 students and teachers to learn about local biodiversity of Deep Bay.

The Ha Pak Nai Education Center, which is managed by you and members of the local community, had been serving as an important hub to support the aforementioned activities, and alongside your stewardship of the important ecological features at Ap tsai hang, has directly contributed to conservation success of the program. Notably, since these activities started in 2021, our scientific surveys have observed an over 190% increase in endangered horseshoe crabs. Hence, TNC believe the continuous operation of the facilities and its support to conservation works are crucial for both the local biodiversity and communities.



Figure 4. Decrease in areas occupied by invasive Spartina cordgrass (red) on Pak Nai's mudflats. (© TNC)



Figure 5. Increase in Horseshoe crab distribution on Pak Nai's mudflats from summer 2021 to summer 2024 (© TNC)

The community conservation program, alongside the Ha Pak Nai Education Center itself, has served as a model that we hope can inspire sustainable eco-tourism activities in Deep bay, especially given the current plans under the Northern Metropolis policy to develop the coastal areas from Tsim Bei Tsui, Lau Fau Shan and Pak Nai into a Coastal Protection Park system, which will focus on ecotourism and nature conservation. In this regard, the Ha Pak Nai Education Center has been a pioneer in instigating an ecotourism model that can benefit both local communities and local biodiversity, and retracting support to its operation would be short-sighted.



Figure 6. TNC school field trips supported by the centre (© TNC)

Attached is a list of some of the organizations that have been participating in TNC Pak Nai's activities from 2021 to 2025. If you have any questions, please feel free to contact me at [redacted].

Sincerely,



Tom CHAN Tsz Kin
Community Conservation Manager,
The Nature Conservancy Hong Kong

Appendix A: List of organizations participated in TNC Pak Nai activities

Aberdeen Baptist Lui Ming Choi College
Baptist Oi Kwan Social Service
Baptist Rainbow Primary School
Baptist Wing Lung Secondary School
Bloomberg
Capital Group
Carmel Bunnan Tong Memorial Secondary School
City University of Hong Kong
City'super
College of Professional and Continuing Education, The Hong Kong Polytechnic University
Cordis, Hong Kong
Deutsche Bank
Germany Miele
GreenPrice
Hermès HK
HH Global
HKBU Affiliated School Wong Kam Fai Secondary and Primary School
HKU SPACE Po Leung Kuk Stanley Ho Community College
HKUGA College
Hong Kong Baptist University
Hong Kong Red Cross Princess Alexandra School
Howden Insurance
Inspiring Girls Hong Kong
J.P. Morgan Hong Kong
Jockey Club Man Kwan EduYoung College
Knight Frank
Kowloon Sam Yuk Secondary School
Kowloon True Light School
Kwun Tong Maryknoll College
L'Oreal
La Salle College
Li Po Chun United World College of Hong Kong
Liu Chong Hing Investment Ltd
Member's Care HKJC Volunteer Team
Morgan Stanley
Outdoor Wildlife Learning Hong Kong
Patagonia Hong Kong
PHC Wing Kwong College
Po Leung Kuk Life Planning & Financial Education Centre
Round Table Education
Sacred Heart Canossian College
Schroders Hong Kong
Shun Tak Fraternal Association Tam Pak Yu College
SKH Tin Shui Wai Ling Oi Primary School
St Stephen's College
Swire Coca-Cola
Tang King Po School
The Chinese University of Hong Kong
The Hong Kong Institution of Engineers
The Hong Kong University of Science and Technology
The Swire Charitable Trust
The True Light School of Hong Kon
The University of Hong Kong
The Y.W.C.A Hioe Tjo Yoeng College
The Zubin Foundation
UBS Hong Kong
Wah Yan College Kowloon
WWF-Hong Kong

-End-

[redacted]
Ha Pak Nai Education Centre
Mr. CHENG Wai Kwan

OPCF Hong Kong

Confirmation of Utilization of 下白泥村教育中心

Dear Mr Cheng,

This letter is to confirm our organization has been utilizing 下白泥村教育中心 (Centre) to conduct educational programmes during 2020-2023.

The Centre has provided us with a welcoming environment conducive to learning and community engagement. This has enabled us to offer workshops on intertidal mudflat and endangered horseshoe crab conservation, as well as field activities like s cleanup activity that advocate for enhanced educational outcomes.

Yours sincerely,

Josephine Wong
Deputy Director

[redacted]

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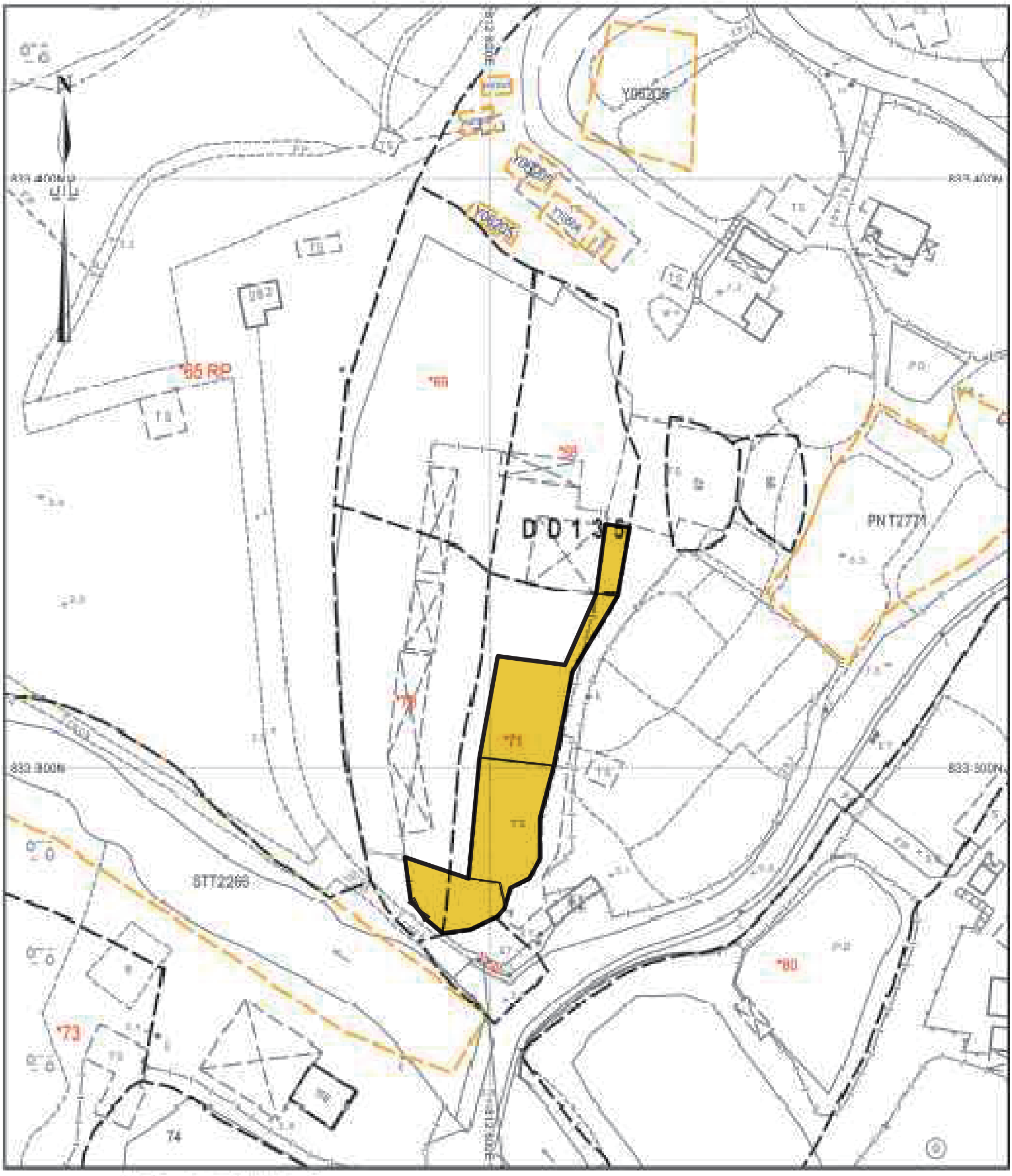
地段索引圖 LOT INDEX PLAN



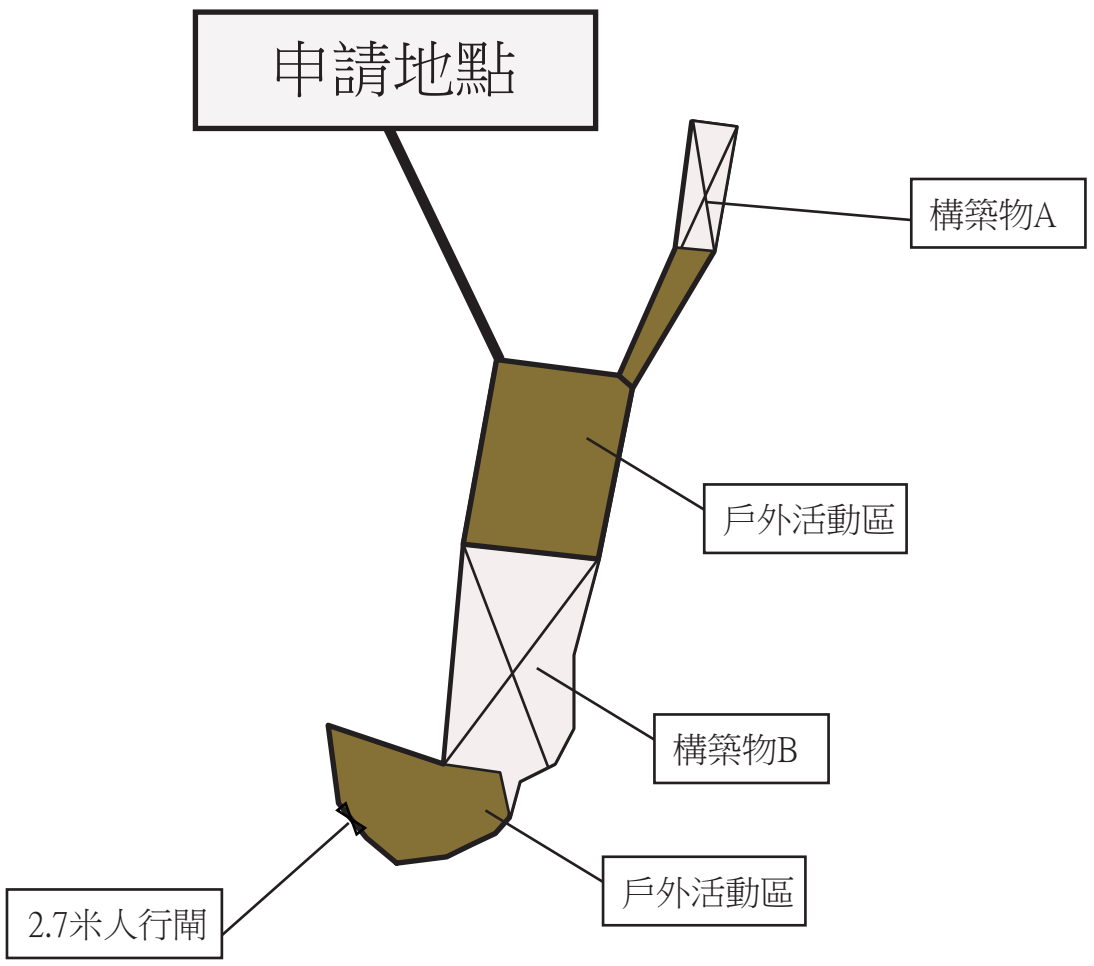
地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1 : 1 000

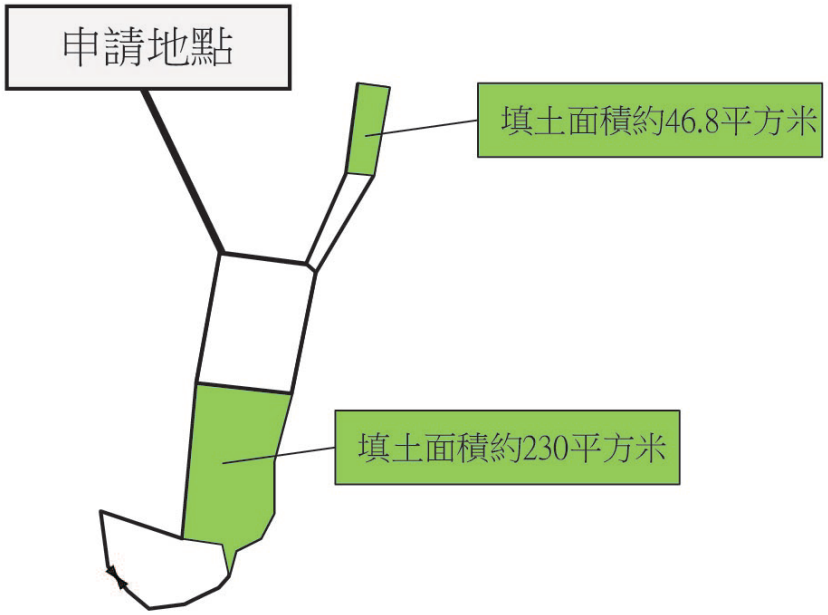
Project 項目名稱 : 新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及第71號(部份)土地	Remarks 備註 :		Scale 比例 : 1 : 1000
	Drawing Title 圖紙標題 : 位置圖	Drawing No 圖紙號 : 圖 1	

申請地點內設有2個構築物 :

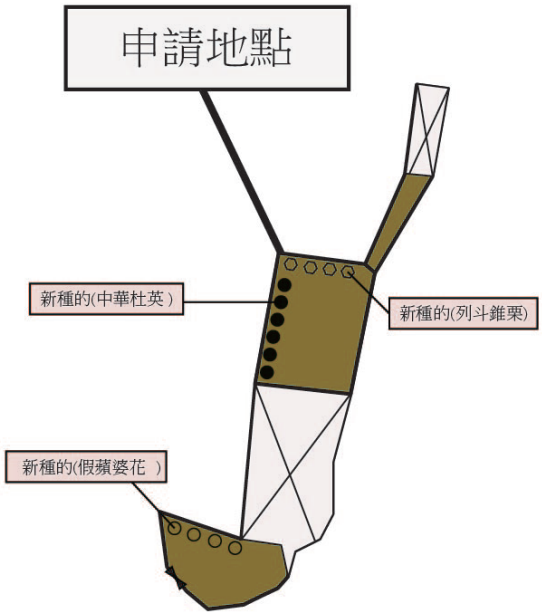
構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	46.8平方米	46.8平方米	座地不高於4米	洗手間
B(1層)	230平方米	230平方米	座地不高於7米	不密封簷篷，提供戶外休息區及存物
	276.8平方米	276.8平方米		



Project 項目名稱 : 新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及第71號(部份)土地	Remarks 備註 :		Scale 比例 :
	Drawing Title 圖紙標題 : 布局設計圖	Drawing No 圖紙號 : 圖 2	



Project 項目名稱 : 新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及第71號(部份)土地	Remarks 備註 : 填土位置	Scale 比例 :
	Drawing Title 圖紙標題 : 填土範圍圖	Drawing No 圖紙號 : 圖 6



	樹位置	樹高度	間距	數量
中華杜英	●	2米-3米	3米-4米	5
假蘋婆花	○	2米-3米	3米-4米	4
列斗錐栗	⬡	2米-3米	3米-4米	4

Project 項目名稱 : 新界元朗白泥丈量約份第135約地段第68號(部份)、第70號(部份)及第71號(部份)土地	Remarks 備註 :	Scale 比例 :
	Drawing Title 圖紙標題 : 場地種植圖	Drawing No 圖紙號 : 圖 3