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

Belva Yuen King TONG/PLAND

寄件者: [redacted]
寄件日期: 2026年02月24日星期二 16:50
收件者: tpbpd/PLAND
副本: Belva Yuen King TONG/PLAND
主旨: A/YL-PN /89 supplementary information

類別: Internet Email

Dear Sir/Madam.

Please note my supplementary information regarding A/YL-PN/89 application :

1. 有否安排固定或流動洗手間/厠所?

申請範圍內設有洗手間，所有污水收集於化糞池內，按需要不定期安排吸糞車吸走化糞池內之污水，另外入口處設有公厠。

2. 除本次申請填土範圍外，有否其他填/挖工程。

除本次申請填土範圍內，並沒有其他填/挖土工程。

3. 申請範圍內有否提供飲食/士多之類服務?

申請範圍內，不設任何飲食或士多銷售服務。

4. 有什麼交通工具可以到達申請地點？

部份到訪者乘搭33號專線小巴或的士到達，申請範圍入口處設有33號專線小巴站及避車處供上落客，另外部份團體自行安排中巴或旅遊巴到訪。

5. 申請範圍有否安置圍欄/牆?

整個申請範圍設有1.5米鐵絲網圍封，入口處裝有鐵網閘門。

6. 與上一份申請比較，修改後之土地用途。

刪減申請之土地面積，已取消所有原擬定之改造工程，並將DD135 68,69,70 內之構建物及停車設施移除(工程進行中)，DD135 68,69,70,71露天位置進行綠化，往後除非得到相關部門核准，否則不會進行任何改造或加建工程。

7. 申請地點營運時間為星期一至星期日，上午7時至下午7時，每項活動人數不多於40人，每天不多於兩項活動。

8. 本次申請只保留DD135 71 中的洗手間及開放上蓋，不會再增建任何構建物。

Best regards
Jeff

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。

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

Belva Yuen King TONG/PLAND

寄件者: [redacted]
寄件日期: 2026年02月25日星期三 1:01
收件者: TPB Submission/PLAND
副本: Belva Yuen King TONG/PLAND
主旨: A/YL-PN/89 supplementary information - layout modification drawing and supporting letters
附件: supporting.pdf; 布局更改圖示.pdf

類別: Internet Email

Dear Sir/Madam,

Please find the attched supporting letters and drawing of layout modification (compare with previous application PN/83).

Best regards
Jeff

江玉歡 立法會議員 信箋

Kong Yuk Foon, Doreen
Member of Legislative Council

[redacted]

城市規劃委員會

敬啟者：

本人早前曾拜訪下白泥村，了解村民致力推廣本港的生態及環保教育，並特意成立下白泥教育中心，以籌備各種環保教育活動，與社會各界保持緊密聯繫。

本人藉此信表達對申請地段發展為下白泥教育中心的支持，望城規會重新考慮有關申請，以便更好地保護和重視白泥這個重要的生態棲息地。

並頌

台祺

立法會議員

江玉歡

2025 年 3 月 31 日

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

8th Jan 2026

[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/89)

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/89).

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.: [redacted]
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)(電話：[redacted])或曾海頤女士(新界西堆填區擴建計劃)(電話：[redacted])商討。

環境保護署署長

(林峻賢 [redacted] 代行)

2025年7月14日

再造紙
Recycled Paper

ISO 14001:2015
Certificate No:E103

The Nature Conservancy

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

[redacted]

9th Jan 2026

[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/89)

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/89).

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-

厦村鄉鄉事委員會
Ha Tsuen Rural Committee
[redacted]

支持信

致下白泥教育中心有限公司　：

元朗白泥丈量約份第 135 約地段第 68 號(部分)、第 69 號(部分)、第 70 號(部分)、第 71 號(部分)及毗連政府土地擬擬議臨時郊野教學、教育及遊客中心(為期 3 年)用途。

本會全力支持有關申請，我等希望規劃署可批准有關申請，謝謝。

厦村鄉鄉事委員會主　席　鄧善恒
副主席　鄧焯倫
鄧永傑　謹啟

二零二四年十一月二十九日

[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,

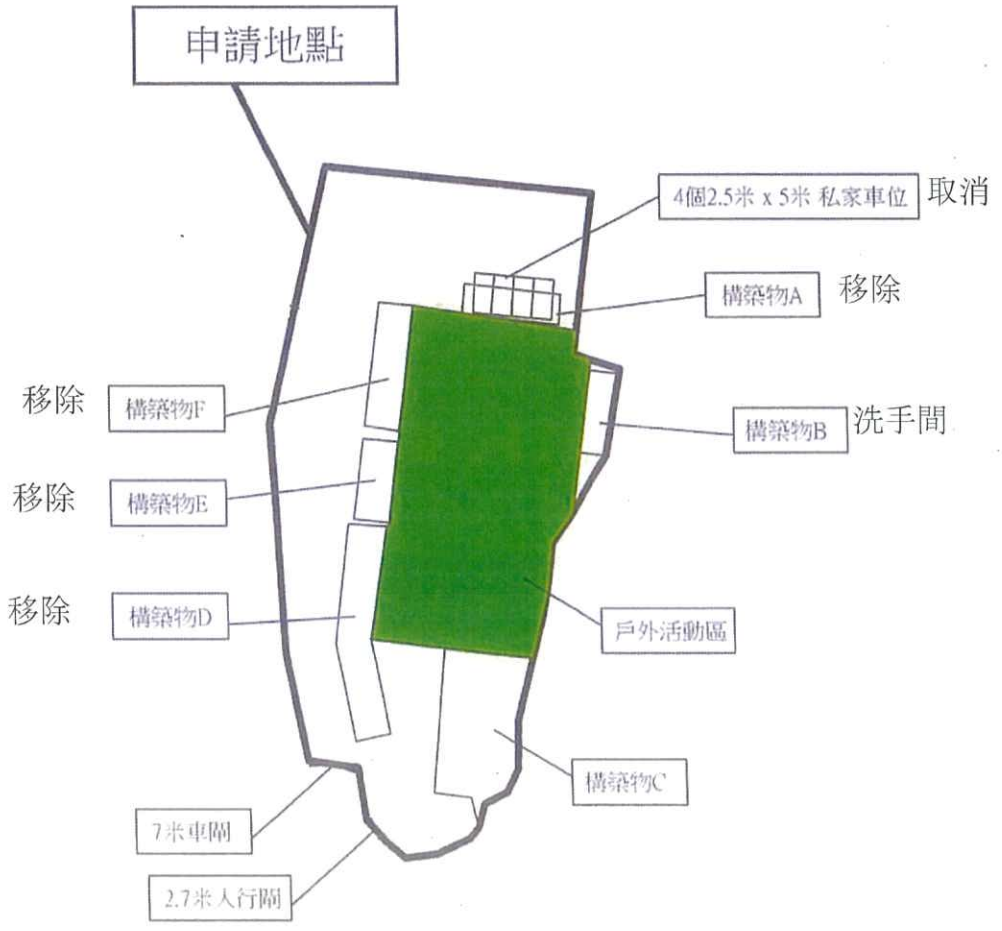
Josephine Wong
Deputy Director

[redacted]

MIX
Paper | Supporting responsible forestry
FSC™ C192294

申請地點內設有6個構築物：

構築物	總佔地面積	總樓面面積	佈置	用途
A(1層)	61平方米	61平方米	座地不高於4米	不密封停車位簷篷 移除
B(1層)	46.8平方米	46.8平方米	座地不高於4米	洗手間
C(1層)	220平方米	220平方米	座地不高於7米	不密封簷篷戶外休息區及存物
D(1層)	157.5平方米	157.5平方米	座地不高於4米	不密封簷篷生態教育區 移除
E(1層)	58.4平方米	58.4平方米	座地不高於4米	不密封簷篷清潔沙灘教育及用品區 移除
F(1層)	88平方米	88平方米	座地不高於4米	密封簷篷中國文化教育區 移除
	631.7平方米	631.7平方米		



Project 項目名稱	Remarks 備註		Scale 比例
斯界元朗白泥丈量約份第135約地段第68號(部份)第69號(部份)、第70號(部份)及71號(部份)土地			
	Drawing Title 圖紙標題 布局設計圖	Drawing No 圖紙號 圖 2	FiBi International Project Consultancy Co. Limited

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

Belva Yuen King TONG/PLAND

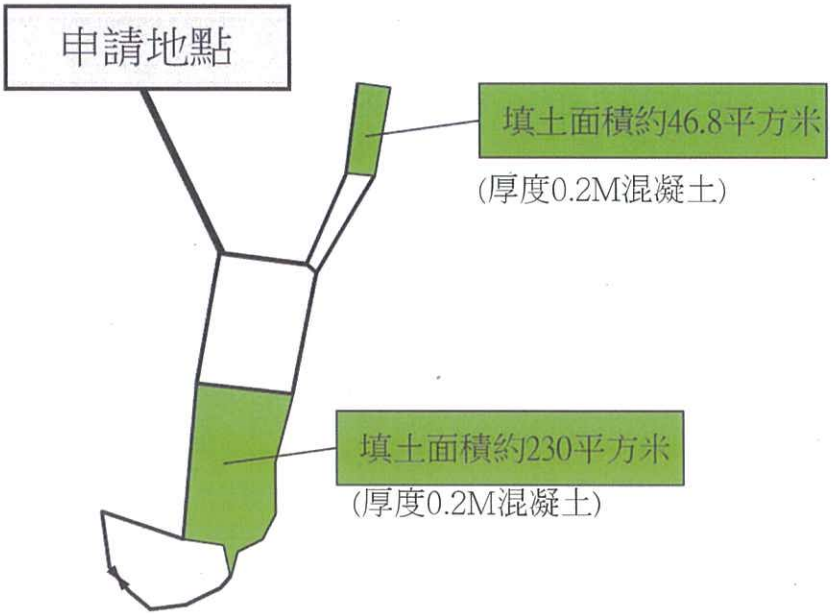
寄件者: [redacted]
寄件日期: 2026年02月26日星期四 15:04
收件者: TPB Submission/PLAND
副本: Belva Yuen King TONG/PLAND
主旨: A/YL-PN/89 supplementary information 關於填土範圍
附件: 填土範圍陳述.pdf

類別: Internet Email

Dear Sir / Madam,

本次申請範圍內之填土工程位置為兩座構建物覆蓋之面積, 分別為洗手間46.8平方米和非密封上蓋230平方米之土地, 以厚度0.2米 之混凝土覆蓋, 其餘申請範圍內之土地為原生土壤, 請參考附圖.

謝謝
Jeff



Project 項目名稱 :	Remarks 備註 : 填土位置		Scale 比例 :
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	Drawing Title 圖紙標題 : 填土範圍圖	Drawing No 圖紙號 : 圖 6	