

Form No. S16-III
表格第 S16-III 號

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

2021年 4月 28日
此文件在 2021年 4月 28日 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 28 APR 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》

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 Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及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
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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBN/66
	Date Received 收到日期	28 APR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Ocean Conveyor Limited

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

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

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)	Government land, Little Palm Beach, Sai Kung	
(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 836 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 195.09 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)	 836 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	The Approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" and "Coastal Protection Area"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (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_____ (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_____ (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

Proposed Temporary Educational Field Study Centre for a period of 3 year and Excavation of Land

(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	706	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	130	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	N/A	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	195.09	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	195.09	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)

Structure 1: 2 storey (less than 7.23m) G/F use: Reception, Tuck Shop, Exhibition Area, Kitchen, Pantry, Changing Room. 1/F use: Office, Changing Room, Multi-purpose Room
 Structure 2: 1 storey (About 4m) Storage, Washroom

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	2
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

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

Proposed operating hours 擬議營運時間 Day time Visitor: 09:00 - 18:00 (Monday to Sunday and Public Holiday) Overnight Visitor: 24h (Monday to Sunday and Public Holiday)			
(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)) Hang Hau Wing Lung Road	
	No 否	☐ 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) ☐	
(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，請另頁表示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 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 13 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 2 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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas**位於鄉郊地區臨時用途/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。

Please refer to separate supporting documents.

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 an application to the Board 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

Edmund Lai
Lai Yiu Man Edmund

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

Director

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

Ocean Conveyor Limited



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

Date 日期

10/04/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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：
 - 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
 - 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。
- 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。
- 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Government land, Little Palm Beach, Sai Kung
Site area 地盤面積	836 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 836 sq. m 平方米 ☒ About 約)
Plan 圖則	The Approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6
Zoning 地帶	"Conservation Area" and "Coastal Protection Area"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Proposed Temporary Educational Field Study Centre for a period of 3 years and Excavation of Land

(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	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	195.09 ☒ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2 Structures	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 ☐ (Not more than 不多於)
		N/A	Storeys(s) 層 ☐ (Not more than 不多於)
	Non-domestic 非住用	7.23	m 米 ☒ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	16 % ☒ 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 Private Car Parking Spaces
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A

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）	☐	☒
Drainage Proposal, Sewage Layout Plan		
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）	☐	☐
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。

Our Reference: OC/L0003



Ocean Conveyor Limited
Address: Flat A, 11/F, Wah Lik Industrial Centre, Tsuen Wan Castle Peak Road 459-469,
Kowloon

Tel: (852) [REDACTED] / (852) [REDACTED]
Email: oceanconveyor.edu@gmail.com

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

Date: 22 April 2021

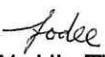
**Submission of Supplementary Information for the Application for Planning
Permission under Section 16 for a Proposed Temporary Educational Field Study
Centre at Little Palm Beach for 3 Years**

Dear Sir/Madam,

Further to our letter Ref. OC/L0002 dated 10 April 2021 submitting the application for planning permission under section 16 for a proposed temporary educational field study centre at Little Palm Beach for 3 years, we would like to provide the revised Figure 4.6.2 of the Planning Statement, showing the detail of the proposed excavation for your further consideration.

Should you have any query, please contact the undersigned at [REDACTED] or our Ms. Jodee Wu at [REDACTED].

Yours sincerely,

 
Mr Lai Yiu Man Edmund & Miss Wu Hin Ting
Directors of Ocean Conveyor Limited

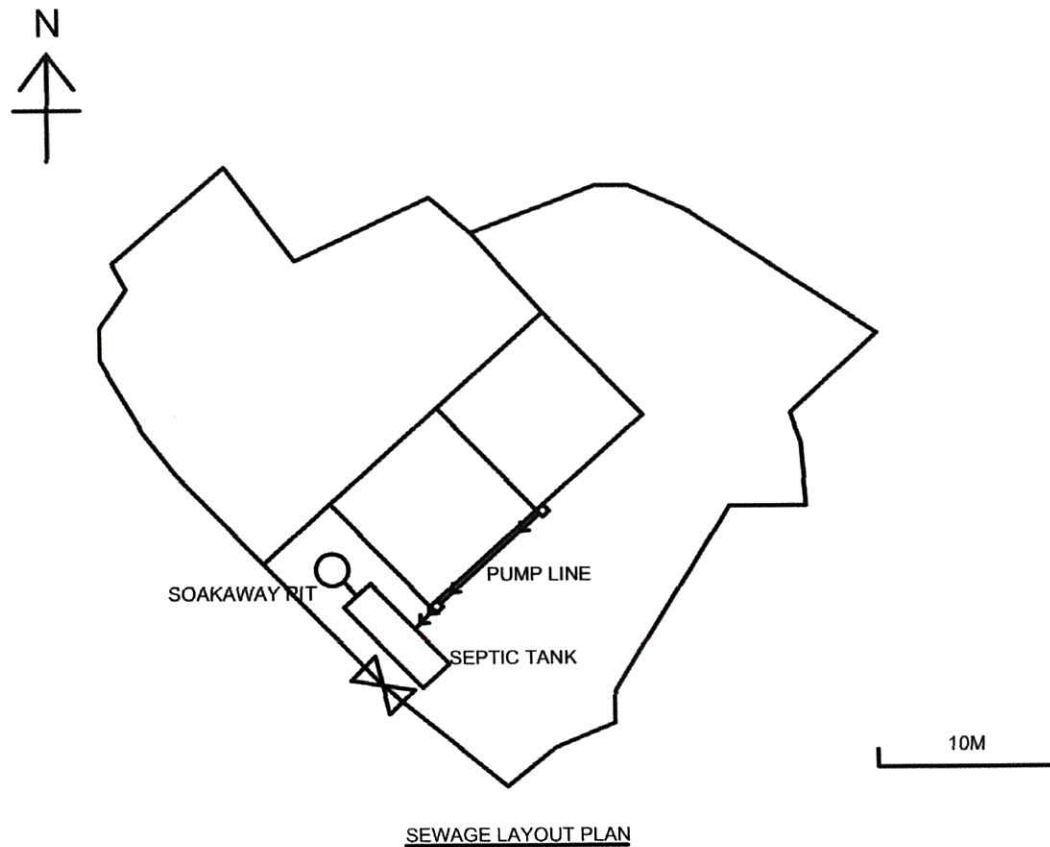
2021年 4月 28日

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 **28 APR 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Encl.

Figure 4.6.2 Sewage Layout Plan (Revised)



Size of Septic Tank:

L6.3m x W2.0m x D2.0m

Size of Soakaway Pit:

Diameter 1.8m x 2.0m

The sewage proposal would involve excavation of land with an area of about 13 m² and depth of about 2m.

Executive Summary

This Section 16 planning application initiated by Ocean Conveyor Limited, a non-profit organization registered as a company limited by guarantee under Cap. 622 Companies Ordinance, intends to seek The Town Planning Board for a temporary educational field study centre. The proposed piece of land belongs to the government, situated at Little Palm Beach, Sai Kung. The proposed period of renting is three years. The application site is about 836 sqm in area and falls within the area zoned “Conservation Area” and “Coastal Protection Area” on the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6.

The proposed educational field study centre aims at supporting and promoting the conservation of coral communities near Shelter Island. Two temporary structures are expected, including a one-storey high temporary structure and a two-storey temporary structure. The proposed Modular Integrated Methods supports the efficient construction of the centre. Through different expeditions and educational workshops, participants are encouraged to reflect on their way of living. Upon the completion of various activities, they will live more sustainably. The operating hour of the centre will be from 09:00 to 18:00 for day time visitors. It will be open for 24 hours for overnight visitors.

The applied site is suitable for the education field study centre provided its proximity to the coral community at Shelter Island. In alignment with the planning intention of the zones, education and conservation purposes are served. The scope of the development is small and involves merely temporary structures. The precedent human activities and building work on the site provides ample evidence of balancing conservation with development. The planning and technical assessments had testified against any significant impacts on environmental, drainage, sewage and landscape aspects. Similar applications were approved. Therefore, the approval of this application will not set an undesirable precedent.

行政摘要

(中文譯本: 如有差異, 以英文版本為準)

此計劃申請是由漫遊海洋戶外教室有限公司 (Ocean Conveyor Limited) 提交, 該公司是一家非營利性組織, 已根據《公司條例》第622章註冊為擔保有限公司。現根據城市規劃條例第十六條, 向城市規劃委員會提交規劃許可申請, 在西貢小棕櫚海灘政府土地上, 作為期三年的臨時野外學習中心用途。申請場地面積約為836平方米, 為清水灣半島北分區計劃大綱圖 S/SK-CWBN/6 的“自然保育區”和“海岸保護區”。

擬議的野外學習中心將推廣香港的珊瑚群落及其保育。為了配合中心運營, 擬議的郊野學園將設一座一層高的臨時結構及一座兩層高的臨時結構, 並以組裝合成建築法建造。通過不同的考察活動和教育工作坊, 鼓勵參與者反思自己的生活方式, 並鼓勵他們改變行為, 實踐可持續的方式生活。日營的開放時間為上午九時至下午六時。對露營的參加者二十四小時開放。

由於申請地點靠近牛尾洲的珊瑚群, 方便前往進行考察, 因此十分適合用作野外學習中心。擬議野外學習中心主要用作教育和保育用途, 與該地規劃意向相符。此外, 計劃發展的規模細, 並僅涉及臨時結構。申請地點亦曾被發展, 曾有建築物存在。在經過詳細規劃和技術評估後, 預計規劃不會對環境、排水、排污和景觀等方面造成重大影響。近似的規劃申請曾獲批准, 因此批准此申請並不會樹立一個不良先例。

Our Reference: OC/L0002

Ocean Conveyor Limited
Address: Flat A, 11/F, Wah Lik Industrial Centre, Tsuen Wan Castle Peak Road 459-469,
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Tel: (852) [REDACTED] / (852) [REDACTED]
Email: oceanconveyor.edu@gmail.com

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

Date: 10 April 2021

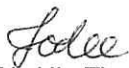
Application for Planning Permission under Section 16 for a Proposed Temporary Educational Field Study Centre at Little Palm Beach for 3 Years

Dear Sir/Madam,

We are pleased to enclose herewith the application for planning permission under Section 16 for a proposed Temporary Educational Field Study Centre at government land, Little Palm Beach. The proposed period of renting is three years. Relevant supporting documents are attached for your consideration.

Should you have any query, please contact the undersigned at [REDACTED] or our Ms. Jodee Wu at [REDACTED].

Yours sincerely,

 
Mr Lai Yiu Man Edmund & Miss Wu Hin Ting
Directors of Ocean Conveyor Limited

2021年 4月 28日

此文件在 [REDACTED] 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 **28 APR 2021**
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Encl.

Duly completed Form No. S16-III (5 copies)

Executive Summary (8 copies)

Planning Statement for a Temporary Educational Field Study Centre at Little Palm Beach for a Period of 3 Years (8 copies)

Preliminary Traffic Review (8 copies)

Application for Planning Permission under Section 16

Proposed Temporary Educational Field Study Centre at Little Palm Beach for a Period of 3 Years

Preliminary Traffic Review

Ocean Conveyor Limited

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1. Introduction

1.1. Project Background

- 1.1.1. The Ocean Conveyor Limited proposes to set up a temporary educational field study centre for a period of 3 years at Hang Hau Wing Lung Road near Ng Fai Tin, Sai Kung. The location plan is shown in **Figure 1.1**.
- 1.1.2. The site is located near Little Palm Beach, Sai Kung with a site area of about 836m².
- 1.1.3. The zoning of the site falls within the “Conservation Area” and “Coastal Protection Area” under approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6. The proposed use as a field study/educational centre is a column 2 in both “Conservation Area” and “Coastal Protection Area” which may be permitted with or without conditions on application to the Town Planning Board(TPB).
- 1.1.4. Section 16 application for the proposed use as a field study centre will be submitted to the TPB.
- 1.1.5. The purpose of this report is to justify the proposed development will have minimal impact on the traffic.

1.2. Traffic connectivity of the site

- 1.2.1. The site is connected directly to Hang Hau Wing Lung Road which is the only access road connected to Clear Water Bay Road (**Figure 1.2**). About 1000m of the road is a single-track access road with passing bays, while the remaining section is a single carriageway.
- 1.2.2. There is currently no public transport connected to the site. The nearest bus and minibus stop are located at Ng Fai Tin, which is about 30 minutes walking distance from the proposed site.
- 1.2.3. There is very limited parking provision in the vicinity of the proposed site. The nearest street parking is located at Ng Fai Tin at Clear Water bay Road which is about 30 minutes walk from the site, providing about 10 private vehicle parkings.

Figure 1.1 Location of the proposed development



Figure 1.2 Traffic connectivity of the site



1.3. Traffic generation

Construction Phase

- 1.3.1. Considering the small scale of development, it is envisaged the traffic generation during the construction phase will be around 10pcu/hr.

Operation Phase

- 1.3.2. 2 parking spaces (also act as loading and unloading space) will be provided. The parking provision at the proposed site is mainly reserved for staff use only. It is anticipated the Site will accommodate about 20 overnight customers. It is also expected there will be about 30 day-time visitors. Together with about 4 on site staff, the total daily patronage of the Site will be about 54.
- 1.3.3. The nearest bus and minibus stop are located at Ng Fai Tin, which is about 30 minutes walking distance from the proposed site.
- 1.3.4. To provide transportation for visitors, shuttle service to and from the site may be provided. It is anticipated the shuttle will be running at every half hour during peak hour. A single-decker minibus will be deployed. The service will be provided by licenced operator. Depending on the operational needs, the service will be running from 09:00 to 18:00.
- 1.3.5. Preliminary, the following drop off/pick up points are proposed. Subject to the operational need and approval from relevant government departments, the drop off points and the schedule of the shuttle may be adjusted in the future.

	Drop off/Pick up Points	Address
1	Tseung Kwan O MTR Station	Po Yap Rd (Eastbound), Tseung Kwan O (near bus stop “Tseung Kwan O Station”)
2	Little Palm Beach	Roundabout outside Hong Kong Sailing Training Association, Hang Hau Wing Lung Rd, Clear Water Bay

- 1.3.6. Staff will travel to and from the site by staff cars.

2. Traffic Survey

2.1. Date, time and location of the survey

- 2.1.1. To determine the survey periods, PlanD's approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6 has been reviewed. Little Palm Beach, connected to the end of the Hang Hau Wing Lung Road, is popular for shore based recreational activities. It is envisaged the peak flow will be on Festival Day or Weekend.
- 2.1.2. It is envisaged the traffic capacity connected to the proposed site will be governed by the single lane road of Hang Hau Wing Lung Road.
- 2.1.3. The traffic survey was conducted on 3 April 2021 (Sat) which is a general holiday (The day following Good Friday) covering the single lane section of the Hang Hau Wing Lung Road.

Date	Time
3 April 2021 (Sat)	09:00 - 18:00

2.2. Result of Traffic Survey

- 2.2.1. On festival day and weekend 3 April 2021 (Sat), the morning and evening peak hours were found to be 09:45 - 10:45 and 12:30 - 13:30 respectively. The traffic count at the single lane section of Hang Hau Wing Lung Road is shown below.

Single lane section of Hang Hau Wing Lung Road	AM Peak	PM Peak
Sum of northbound and southbound traffic	37 PCU/hr	63 PCU/hr

3. Traffic Forecast

3.1. Traffic Forecast Methodology

3.1.1. Growth factor methodology could be adopted for these relatively simple cases by using the historical growth information, and supplemented with well-defined development parameters. In view of the small scale of the proposed development and there is no major road work in the future which would induce significant change of the local traffic pattern, the growth factor methodology is considered applicable to forecast the traffic flows at the subject road. Traffic flows forecast adopted in this assessment are primarily based on the traffic survey conducted in April 2021. A suitable growth factor by making reference to historical data of the Annual Traffic Census is then applied to these survey results to obtain the design year traffic flows.

3.1.2. As no planned/committed development is identified along the single lane section of the Hang Hau Wing Lung Road, it is reasonable to assume the traffic flow at the baseline year is similar to 2023, the operation year of the proposed development.

3.2. Volume/Capacity Ratio

3.2.1. The Volume to Capacity (V/C) ratio indicates the proportion of the road capacity being used by the peak hour traffic flow. Higher V/C ratio of a road indicates heavier usage of the road link concerned. A V/C ratio equals to or less than 1.0 is considered acceptable. A V/C ratio between 1.0 and 1.2 indicates a manageable degree of congestion. A V/C ratio above 1.2 indicates more serious congestion.

3.3. Design Capacity of existing single lane section of Hang Hau Wing Lung Road

3.3.1. Taking into account the current configuration of the subject 1000m long single lane section HHWL Road, its design capacity is estimated to be 190PCU/hr¹.

3.4. Traffic Forecast

3.4.1. 63 PCU/hr, traffic count on 3 April 2021, is adopted as the background traffic flow to forecast the traffic flows.

Source of Traffic Flow	Critical Flow (AM/PM Peak)	
	Predicted Traffic Flow (PCU/hr) in Year 2022 (Before commission of the proposed development)	Predicted Traffic Flow (PCU/hr) in Year 2023 (After commission of the proposed development)
Traffic Growth Rate ²	$63 \times (1 - 0.7\%) = 62.6$	$63 \times (1 - 0.7\%)^2 = 62.1$
Shuttle Service	0	$2 \text{ nos/hr} \times 3 \text{ pcu} \times 2 \text{ (2-way)} = 12$
Staff cars	0	$2 \text{ nos/hr} \times 1 \text{ pcu} = 2$
Construction Traffic of the proposed development	10	0
Sum	72.6	76.1
Volume/Capacity Ratio	$72.6/190 = 0.38$	$76.1/190 = 0.40$

¹ Design capacity of single track access road: 120 PCU/hr. Design capacity of single-two lane local roads: 1000 PCU/hr. Total length of passing bays = 80m. Resulting design capacity = $1000 \text{ PCU/hr} \times (80/1000) + 120 \text{ PCU/hr} \times (920/1000) \approx 190 \text{ PCU/hr}$.

² A steady traffic flow growth rate of -0.7% per annum is adopted according to historical data of the nearest ATC station no. 5661 Clear Water Bay Road. (TD's Annual Traffic Census, 2019)

4. Conclusion

- 4.1. The V/C ratio of the concerned single-lane road in Year 2022 and Year 2023 are 0.38 and 0.40 respectively. As the V/C ratio is less than 1.0, it is anticipated the traffic impact due to proposed development is minimal during its construction and operation phase.

Ocean Conveyor Ltd.

Flat A, 11/F, Wah Lik Industrial Centre
459-469 Castle Peak Road
Tsuen Wan, New Territories

Town Planning Board

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

Dear Sir/ Madam,

Government Land in D.D. 238, Little Palm Beach, Clear Water Bay, Sai Kung
Section 16 Planning Application No. A/SK-CKBN/66

We refer to our section 16 planning application on 28 April 2021. Please find our response to the departmental comments received on 3 June 2021. The revised planning statement, layout plans and figures are attached for reference.

Should you have any enquiries, please contact our Mr. Edmund LAI at [REDACTED].

Yours faithfully,



(Jodee WU)
Director of Ocean Conveyor Limited

Section 16 Planning Application No. A/SK-CWBN/66
Response to Comment Table

Item	Comment	Response
1	Comments from the Director of Agriculture, Fisheries and Conservation Name: Ms. Joyce MAK, Tel: 2150 6942 Received on: 3 June 2021	
1.1	(i) The ecological information and assessment provided by the applicant are largely insufficient to demonstrate the acceptability of the proposal from the nature conservation perspective. According to S.4.2.1, the site is covered by dense vegetation. Our site inspection also revealed that the site was largely covered with common weeds, tree seedlings and semi-mature to mature trees of common species. Yet there was no proper evaluation of impact arising from habitat loss and/or vegetation clearance. Besides, no proper mitigation measures were proposed.	S4.5.15 to S4.5.27 have been added to evaluate the impact arising from habitat loss. The mitigation measures proposed in S4.5.28 to S4.5.33 have been revised.
1.2	(ii) The site description is considered insufficient to reflect the actual site condition. Besides, the ecological value evaluation should be supported by adequate ecological information. Site photos presenting the current site condition should also be provided.	S4.5.9 to S4.5.14 have been added.
1.3	(iii) S.4.5.13 - S.4.5.17.5 are considered not relating to "Ecology". Please revise as appropriate.	The section has been removed.

Response to Comment Table

2	Comments from the Director of Environmental Protection Name: Mr. Ronan CHAN, Tel: 2835 1361 Received on: 3 June 2021	
2.1	<u>Air quality and water quality</u> 1. Since the proposed development includes a classroom and an office that are air sensitive uses, please confirm if the buffer distance requirements as stipulated in Table 3.1 of Hong Kong Planning Standards and Guidelines, Chapter 9 are satisfied.	Section 4.5.5.6 has been added. “The proposed office and multi-purpose room in the 2 storeys structure is classified as the sensitive receiver. A minimum of 5m buffer distance from the existing Hang Hua Wing Lung Road (Local Distributor) will be maintained as required in Table 3.1 of Hong Kong Planning Standards and Guidelines Chapter 9.”
2.2	2. Please confirm if site hoarding with sufficient height will be adopted to minimize dust emission during the construction phase of the project.	Section 4.5.5.5 has been added. “Erect site hoarding of at least 2.4m high along the periphery of the site except at the site entrance/ exit to minimize the dust emission.”
2.3	3. We note from Section 4.5.5.5 of the planning statement that no open burning will be allowed. Please confirm if there will be any other emission sources from the proposed development during the operational	The proposed educational field study centre is mainly for educational and leisure use. No other major emission source is anticipated

Response to Comment Table

	phase.	during the operational phase.
2.4	4. Please advise if there is any possible wastewater generation in the picnic and tent camping area. If so, please further explain how these wastewater generated be collected and/or treated.	Section 4.5.6.7 has been added. “No wastewater will be generated in the picnic and tent camping area. All wastewater generating activities such as dishwashing, showering, cloth washing shall be conducted in the 2 structures where all the wastewater will be collected and transferred to soakaway system and septic tanks for treatment by the pipe.”
2.5	5. Please remind the applicant to fully comply with relevant requirements stipulated in ProPECC 5/93 for design, operation and maintenance of the system. Extra attention should be given to the minimum clearance requirements for soakaway systems, as the application site is close to the beach.	Noted. Section 4.5.6.9 has been added. “Relevant requirements stipulated in ProPECC 5/93 for design, operation and maintenance of the soakaway system will be fully complied.”
2.6	6. The applicant should be reminded to observe and comply with the relevant legislation, regulations and guidelines on waste management as appropriate.	Section 4.5.6.12 has been added. “Relevant legislation, regulations and guidelines on waste management will be observed and complied with.”

Response to Comment Table

2.7	<u>Noise</u> 1. S.4.5.7 – Given there is an existing residential development namely Coral Villa situated at only less than 10 meters away from the site boundary of the proposed temporary educational field study centre, the planning statement shall elaborate whether any adverse construction noise and operation noise is anticipated on the concerned residential development Coral Villa in the existing tranquil environment.	Section 4.5.7 has been revised.
2.8	2. S.4.5.7.2 – Pro-PECC PN2/93 shall be followed during the construction phase of the proposed temporary educational field study centre.	Section 4.5.7.3 has been added.
2.9	3. S.4.5.8 – Please clarify whether the proposed temporary educational field study centre will equip with air-conditioners and if yes, their operating hours. Please also proposed the mitigation measures for the air-conditioners (if any).	Section 4.5.8 has been revised.
2.10	4. Figure 4.3.1 – Please indicate the distance between the existing residential development Coral Villa and the proposed temporary educational field study centre.	Figure 4.5.1 has been added.

3	Comments from the Chief Engineer/Mainland South, Drainage Services Department Contact person: Mr. Kay SUEN, Tel: 2300 1294 Received on: 3 June 2021	
3.1	Section 4.6.1 and 4.6.2 - Drainage (a) The application site is located near the seaside and can be susceptible to weather-related threats such as tropical cyclone, rainstorm and storm surge. Further Information should be provided to demonstrate that the concerned area would not be vulnerable to seawater inundation caused by extreme storm surges and/or huge waves (i.e. low-lying coastal or windy locations), which could cause the facilities situated near the seaside damaged as a result.	Section 4.6.1 to section 4.6.7 have been added.
3.2	(b) Figure 4.6.1 refers, sufficient peripheral drainage channels should be provided to intercept the surface runoff from the uphill catchment so as to avoid the application site from overland flow influence.	Figure 4.6.1 has been revised. Peripheral drainage channels have been added to intercept the surface runoff.

Response to Comment Table

4	Comments from the Chief Architect/CMD2, Architectural Services Department Contact person: Mr. Calvin CHAN, Tel: 2154 2398 Received on: 3 June 2021	
4.1	(a) Large scale layout plan shall be provided.	Please refer to Figure 4.1.1
4.2	(b) Sections and elevations of the building showing floor to floor height shall be provided.	Sections and elevations of both structures are provided in Figure 4.7.
4.3	(c) Emergency vehicular access (EVA) within the Site to comply with “Code of Practice for provision of Means of Access for Firefighting and Rescue Purposes 2004” issued by Building Department shall be provided and indicated on the floor plan.	Please refer to the floor plan for details.
4.4	(d) Barrier Free Access serving G/F and 1/F shall be provided to comply with “Design Manual: Barrier Free Access 2008”.	Figure 4.1.2 has been revised. A lift has been added to the two-storey structure.
4.5	(e) From Aerial photograph found in the website, it is noted that there is dense vegetation in the site. The applicant is suggested to carry out tree survey within the site and its vicinity in order to avoid transplant or tree felling for construction if the development. If it is not feasible, Tree Preservation and Removal Proposal should be submitted to LansD for implementation of the project in accordance with DevB TC 7/2015.	The site payout plan has been revised. The structures are moved towards the coast to avoid transplant or tree felling.

Response to Comment Table

5	Comments from the Commissioner for Transport Contact person: Mr. WANG Ran, Thomas, Tel: 2399 2224 Received on: 3 June 2021	
5.1	<u>Major Comments:</u> <u>Section 1.3.1</u> 2. It is noted the proposed development will be constructed by Modular Integrated Methods. As such, long vehicles transporting the modules are expected. The application is required to justify the feasibility of maneuvering of delivery and construction vehicles along the section of single track access road portion of Hang Hau Wing Lung Road, which is steep and winding.	Swept path analysis will be conducted upon receiving the funding from the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations. We ask for it to be included in the approval condition for this application.
5.2	<u>Section 1.3.2</u> 3. Please ask the applicant to clarify the target users of the proposed Educational Field Study Centre and whether the visitors are allowed to drive to the vicinity of the Centre.	The target users are the general public who sign up for the activities offered by the organization. Visitors are encouraged to make use of the shuttle service. Two parking spaces are provided in case of emergency.
5.3	<u>Section 1.3.4</u> 4. Similar to comment item 2, the applicant is required to justify the feasibility of smooth maneuvering of shuttles.	Please refer to the reply to Section 1.3.1.

Response to Comment Table

5.4	<u>Other comments:</u> 5. We reserve other comments upon receiving information in response to Item 2 to 4 above as they are essentially related to the technical feasibility of accessing the site via Hang Hau Wing Lung Road. As the traffic review would involve technical issues such as the assessment of v/c ratio and swept path analysis, the applicant is advised to appoint a professional traffic consultant for completing the assignment.	Please refer to the reply to Section 1.3.1.
6	Comments from the Commissioner of Police Contact person: Miss Bess CHEUK, Tel: 3661 0714 Received on: 3 June 2021	
6.1	"The applicant is required to clarify why visitor carpark is not provided. Does it imply that the visitors are not allowed to park inside the centre? Otherwise, sufficient parking spaces should be considered / provided to avoid creating traffic queue on Wing Lung Road and increasing the demand for parking spaces in the local area."	We are a non-profit organisation dedicated to promoting ocean conservation. Visitors are highly encouraged to travel to the site by means of public transport to reduce greenhouse gas emission. It is expected all visitors will travel to the centre by the regular shuttle service. For details, please refer to the Preliminary Traffic Review.

Response to Comment Table

7	Comments from the Chief Town Planner/Urban Design and Landscape, Planning Department Contact person: Ms. Charmaine TSANG, Tel: 2231 4905 Received on: 9 June 2021	
7.1	With reference to aerial photo since 2018 and the site photos of 13.5.2021, vegetation clearance has been undertaken within the Site over the years, and hard paving at the northeastern portion of the Site is observed in 2021. Significant adverse landscape impact on landscape resources, in terms of disruption of natural coastal vegetation and topography, has taken place. Moreover, with reference to the submitted information, no tree removal is involved in the proposed development. However, according to our site inspection on 13.5.2021, it seems that the proposed temporary structures are in conflict with some existing trees including <i>Macaranga tanarius</i> and <i>Ficus hispida</i>, which are in good to fair conditions within the Site. As no information on the existing trees and their proposed treatments is provided in the planning application, the potential landscape impact to the existing landscape resources arising from the development cannot be reasonably ascertained.	The site layout plan has been revised. The structures are moved towards the coast to avoid transplant or tree felling.

Application for Planning Permission under
Section 16

Proposed Temporary Educational Field Study
Centre at Little Palm Beach for a Period of 3
Years

Ocean Conveyor Limited

Application for Planning Permission under Section 16

Proposed Temporary Educational Field Study Centre at Little Palm Beach for a Period of 3 Years

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1. Background and Experience of Ocean Conveyor

1.1. Background

- 1.1.1. Ocean Conveyor is a non-profit organization founded in 2020 that works to nurture a generation of ocean conservation leaders. This organization is dedicated to fusing ocean conservation with field studies and aquatic activities.
- 1.1.2. In 2021, we have registered as a company limited by guarantee under Cap. 622 Companies Ordinance as Ocean Conveyor Limited. We are dedicated to deepening the connection between people and nature. Through various activities, we bridge the gap between awareness and behavioural change. Since its establishment, Ocean Conveyor has organized beach clean-ups and conducted an online survey focusing on ocean conservation to induce behavioural change.

1.2. The mission of the organization

- 1.2.1. We seek to bring about behavioural changes in three ways:
- 1.2.2. Get you addicted — Everything starts with passion. We promise you to fall head over heels for the mesmerizing ocean after joining our field activities on site.
- 1.2.3. Create waves of change — Tend to the needs of the ocean. You will learn from our team of educators ways to preserve our natural assets in the field study centre.
- 1.2.4. Lead by examples — Help others live sustainably. Convert your knowledge on ocean conservation into behavioural changes. Apply practical advice from the educational workshops.

1.3. Our influence

- 1.3.1. A Facebook and an Instagram fan page were set up in 2020 to promote marine conservation messages.
- 1.3.2. Up to April 2021, the Facebook and Instagram pages together have reached over 30 thousand people. According to Facebook's statistics, over 2 thousand people provide their feedback/responses.
- 1.3.3. Apart from promoting marine conservation messages through social media, several beach clean-ups events were hosted in recent years which were promoted on the Environmental Protection Department's (EPD) Clean Shorelines website. The promotion was well received, bringing in more participants and generated positive reviews.
- 1.3.4. Ocean Conveyor Limited collaborated with Clean Up Hong Kong, a group of self-organized volunteers to conduct the cleaning, in a recent beach clean up event on April 4th 2021 at Luk Keng Tsuen.
- 1.3.5. It is estimated over hundreds of participants have joined our beach clean up events this year.
- 1.3.6. In close collaboration with Clean Shorelines Teams of EPD, two beach clean-ups were held successfully this year.

2. The objective of the proposed Educational Field Study Centre

2.1. Objectives

- 2.1.1. The objective of setting up the Centre is to introduce the public to the precious coral reef in the North East of Hong Kong. Through expeditions to the nearby water area of the proposed location, the public will be educated on the protection of the coral reef.
- 2.1.2. The centre serves as the connection to the natural coral reef assets. The water area, northeast of the proposed location, between the Ngam Tau Sah and Shelter Island is renowned for its abundance in coral reef species. It is a popular location for snorkelling.
- 2.1.3. On the northern side of Shelter Island, 60% of coral coverage was found. The majority of the coral species in this area are uncommon *Favites sp.* and rare internationally, but dominant in Hong Kong *Platygyra sp.*
- 2.1.4. Education on deepening the knowledge of coral reef is desperately needed alongside the surging aquatic activities in the area. The survey conducted by our organization had garnered support from the general public to foster ocean education via establishing an educational field study centre.
- 2.1.5. The survey was conducted in March 2021. A total of 63 responses were received across all age groups.
- 2.1.6. The survey revealed full support (100%) from the public to raise awareness of ocean conservation through education.
- 2.1.7. The majority (95%) supports the intention to make better use of Hong Kong's aquatic resources via aquatic sports.

2.2. Target Beneficiaries

- 2.2.1. The target beneficiaries are the general public especially the young adults who are keen on learning about the ocean and engaging in aquatic activities. It is expected with the commission of the educational field study centre, our activities could impact over 1,200 people annually.
- 2.2.2. Apart from young adults, the Centre intends to serve local and overseas families. Activities carefully designed by our experts focusing on marine conservation will be offered to families, the programme will be fun and educational which may consist of kayaking, stand up paddling or snorkelling. Participants will have a chance to experience a close encounter with the rare coral reef in the region.
- 2.2.3. The Centre also sets out to support academic research on ocean conservation, any useful data collected from our participants will be shared to the public for research purposes.

2.3. Intended Achievement

- 2.3.1. We intend to augment the awareness of the public on coral reef conservation by connecting people to the coral reef area near the proposed site. We encouraged participants to reflect on their way of living after the expeditions and educational workshops and trigger their behavioural change to live more sustainably in the future.

3. Rationale

3.1. Policy Support

3.1.1. Promoting Water-friendly culture and activities

3.1.1.1. As mentioned in paragraphs 178-181 of the 2015 Policy Address, the government is promoting water recreational and sports activities and a water-friendly culture beyond Victoria Harbour.

3.1.1.2. As mentioned in paragraph 148 of the 2013 Policy Address, the government is promoting a water-friendly culture and realising the amenity, leisure and tourism potential of the harbour and coastal areas.

3.1.1.3. In alignment with the mission to “Bring People to the Harbour and the Harbour to the People”, the Centre will enhance accessibility to the coastal area.

3.1.1.4. Water sports such as kayaking and SUP may be used as means of transport to travel to and from the coral reef protection area at Shelter Island during the expedition. Apart from gaining knowledge in marine conservation, the participants could enjoy the fun of water sports.

3.1.2. Nature Conservation

3.1.2.1. As mentioned in paragraph 282 of the Chief Executive’s 2018 policy address, the government will continue implementing the Hong Kong Biodiversity Strategy and Action Plan (BSAP) as Hong Kong’s long-term blueprint for nature conservation and sustainable development.

3.1.2.2. It is mentioned in paragraph 4.7 in BSAP, the Government will work with sectoral partners, tertiary institutes and NGOs to deliver activities that emphasise experiential learning and direct participation in conservation work, to instil a sense of stewardship of biodiversity among participants.

- 3.1.2.3. The proposed field study centre connects people with nature, encouraging public involvement in conserving and sustainably using biodiversity. Our ultimate goal is to foster participant's behavioural change to live sustainably.
- 3.1.2.4. The proposed location is renowned for snorkelling and diving given its abundance in the coral reef species. The establishment of the Centre will contribute to the long term conservation of the diversified coral reef species.

3.2. The lack of ocean conservation education in Hong Kong

- 3.2.1. The survey results revealed the public's lack of knowledge about coral reefs in Hong Kong.
- 3.2.2. The survey reviewed the public majority (71%) does not know the coral communities location in Hong Kong.
- 3.2.3. The public majority (over 90%) failed to identify the coral reef species.
- 3.2.4. The overall results hinder the public's insufficient knowledge of coral communities in Hong Kong. The need to foster ocean conservation education can be met with the establishment of the Centre.
- 3.2.5. Over 80% of respondents support all of the four types of activities in boosting ocean conservation education. These activities include snorkelling, aquatic field study, coral reef educational workshops and coral reef check.
- 3.2.6. These four highly rated activities formed the pillars of the Centre. Details of the proposed activities are provided in **Section 5**.

3.3. Similar section 16 Application

- 3.3.1. There are two similar applications (No. A/SK-PK/233 and NO. A/SLC/155, 47) for the proposed conversion of “CPA” zone. Both cases were approved.
- 3.3.2. Application No. A/SK-PK/233 for a proposed Kayak club was approved with conditions on a temporary basis on 23.12.2016. It is proposed to be a place of recreation (Canoe Club) for a period of 3 years. A non-domestic one storey building was proposed within the site. The area of the application site is about 111m². It would be used as the extension of the existing office and changing rooms.
- 3.3.3. Application No. A/SLC/155 for a proposed temporary holiday camp (Caravan Holiday Camp) was approved with conditions on a temporary basis on 20.12.2019. The Site falls within an area zoned “CPA” on the approved South Lantau Coast Outline Zoning Plan (OZP) No. S/SLC/2.
- 3.3.4. The two similar applications herald the possibility of augmenting the value of the CPA zone while aligning with the intention of conservation. The establishment of the Centre will add value to the existing coastal environment. It will serve as the means for the public to appreciate the coral communities in the Shelter Bay area.
- 3.3.5. With the abovementioned approved section 16 application with similar applied use, it is envisaged the approval of this application will not set an unprecedented case.

4. Proposed development and its technical feasibility

4.1. Proposed development

- 4.1.1. The preliminary general site layout of the proposed development shown in **Figure 4.1.1** shows the uses on the land.
- 4.1.2. Two temporary structures satisfied the Buildings Ordinance (Application to the New Territories) Ordinance (BO(ATNT)O) are proposed at the site. The structures are exempted from certain provisions of the Buildings Ordinance (BO) and its subsidiary regulations, including the need for obtaining prior approval and consent to the commencement of works from the Buildings Department (BD).
- 4.1.3. A two storeys temporary structure and a one storey temporary structure are proposed at the sites. The two storeys structure would have a height not higher than 7.23m with a maximum roofed area of 65.03sqm. The one storey structure would have a height of about 4m with a maximum roofed area of 65.03sqm. The use of both buildings would be non-domestic.
- 4.1.4. The indicative general building plan of the two structures are shown in **Figure 4.1.2**. The ground floor of the two storeys building is mainly used as a changing room, reception area and a store. The first floor of the structure is mainly used as a classroom and an office. While the one storey building is planned to be a storage.
- 4.1.5. At the west of the proposed site, the existing landscape will be retained which there will be no development or work.
- 4.1.6. The rest of the area is planned to be used as a picnic area and a tent camping area, providing a pleasant natural landscape to the visitor. It is envisaged the tent camping ground can accommodate about 10 tents.
- 4.1.7. 2 car parking spaces (also used as loading/unloading spaces) will be provided within the Site. The parking spaces are mainly reserved for staff uses only. The centre will open from 09:00 to 18:00 to day time visitors.

While it will operate for 24 hours for overnight visitors. Gate will be closed from 22:00 to 07:00 (+1) which no visitor is allowed to enter or leave the site. It is anticipated the tent camping ground can accommodate about 20 participants. It is also expected there will be about 30 day-time visitors. Together with about 4 staff, the total daily patronage of the Site will be about 54.

- 4.1.8. There will be no development in an area of about 250sqm on the west side of the Site as shown in **Figure 4.1.1**. The existing landscape will be retained. **Figure 4.1.3** shows the paving of the site indicatively.

4.2. Technical Feasibility - Engineering Aspect

Site Condition

- 4.2.1. Currently, the site is covered by dense vegetation. Part of the site is covered by concrete surface. It shows there was human activity at the site previously.
- 4.2.2. Vegetation clearance occurred in the Site in 1984 and some structures were erected in the same year as shown in the aerial photo **Figure 4.2.1** taken in 1984. Currently, no structure is observed at the proposed location. GeoInfo Map shows there is ruin in the Site which is covered by dense vegetation.

Proposed Construction Work

- 4.2.3. A two-storey high temporary structure and a single-storey high temporary structure satisfied the Buildings Ordinance (Application to the New Territories) Ordinance (BO(ATNT)O) are proposed.
- 4.2.4. It is envisaged the two structures may be constructed by the modular integrated construction. Most of the interior and exterior decorations are installed and constructed off-site. The semi-finished modular will be delivered to the site. Only the final assembly will be carried out on-site.
- 4.2.5. The use of modular construction reduces the construction work involved at the site. The construction work involved on-site is simple and straightforward which could expedite the construction programme and cause much less environmental impact to the surrounding.
- 4.2.6. Subject to checking by an Authorised Person (AP), it is anticipated only minor site formation work and site clearance (removal of the dense vegetation and ruin) will be required before the erection of the temporary structure.

4.3. Technical Feasibility - Planning Aspect

- 4.3.1. The site is located near Little Palm Beach, Sai Kung with a site area of about 836sqm. The location of the site is shown in **Figure 4.3.1**.
- 4.3.2. The zoning of the site falls within the “Conservation Area” and “Coastal Protection Area” under approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6.
- 4.3.3. The ungazetted beach Little Palm Beach, which is a nursery diving area and the base of the Hong Kong Sail Training Association Training Centre, are close to the proposed site. The area is mainly used for shore-based recreational activities, which is similar to the use of the proposed site (educational field study centre).
- 4.3.4. The proposed use as an “educational field study centre” is listed in column 2 in both “Conservation Area” and “Coastal Protection Area” which may be permitted with or without conditions on application to the Town Planning Board(TPB).
- 4.3.5. Section 16 application for the proposed use as an educational field study centre is thus submitted to the TPB.
- 4.3.6. A separate application for Use of Vacant Land for Community, Institution or Non-Profit Making Purpose on a Short Term-Basis has been submitted to LandsD. Upon approval of this Section 16 planning application, LandsD will further consider the application. Please refer to **Section 6** for the programme of the implementation of the educational field study centre.

4.4. Technical Feasibility - Traffic Aspect

- 4.4.1. The site is connected directly to Hang Hau Wing Lung Road which is the only access road connected to Clear Water Bay Road. About 1000m of the road is a 3.5m-wide single-track access road with passing bays, while the remaining section is a single carriageway.
- 4.4.2. There are currently no public transport connections to the site. The nearest bus and minibus stops are located at Ng Fai Tin, which is about 30 minutes walking distance from the proposed site.
- 4.4.3. There is limited parking provision in the vicinity of the proposed site. The nearest street parking is located at Ng Fai Tin at Clear Water Bay Road which is about 30 minutes walk from the site, providing about 10 private vehicle parking.
- 4.4.4. Shuttle service may be provided to visitors. Please refer to the separate report **Preliminary Traffic Review** for details.

4.5. Technical Feasibility - Environmental Aspect

4.5.1. The proposed development is related to Government/Institution and Community Uses. The following aspects of environmental concerns will be discussed in the following sections.

- Air
- Water
- Noise
- Ecology

4.5.2. It is anticipated the proposed educational field study centre will be constructed by the modular integrated construction. The detailed methodology is mentioned in **Section 4.2**.

4.5.3. **Air**

Construction Phase

- 4.5.3.1. Construction activities anticipated during the construction phase could potentially give rise to fugitive dust emissions, including the assembly and placement of modular and minor ground improvement work.
- 4.5.3.2. Fugitive dust is expected to be minimal as no large scale excavation work shall be carried out. Considering the short construction period and the relatively straightforward construction work, it is not anticipated that the Project would give rise to significant construction dust impacts.
- 4.5.3.3. Other potential sources of air quality impacts may include exhaust emissions from construction vehicles. Given the small scale of construction works and short construction period, the particulates, SO₂ and NO₂ emissions from these machines and vehicles should be limited and will not be significant.

Mitigation Measure

General Practices for Dust Control

4.5.3.4. It is recommended that the following dust mitigation measures are implemented to maintain dust emissions at acceptable levels during the construction phase:

- Any dusty activities should be regularly sprayed with water to maintain damp conditions of the Site Boundary.
- Any dusty materials should be covered with tarpaulin or similar material during transportation.
- Any dusty materials stockpiles should be either covered entirely by impervious sheeting; or sprayed with water.

Best Practices for Dust Control

4.5.3.5. It is recommended that the relevant best practices for dust control as stipulated in the Air Pollution Control (Construction Dust) Regulation should also be adopted to further reduce the construction dust impacts of the Project. These best practices include:

Good Site Management

4.5.4. Good site management is important to help reduce potential air quality impact down to an acceptable level. As a general guide, the Contractor should maintain a high standard of housekeeping to prevent the emission of fugitive dust. Loading, unloading, handling and storage of raw materials, wastes or by-products should be carried out in a manner so as to minimise the release of visible dust emissions. Any stockpiling of materials accumulated on or around the work areas should be cleaned up regularly. Cleaning, repair and maintenance of all plant facilities within the work areas should be carried out in a manner minimising the generation of fugitive dust

emissions. The material should be handled properly to prevent fugitive dust emission before cleaning.

Loading, Unloading or Transfer of Dusty Materials

- 4.5.5. All dusty materials should be sprayed with water immediately prior to any loading or transfer operation so as to keep the dusty material wet.

Debris Handling

- 4.5.5.1. Any debris should be covered entirely by impervious sheeting or stored in a debris collection area sheltered on the top and the three sides.
- 4.5.5.2. Before debris is dumped into a chute, water should be sprayed so that it remains wet when it is dumped.

Transportation of Dusty Materials

- 4.5.5.3. Vehicles used for transporting dusty materials/spoils should be covered with tarpaulin or similar material. The cover should extend over the edges of the sides and tailboards.
- 4.5.5.4. As modular integrated construction will be adopted for the building work, most construction work is carried off-site. With the adoption of the above mitigation measures, no adverse air impact is envisaged during the construction phase.

Site Hoarding

- 4.5.5.5. Erect site hoarding of at least 2.4m high along the periphery of the site except at the site entrance/ exit to minimize the dust emission.

Operational Phase

- 4.5.5.6. No open burning will be allowed as stipulated in The Air Pollution Control (Open Burning) Regulation.

- 4.5.5.7. The proposed office and multi-purpose room in the 2 storeys structure are classified as the sensitive receivers. A minimum of 5m buffer distance from the existing Hang Hua Wing Lung Road (Local Distributor) will be maintained as required in Table 3.1 of Hong Kong Planning Standards and Guidelines Chapter 9.
- 4.5.5.8. Considering the small scale of development and the nature of the proposed use, air impact during the operation phase is minimal.

4.5.6. Water

Construction Phase

- 4.5.6.1. All construction works are land-based. No reclamation work or work on the sea is involved.
- 4.5.6.2. As modular integrated construction is adopted, most construction works are carried out offsite. Major sources of wastewater include wastewater from vehicle cleaning and site toilets.
- 4.5.6.3. Moreover, no effluent or wastewater, if any, will be allowed to discharge outside the site or to the sea.

Mitigation Measures

- 4.5.6.4. Nevertheless, the following mitigation measures may be adopted:
- Vehicle cleaning will be cleaned and sprayed at a designated area where the wastewater will be collected and treated.
 - Use of chemical toilet which the wastewater will be collected by the toilets itself
 - No earth, building materials, fuel, oil or toxic materials and other materials which may cause contamination to be stored on-site

- Temporary drains with silt traps shall be constructed at the boundary of the site prior to the commencement of construction
- Regular cleaning of the site traps shall be carried out to ensure that they function properly at all time

4.5.6.5. With the adoption of the abovementioned mitigation measures, the water impact during the operation phase is minimal.

Operation Phase

- 4.5.6.6. All wastewater/sewage generated from the proposed centre will be discharged to the septic tank by the pipe.
- 4.5.6.7. No wastewater will be generated in the picnic and tent camping area. All wastewater generating activities such as dishwashing, showering, cloth washing shall be conducted in the 2 structures where all the wastewater will be collected and transferred to the soakaway system and septic tanks for treatment by the pipe.
- 4.5.6.8. Surface runoff may contain sediment and debris which may bring contaminated substances to the ocean.

Mitigation measure

- 4.5.6.9. Surface runoff drainage treatment by surface U channels and a sand trap for sediment purposes will be provided before discharging to the sea. There will be no discharge of any polluted water on the land and to the sea and no spill-over effect from the Site.
- 4.5.6.10. Relevant requirements stipulated in ProPECC 5/93 for design, operation and maintenance of the soakaway system will be fully complied with.
- 4.5.6.11. Regular checking of the septic tank to prevent overflow. Remove and clean the septic tank regularly.

4.5.6.12. Relevant legislation, regulations and guidelines on waste management will be observed and complied with.

4.5.6.13. With the adoption of the abovementioned mitigation measures, the water impact during the operation phase is minimal.

4.5.7. Noise

Potential Noise Sensitive Receiver(NSR) in the vicinity of the Site

4.5.7.1. The potential NSR identified in the vicinity of the site is summarized in **Table 4.1** below and its location is shown in **Figure 4.5.1**. No planned NSR is identified.

Table 4.1 potential NSR identified in the vicinity of the site

NSR	Uses	No. of Storeys	Approximate Distance from the Site
Coral Villa	Residential	2	9m

Construction Phase

4.5.7.2. By adopting the proposed modular construction method, the construction length will be shorter than conventional cast-in-situ. The major noise source identified is shown below:

- Minor Site Improvement Work;
- Vegetation cutting and trimming;
- Construction works of the superstructures (Use of powered mechanical equipment such as generators and saw cut machines)

Mitigation measure

4.5.7.3. Relevant guidelines including Pro-PECC PN2/93 will be followed during the construction phase of the proposed temporary educational field study centre. The facade of the NSR at Coral Villa during the period between 7 am - 7 pm should not exceed 75 Leq(30min) dB(A). To ensure the noise requirement to be met

during construction, we will specify in the contract that the requirement stipulated in Pro-PECC PN2/93 shall be met by adopting all necessary measures including the following mitigation measures.

- Good site practices to limit noise emissions at the source;
- Use of quality powered mechanical equipment (QPME);
- Use of temporary noise barriers to screen noise from relatively static PMEs; and
- No construction work to be carried out during restricted hours (19:00 - 07:00)

4.5.7.4. The above mitigation measures would need to be implemented in worksites as good practices where appropriate. Detailed descriptions of these mitigation measures are given in the following sections.

Good Site Management Practices

- 4.5.7.5. Good site practice and noise management techniques could considerably reduce the noise impact from construction site activities on nearby NSRs. The following measures should be practised during each phase of construction.
- 4.5.7.6. Only well-maintained plant should be operated on-site and the plant should be serviced regularly during the construction programme;
- 4.5.7.7. Machines and plants (such as trucks, breakers) that may be in intermittent use should be shut down between work periods or should be throttled down to a minimum whenever possible;
- 4.5.7.8. Plants known to emit noise strongly in one direction, where possible, be orientated so that the noise is directed away from nearby NSR;

- 4.5.7.9. Silencers or mufflers on construction equipment should be properly fitted and maintained during the construction works;
- 4.5.7.10. Mobile plant should be sited as far away from NSRs as possible and practicable; and
- 4.5.7.11. Material stockpiles, site office and other structures should be effectively utilised, where practicable, to screen noise from on-site construction activities.
- 4.5.7.12. The benefits of these techniques can vary according to specific site conditions and operations. The environmental noise climate would certainly be improved with these control practices, minimising the disturbance posed to the nearby resident.

Use of Quality Powered Mechanical Equipment

- 4.5.7.13. The use of quiet plants associated with the construction works is made reference to the PME listed in the QPME system and other commonly used PME listed in EPD web pages as far as possible. It is generally known that particular models of construction equipment are quieter than standard types machines.

4.5.7.14. Use of Movable Noise Barrier for Relatively Fixed Plant Source

- 4.5.7.15. Movable temporary noise barriers that can be located close to noisy plants and be moved concurrently with the plant along a worksite can be very effective for screening noise from NSR. A wooden framed barrier with a small-cantilevered upper portion of superficial density no less than 7kg/m² on a skid footing with 25mm thick internal sound absorptive lining may be adopted. The movable temporary noise barriers will be used for all PME as far as practicable.

Operation Phase

4.5.8. During the operation phase, the potential noise emission is shown in Table 4.5.2.

Major Noise emission source	Operating Hour	Noise emission
Outdoor unit of Air-conditioners	08:30 - 18:00	56 dB ¹

Mitigation measures

4.5.8.1. It is anticipated the noise emission during the operational phase of the proposed educational field study centre would not cause adverse noise impact to the nearby NSR. Nevertheless, it is suggested the following measure shall be taken to keep the noise level to the minimum,

- No loud hailer shall be used at any time in the site.

4.5.9. Ecology

Site Condition

4.5.10. The site had been developed as residential use before being abandoned. It is categorised as a shrubland habitat, which was largely covered with common weeds, tree seedlings and

¹ It is anticipated Inverted Split Cooling Type Air conditioning may be used. Noise emission of the air conditioning is estimated with reference to a similar outdoor air conditioning unit RKA-AV1H extracted from the specification below.

<https://www.daikin.com.hk/admin/upload/product/download/207.pdf>

semi-mature to mature trees of common species. Some existing trees including *Macaranga tanarius* and *Ficus hispida*, which are in good to fair conditions within the Site. Plant species of conservation importance are not identified at site. The ecological evaluation of the site is shown in **Table 4.2**.

- 4.5.11. An aerial photo taken in 1984 (**Figure 4.2.1**) shows the site was occupied by some structures with little vegetation cover. Currently, part of the site is paved with concrete. With the precedent of human activities and building works at the site, it is envisaged the ecological value is not high.
- 4.5.12. With reference to aerial photo in 2018 and the recent site photo in (**Figure 4.5.8 & Figure 4.5.9**), vegetation clearance has been undertaken within the Site over the years, and hard paving at the northeastern portion of the Site is observed.
- 4.5.13. About 250m² of existing landscape will be retained on the west of the site. No major work will be carried out.
- 4.5.14. No registered old and valuable tree is identified on the site.

Table 4.2 The ecological impact at the Site

Criteria	Site
Naturalness	Non-natural, subject to previous human disturbance
Size	Small (~0.08 ha)
Rarity	Common habitat in Hong Kong with some existing trees including <i>Macaranga tanarius</i> and <i>Ficus hispida</i>
Re-creatability	High

Fragmentation	Fragmented by the surrounding developed residential area and driveways along the northern and western boundaries.
Ecological linkage	No ecological linkage with any highly valued habitat
Potential value	Low
Nursery/ breeding ground	No record of nursery or breeding ground
Age	Young
Abundance/ Richness of wildlife	Low
Ecological value	Low

Identification of Impacts

- 4.5.15. Vegetation clearance will be carried out to provide sufficient construction space for machine manoeuvring. A total area of approximately 570m² (68% of site area) will be cleared during the construction which may result in about 350m² temporary habitat loss (42% of site area) and 220m² permanent habitat loss (26% of site area) . The area with possible loss of habitat is identified and shown in **Figure 4.5.10**.
- 4.5.16. The area with permanent habitat loss will be covered by structure and hard paving for vehicle use. While the area with temporary habitat loss will be replanted to grassland.
- 4.5.17. Potential ecological impacts resulting from construction and operation phase activities are discussed below.

- 4.5.18. The potential ecological impacts considered:
- Habitat loss especially those of conservation importance
 - Habitat fragmentation
 - Loss of feeding ground
 - Reduction of ecological carrying capacity
 - Reduction of species abundance/diversity
 - Direct impact and disturbance to animals and plants
 - Indirect ecological impacts due to potential changes in the water quality, hydrodynamics properties, sedimentation hydrology as a result of surface run-off and emergency sewage overflow on habitats

Construction Phase

Direct Impacts

Direct Impacts to Habitats and Vegetation

- 4.5.19. The Project is to construct two structures for the proposed Educational Field Study Centre. The vegetation and habitat within the Project site would be affected. The affected habitat type includes 0.08 ha of shrubland only. No other habitats nor species of conservation importance within the assessment area would be directly impacted by the proposed development.

Direct Impacts to Fauna

- 4.5.20. Construction activities during site clearance and site formation stage have a potential to cause direct injury or mortality to wildlife, such as road kill by rapidly-moving vehicles. Considering the small scale of development, impact to these organisms is anticipated to be minor.

Habitat Fragmentation

- 4.5.21. The construction site would create a direct barrier effect which could hinder the movement of animals through the area. The

division of the habitats into two or more parts may lead to indirect fragmentation impacts.

- 4.5.22. Since the impacted habitats (i.e. shrubland within the Project site) do not connect with other natural habitats but are surrounded by developed area, the fragmentation impact is therefore considered minor.

Indirect Impacts

- 4.5.23. Noise generated during the construction of superstructure would cause disturbance to the nearby wildlife.
- 4.5.24. Construction dust generated during excavating and materials handling would affect the surrounding vegetation. Construction dust could cover leaves and lead to reduction in photosynthesis rate, abrasion and stomata blockage, thus reducing the quality of habitat.
- 4.5.25. Waste generated during construction would temporarily occupy the nearby work sites. The accumulation of waste would cause visual disturbance to wildlife, thus degrading the quality of their habitat.

Operation Phase

Direct Impacts

- 4.5.26. No potential direct impacts on ecologically important habitats have been identified during operation.

Indirect Impacts

- 4.5.27. No potential indirect impacts on ecologically important habitats have been identified during operation.

Mitigation Measures

Construction Phase

- 4.5.28. No significant ecological impacts were identified for the proposed development. No site / species of conservation importance or important habitats would be directly impacted. Nonetheless, as a

precautionary measure, all the construction works and stockpile areas should be strictly restricted (e.g. using hoarding / fencing as appropriate) to the Project site to protect the adjacent vegetation, natural habitats and fauna as far as possible.

- 4.5.29. Minimising the scale of development to reduce the area of habitat loss as far as practicable. About 350m² of the work area will be converted to grassland after the construction.

Minimising Construction Disturbance

- 4.5.30. The implementation of the good site practices and general mitigation measures could further minimise the disturbance on the surrounding habitats.

- confining the works within the site boundary
- controlling access of site staff to avoid damage to the vegetation in surrounding areas; and
- placement of equipment or stockpile in the existing disturbed / urbanized land within the site boundary of the Project to minimise disturbance to vegetated areas

- 4.5.31. Adopt noise mitigation measures:

- Good site practices to limit noise emissions at the source;
- Use of quality powered mechanical equipment (QPME);
- Use of temporary noise barriers to screen noise from relatively static PMEs; and
- No construction work to be carried out during restricted hour (19:00 - 07:00)

- 4.5.32. Adopt air mitigation measures:

- Maintain Good Site Management
- Careful Loading, Unloading or Transfer of Dusty Materials
- Careful Debris Handling
- Careful Transportation of Dusty Materials
- Use of Site Hoarding

- 4.5.33. With the adoption of the abovementioned mitigation measures, the ecological impact during construction and operation is minimal.

4.5.34. Landscape

- 4.5.34.1. The Site is located in an area of rural landscape character dominated by coastal vegetation, small houses and Government, Institution and Community facilities (Hong Kong Sailing Training Association Training Centre).
- 4.5.34.2. It is surrounded by fallow agricultural land to its south, a low rise residential to its north and east. The Site is partly covered by vegetation and partly covered by concrete paving.
- 4.5.34.3. There are two coastal residential blocks to the east of Little Palm Beach are a 3 storeys structure with a white facade.

Mitigation Measures

- 4.5.34.4. Compared with the existing condition at the surrounding is shown in **Figure 4.5.2 to 4.5.4**, the proposed maximum height of the structures at 7.23m is considered compatible with the low-rise development in the vicinity and the proposed development would not cause adverse visual impact. The photomontages of the proposed development is shown in **Figure 4.5.5 to 4.5.7**.
- 4.5.34.5. White facade will be adopted for the proposed structures which echo the white residential blocks in the vicinity. The proposed development is generally in harmony with the surrounding landscape.
- 4.5.34.6. The west side of the site will be retained which no development or works will be carried out (**Figure 4.1.1**).

- 4.5.34.7. No registered old and valuable tree is identified on the site. No tree² felling will be involved within the Site.
- 4.5.34.8. Significant disturbance to existing landscape resources and character is not anticipated.

4.6. Technical Feasibility - Drainage, Sewage and Water Supply Aspect

Coastal Flooding

- 4.6.1. The proposed site is located near the seaside and may be susceptible to weather-related threats. It is proposed the structure to be founded on 4.585 mPD.
- 4.6.2. As the proposed development is temporary in nature and located at remote location, design return period of 10 years would be adopted with reference to Table 10 of Stormwater Drainage Manual (SDM). The design extreme sea level for a 10 year return period at North Point, the nearest gauge station, is 3.09 mPD, as shown in Table 8 of SDM.
- 4.6.3. The proposed site is not located at or located in the vicinity of the Storm Surge Spot as at March 2021 identified by DSD.
- 4.6.4. The maximum recorded Hmax at West Lamma Channel Station in 2020 published by CEDD³ is 2.39m. It is estimated the crest may reach $3.09\text{mPD} + (2.39 \text{ m} / 2) = 4.285\text{mPD}$. Plus providing 300mm freeboard allowance, it is proposed the structures shall be founded on not less than 4.585mPD.
- 4.6.5. To further minimise the risk of seawater inundation, the following mitigation measures will be adopted.

Installation of demountable flood barrier

² "Tree" refers to a plant with trunk diameter of 95 mm or more at a height of 1.3 m above the ground level as stipulated in DEVB TC(Works) No. 4/2020

³ <https://www.cedd.gov.hk/eng/public-services-forms/port-and-marine/wave-measurement/index.html>

- 4.6.6. Demountable flood barriers will be installed at the door entrance and the ground floor of the windows of the structures to prevent seawater entering the structure.

Raising the internal floor level of the ground floor

- 4.6.7. Raising the internal floor level of the ground floor by about 300mm to provide extra allowance for flooding. The internal floor level of the ground floor would be not less than 4.885mPD.

Drainage

- 4.6.8. The size of the site is less than 1ha which is regarded as a Simple Site as stipulated in DSD's "Technical Note to prepare a DRAINAGE SUBMISSION Relating to applications for temporary change of land use such as temporary storage areas, car parks, workshops, small factories...etc. under S.16 of the Town Planning Ordinance". The drainage requirements are normally basic.
- 4.6.9. Adequate stormwater drainage collection and disposal facilities would be provided in connection with the proposed use to deal with the surface runoff of the Site or the same flowing on to the Site from the adjacent areas without causing any adverse drainage impacts or nuisance to the adjoining areas. The drainage proposal is shown in **Figure 4.6.1**.

Sewage

- 4.6.10. No communal sewer is available for connection in the vicinity of the site. Sewage will be transferred to the septic tank and soakaway pit system for treatment or removal by service trucks. **Figure 4.6.2** shows the sewage layout plan. The septic tank will be inspected and the depth of sludge will be measured at least once every 6 months. No overflowing will be allowed.

Water Supply

- 4.6.11. There is an existing water supply pipe along Hang Hau Wing Lung Road. Relevant guidelines and applications will be observed and submitted for the connection work.

5. Proposed Use of the Educational Field Study Centre

- 5.1. Based on the survey result, three main types of activities including expeditions, coral reef educational workshops and night time safari are proposed. Based on the operational needs, other marine conservation related activities/workshops may be conducted in the future.

Expeditions

- 5.1.1. **One-day expeditions** to the coral reef area will be introduced to the public. Participants will be exposed to the magnificent underwater world through various water sports such as snorkeling, kayaking and paddle boarding. These expeditions will be led by eco-tour guides to equip the participants with conservation knowledge and safety tips. Participants may participate in the yearly coral reef check on a voluntary basis.
- 5.1.2. Through **multiple days expeditions**, participants will be instilled with new behaviours and skills to live more sustainably. We will provide opportunities for participants to be immersed in the natural environment through kayaking, paddle boarding, hiking and camping. They will be impacted by nature and taught to live harmoniously with the natural environment.
- 5.1.3. Expected Outcome: The Centre will establish itself as a weekend hangout spot for aquatic enthusiasts. The expeditions organized will elevate the profile of the area and attract local and overseas tourists.
- 5.1.4. Target: To steer forward the goal of establishing Hong Kong as a water friendly city.

Educational workshops

- 5.1.5. **Educational workshops** covering the coral reef species, distribution and conservation work will be provided to the general public. These workshops will be delivered by conservation experts and environmental

groups to education the public on the imminent need of protecting our natural assets.

5.1.6. Expected Outcome: These educational workshops will decipher the misery of coral reefs and other aquatic life forms. The participants will be provided with opportunities to take part in coral reef conservation.

5.1.7. Target: To engage various stakeholders in intriguing and interactive educational workshops and garner support for coral reef conservation studies in local communities.

Night time safari

5.1.8. **Night time safari** will be organized to lead the general public into the mysterious night life of the marine organisms on the Little Palm Beach. Participants will participate in the citizen science survey in collaboration with local universities on a voluntary basis. The data collected will be used solely for record purposes to facilitate coral reef protection in the area.

5.1.9. Expected Outcome: The public will record the aquatic lifeforms found during the night time safari. The data collected will be kept in a database with consent from the participants. These data will contribute to the environmental studies in local institutions.

5.1.10. Target: To gather momentum for sustainable citizen science survey in the field of coral reef conservation.

5.2. Utilities required for the proposed activities

5.2.1. The centre will be the meeting spot for all the above mentioned activities. There is a need for a structure to provide the participants with a place to rest and change clothes during the activities. Restrooms with places to shower are necessary. An emergency room is also required in case of accidents.

5.3. Opportunities for public engagement

- 5.3.1. To convey the message of ocean conservation to a wider audience, the centre provides the public with various means to get involved. Volunteers are welcomed to conduct citizen surveys on site anytime. The centre will provide the volunteers with safety equipment and emergency aid necessary for surveying purposes. Researchers from local universities will be invited to the centre for conducting coral reef research. University students may take up internship positions in the centre to gain a deeper understanding of the coral reef conservation work in the area.

6. Tentative Programme

6.1. Implementation Milestones/ Commence to Operate

April 2021 - Submitting the “Application for Use of Vacant Government Land that is available for Community, Institutional or Non-Profit Making Purposes on Short Term Basis” to LandsD

April 2021 - Submitting Section 16 application for the proposed use as an educational field study centre will be submitted to the TPB

Oct 2021 - TPB permitted with or without conditions on the section 16 application

Nov 2022 - Receiving the in-principle approval for renting the vacant government site for short term basis from LandsD

Nov 2022 - Applying DEVB’s “Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations”

Feb 2022 - DEVB approved the funding on the proposed development

Feb 2022 - Site possession; Construction begins

June 2022 - Commencement of the operation of the Educational Field Study Centre

- 6.1.1. It is envisaged it would take about 6 months for applying the section 16 application from TPB. Upon approval from TPB and receiving the in-principle approval for renting the vacant government site for short term basis from LandsD, DEVB’s

“Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations” will be applied. It is envisaged the whole process for obtaining TPB planning application, LandsD approval for renting the site and DEVB’s funding would take about 10 months and the site will be possessed in Feb 2022.

- 6.1.2. The proposed education field study centre will take about 4 months to complete. It is anticipated the centre will commence in Q2 2022.

7. Funding and Resource

- 7.1. After receiving the in-principle approval for renting the vacant government site for short term basis, DEVB's "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations" will be applied to fund the proposed development.
- 7.2. It is envisaged the funding scheme will be able to finance most of the construction costs.

8. Conclusion

- 8.1. This application carries with it the intention to preserve and augment the value of the Coastal Protection area and Conservation Area, especially the coral community near Shelter Island.
- 8.2. Through different expeditions and educational workshops, participants are encouraged to reflect on their way of living and trigger their behavioural change to live more sustainably in the future. Moreover, they would have a better understanding and appreciation on the importance of marine conservation.
- 8.3. The establishment of the Centre aligns with the government rationale to enhance the promotion of water-friendly culture and activities in conjunction with preserving the natural environment.
- 8.4. After deliberation, methods to minimize the impact on the environment will be implemented in both the construction and operational phases.
- 8.5. With successful launching of the proposed activities, including expeditions, educational workshops and night time safari, we expect a footfall of over 40,000 annually. The Centre is expected to further polish the image of Sai Kung as the Back Garden of Hong Kong, which is well-known for its beautiful nature environment.
- 8.6. In summary, the ultimate benefits brought by the Centre overrides the advantages of keeping the area barren.

Figure 4.1.1 General Site Layout of the proposed development

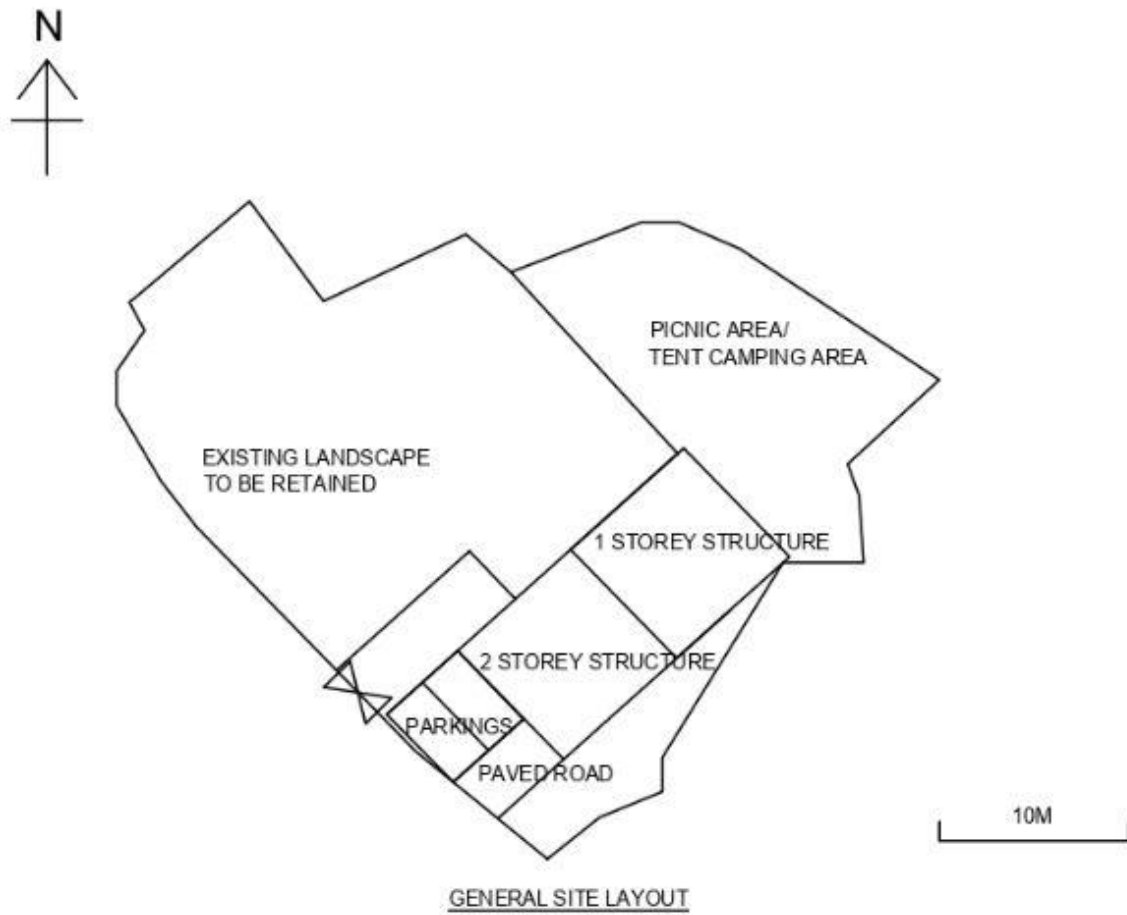


Figure 4.1.2 Preliminary general building plan of the two proposed structures

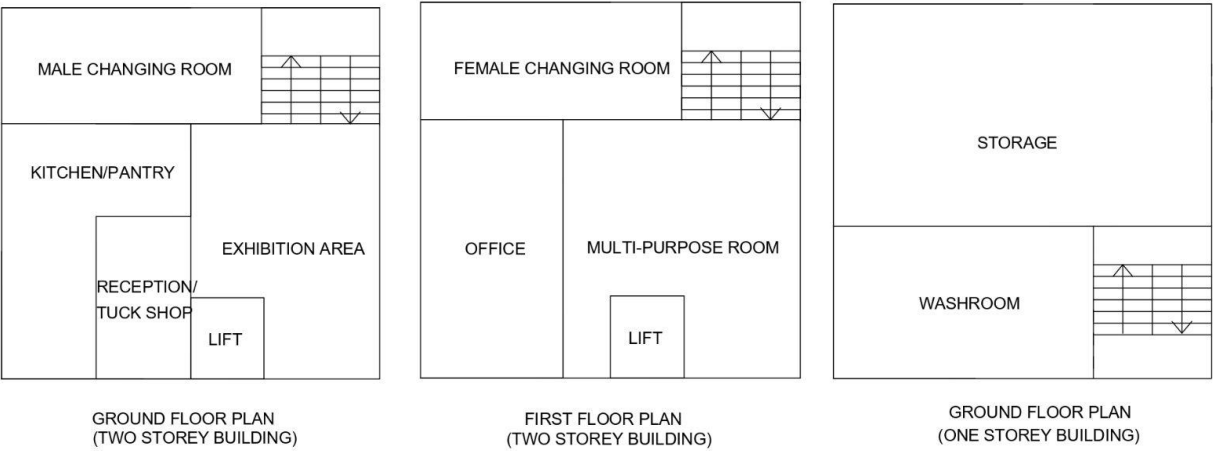


Figure 4.1.3 Paving of the Site

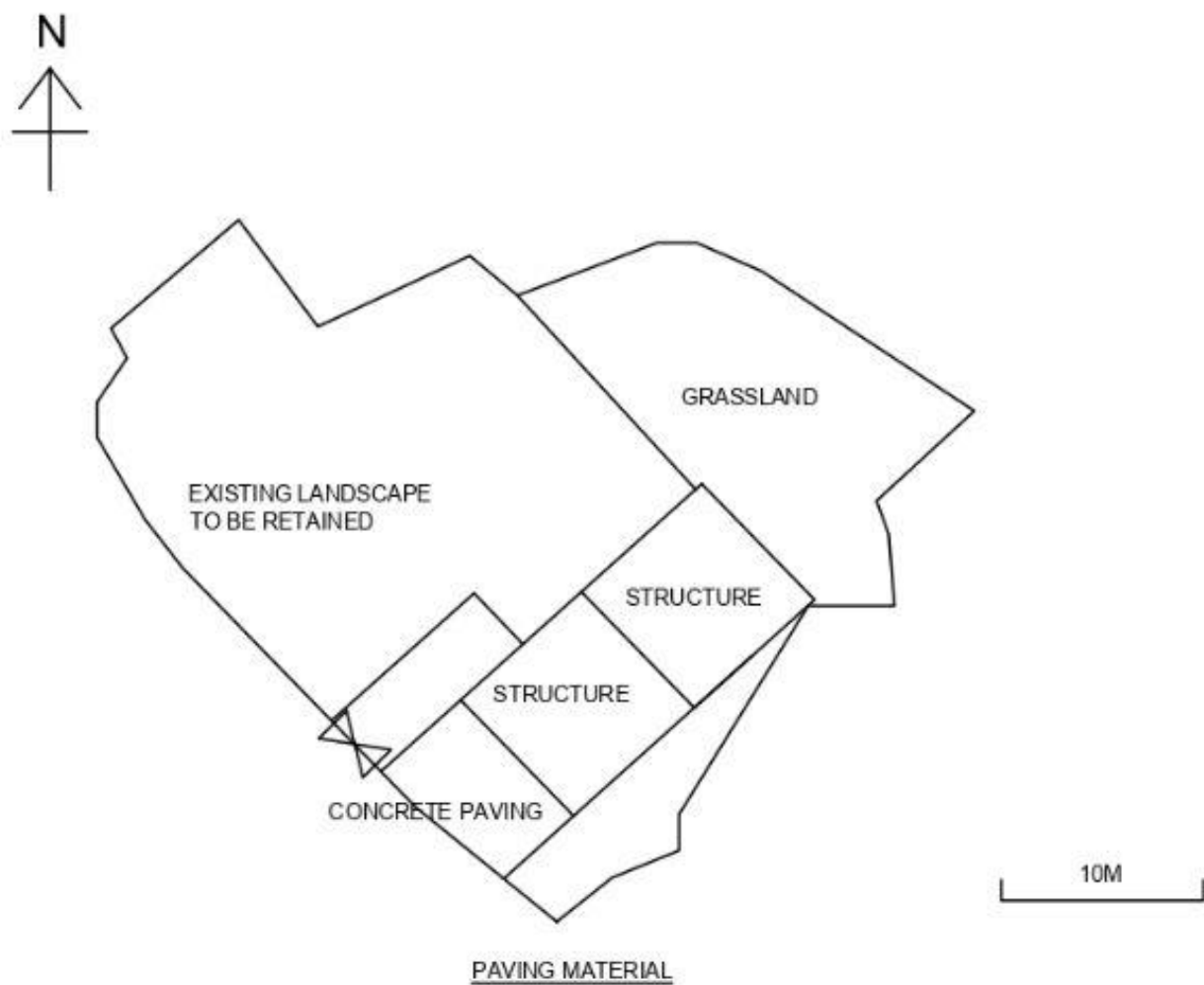


Figure 4.2.1 Aerial photograph of the site in Year 1984



Figure 4.3.1 Location of the proposed site



Figure 4.5.1 Location of the existing residential dwelling Coral Villa



Figure 4.5.2 Existing condition at the surrounding of the site 1



Figure 4.5.3 Existing condition at the surrounding of the site 2

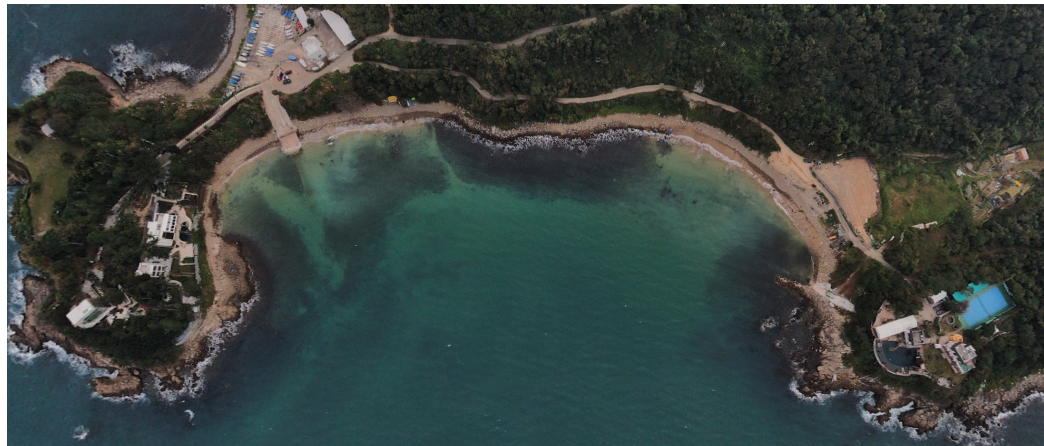


Figure 4.5.4 Existing condition at the surrounding of the site 3



Figure 4.5.5 Photomontage of the proposed development 1



Figure 4.5.6 Photomontage of the proposed development 2



Figure 4.5.7 Photomontage of the proposed development 3



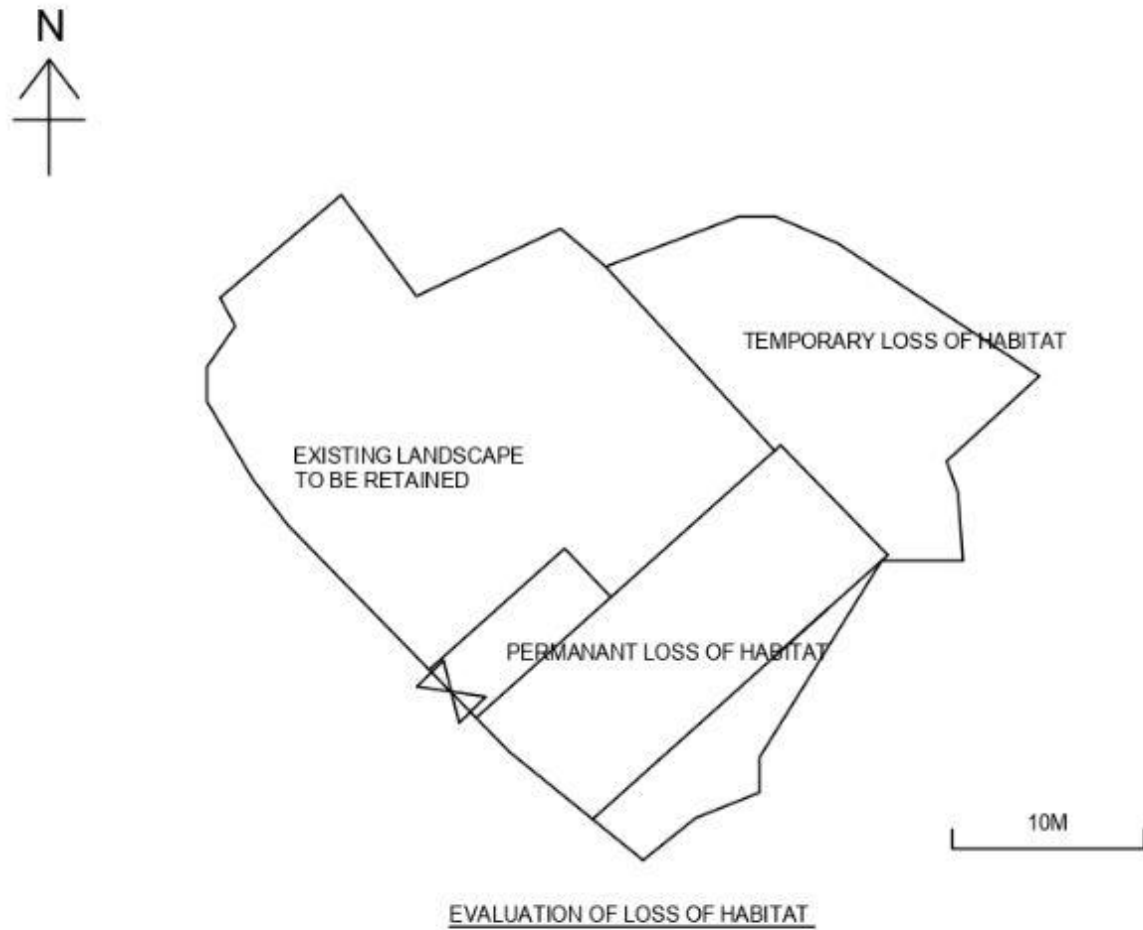
Figure 4.5.8 Existing Site Condition 1



Figure 4.5.9 Existing Site Condition 2



Figure 4.5.10 Evaluation of loss of habitat



Note: Minor loss of habitat due to installation of peripheral drain at the northwest of site is not shown for clarity.

Figure 4.6.1 Drainage proposal

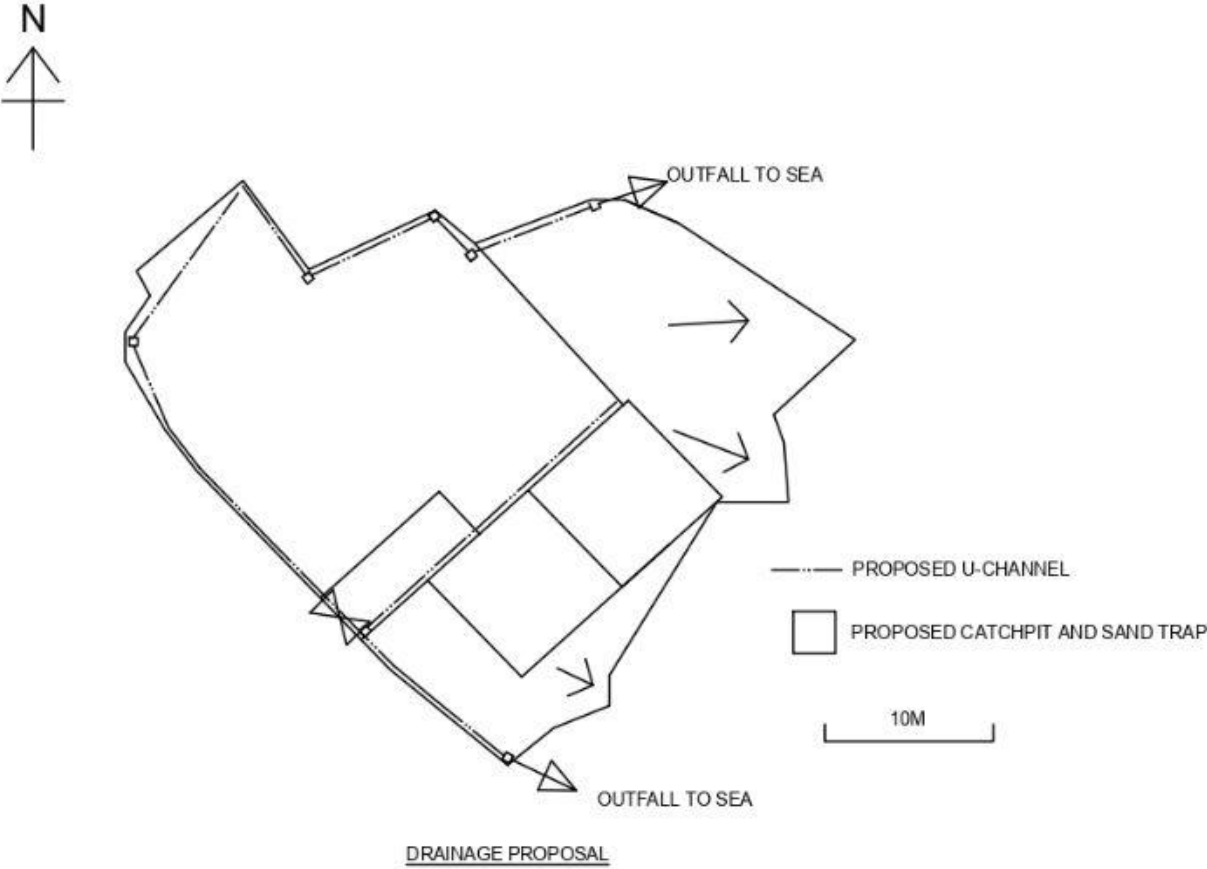
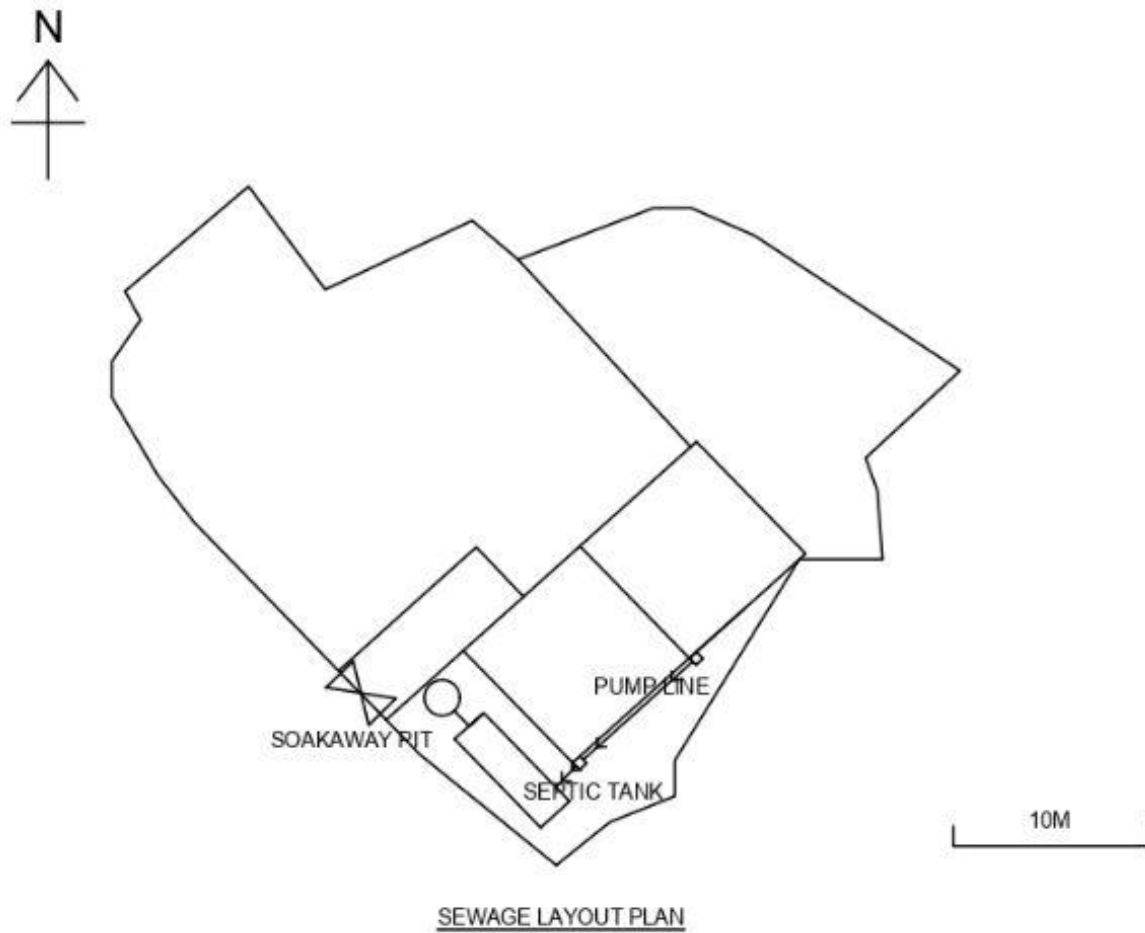


Figure 4.6.2 Sewage Layout Plan



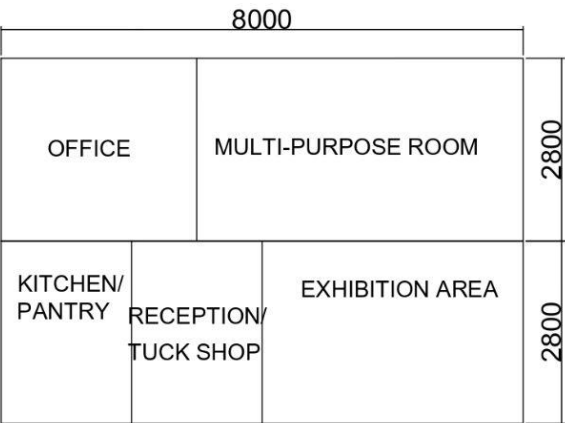
Size of Septic Tank:

L6.3m x W2.0m x D2.0m

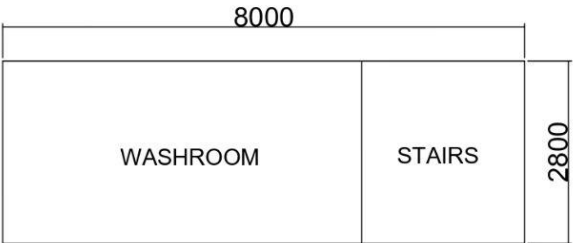
Size of Soakaway Pit:

Diameter 1.8m x 2.0m

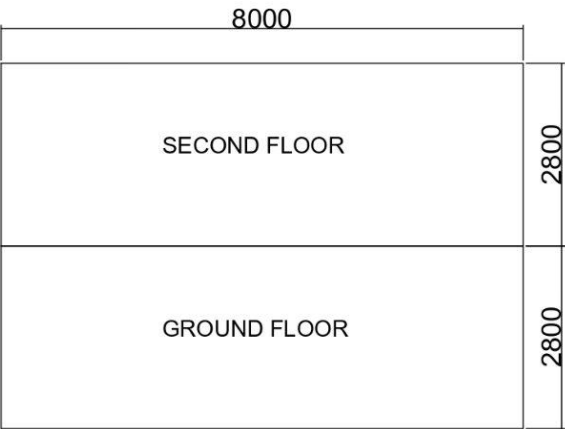
Figure 4.7 Sections and elevations of buildings



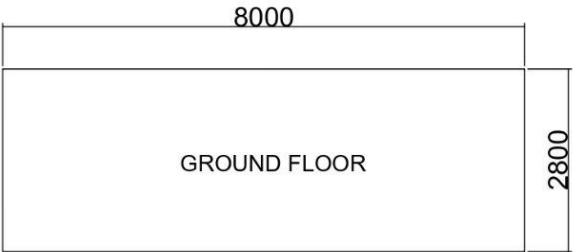
SECTION
(TWO STOREY BUILDING)



SECTION
(ONE STOREY BUILDING)



ELEVATION
(TWO STOREY BUILDING)



ELEVATION
(ONE STOREY BUILDING)

Ocean Conveyor Ltd.

Flat A, 11/F, Wah Lik Industrial Centre
459-469 Castle Peak Road
Tsuen Wan, New Territories

Town Planning Board

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

7 September 2021

Dear Sir/ Madam,

**Submission of Supplementary Information for Section 16 Planning Application No.
A/SK-CKBN/66 at Government Land in D.D. 238, Little Palm Beach, Clear Water Bay, Sai
Kung**

We refer to our section 16 planning application on 28 April 2021. We would like to provide supplementary information for your consideration.

The soft copy of the documents were emailed to the Town Planning Board and uploaded to the drive on 7 September, 2021. The hardcopy of the documents shall arrive at your office shortly.

Should you have any enquiries, please contact our Mr. Edmund LAI at [REDACTED].

Yours faithfully,



(Jodee WU)
Director of Ocean Conveyor Limited

Encl.

Letter Ref. OC/L0007 Response to Comment from the Public on application no.
A/SK-CWBN/66

Revised Application Form

Amendment Page of Figure 4.6.1 and Figure 4.6.2 of the Planning Statement

Ocean Conveyor Ltd.
Flat A, 11/F, Wah Lik Industrial Centre
459-469 Castle Peak Road
Tsuen Wan, New Territories

Town Planning Board

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

7 September 2021

Dear Sir or Madam,

Response to Comment from the Public on application no. A/SK-CWBN/66

We would like to thank all who have provided their valuable comments and views on the proposed temporary field study centre at the Little Palm Beach. We believe that we share the same goal to protect and conserve marine habitat and environment for enjoyment by the general public and more importantly our future generations. We will try our very best to strike a balance between conservation and the proposed development. Please find our response below regarding the concerned aspect of the proposed temporary field study centre.

Our Response on Traffic Aspect

Currently, there is no public transportation serving the Little Palm Beach and the Hang Hau Wing Lung Road. It is observed there is rising visitors travelling to Little Palm Beach by private cars, causing traffic jams on the road. With our proposal to provide shuttle service to the Little Palm Beach, it is envisaged that some of the visitors who used to drive to the beach may travel by our shuttle service. We will continue to liaise with the relevant government departments to explore the feasibility of providing shuttle service or even public transport such as public minibus to serve the area.

Our Response on the Planning Intention

The objective of the proposed temporary field study centre is to introduce the public to the precious coral reef in the North East of Hong Kong. We believe by connecting people to the coral reef area near the proposed site through various workshops and aquatic activities, it could raise participants' awareness on marine conservation and trigger participant's behavioural change to live more sustainably in the future. The proposed development is to support the conservation of the existing marine habitat and allow citizens of Hong Kong to know more about the beauty of our natural environment.

Our Response on the Environmental aspect

We understand that the proposed temporary centre may inevitably cause some nuisance to the surrounding area. We have also reduced the scale of the development to the minimum and we

will adopt all necessary mitigation measures suggested in the planning statement to minimise the pollution.

Again, thank you for your comment on the captioned application. We will take into consideration your views on the proposed temporary educational field study centre. By collaborating together, we could better protect and conserve the natural environment of Hong Kong.

[中文譯本僅作參考，一切內容以英文版為準]

感謝你對擬議臨時教育郊野學習中心提出寶貴意見。我相信我們有著共同的目標，一起去保護和保育海洋棲息地和環境，令公眾及我們的後代都能享受。我們將盡最大努力，在保育和擬議發展之間取得平衡。以下是我們就你提出的意見，作出回應。

就交通方面的回應

目前，小棕林海灘及坑口永隆道並無公共交通工具接駁。我們觀察到越來越多的遊客自行駕車前往小棕欄灘，令道路十分擠塞。如申請獲批，我們將提供前往小棕欄灘的穿梭巴士服務，預計一些已往自行駕車前往海灘的遊客，會乘搭我們提供的穿梭巴士。我們會繼續與相關政府部門聯絡，探討提供穿梭巴士服務的具體安排，甚至提供小巴服務等公共交通工具的可行性。

就規劃意向的回應

擬建的臨時教育郊野學習中心旨在向公眾介紹香港東北部珍貴的珊瑚礁。我們相信通過各種工作坊和水上活動，能將我們與大自然聯繫起來，以提高參與者對海洋保護的認識，並引發參與者的行為改變，讓我們在未來更可持續地生活。擬議的中心是為了支持保護現有的海洋棲息地，能讓更多香港市民了解屬於我們的自然景色。

就環境方面的回應

我們明白擬建的臨時中心難免會對周邊地區造成滋擾。我們亦已將發展規模減至最低，並會採取規劃綱領中建議的所有必要緩解措施，以盡量減少污染。

再次感謝您對擬議臨時教育郊野學習中心提出的寶貴意見，我們會慎重考慮您的意見。我們相信通過合作，我們可以更好地保護和保育香港的自然環境。

Regards,



(Jodee WU)

Director of Ocean Conveyor Limited

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 Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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.info.gov.hk/tpb/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.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Ocean Conveyor Limited

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

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

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)	Government land, Little Palm Beach, Sai Kung	
(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 836 sq.m 平方米	☒ About 約
	☒ Gross floor area 總樓面面積 195.09 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)	 836 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	The Approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" and "Coastal Protection Area"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner" #& (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_____ (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_____ (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

Proposed Temporary Educational Field Study Centre for a period of 3 year and Excavation of Land

(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	706	sq.m	☒ About 約
Proposed covered land area 擬議有上蓋土地面積	130	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	N/A	sq.m	☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	195.09	sq.m	☒ About 約
Proposed gross floor area 擬議總樓面面積	195.09	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)

Structure 1: 2 storey (less than 7.23m) G/F use: Reception, Tuck Shop, Exhibition Area, Kitchen, Pantry, Changing Room. 1/F use: Office, Changing Room, Multi-purpose Room

Structure 2: 1 storey (About 4m) Storage, Washroom

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	2
Motorcycle Parking Spaces 電單車車位	
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
Others (Please Specify) 其他 (請列明)	

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

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

Proposed operating hours 擬議營運時間 Day time Visitor: 09:00 - 18:00 (Monday to Sunday and Public Holiday) Overnight Visitor: 24h (Monday to Sunday and Public Holiday)																																	
(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)) Hang Hau Wing Lung Road ☐ 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，請另頁表示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 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 42 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 2 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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☐</td> </tr> </table>			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 ☐
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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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas

位於鄉郊地區臨時用途/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）。

Please refer to separate supporting documents.

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 an application to the Board 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

Lai Yiu Man Edmund

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

Director

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

Ocean Conveyor Limited

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

Date 日期

10/04/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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

- 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。
- 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。
- 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Government land, Little Palm Beach, Sai Kung
Site area 地盤面積	836 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 836 sq. m 平方米 ☒ About 約)
Plan 圖則	The Approved Clear Water Bay Peninsula North Outline zoning Plan No. S/SK-CWBN/6
Zoning 地帶	"Conservation Area" and "Coastal Protection Area"
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/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	Proposed Temporary Educational Field Study Centre for a period of 3 years and Excavation of Land

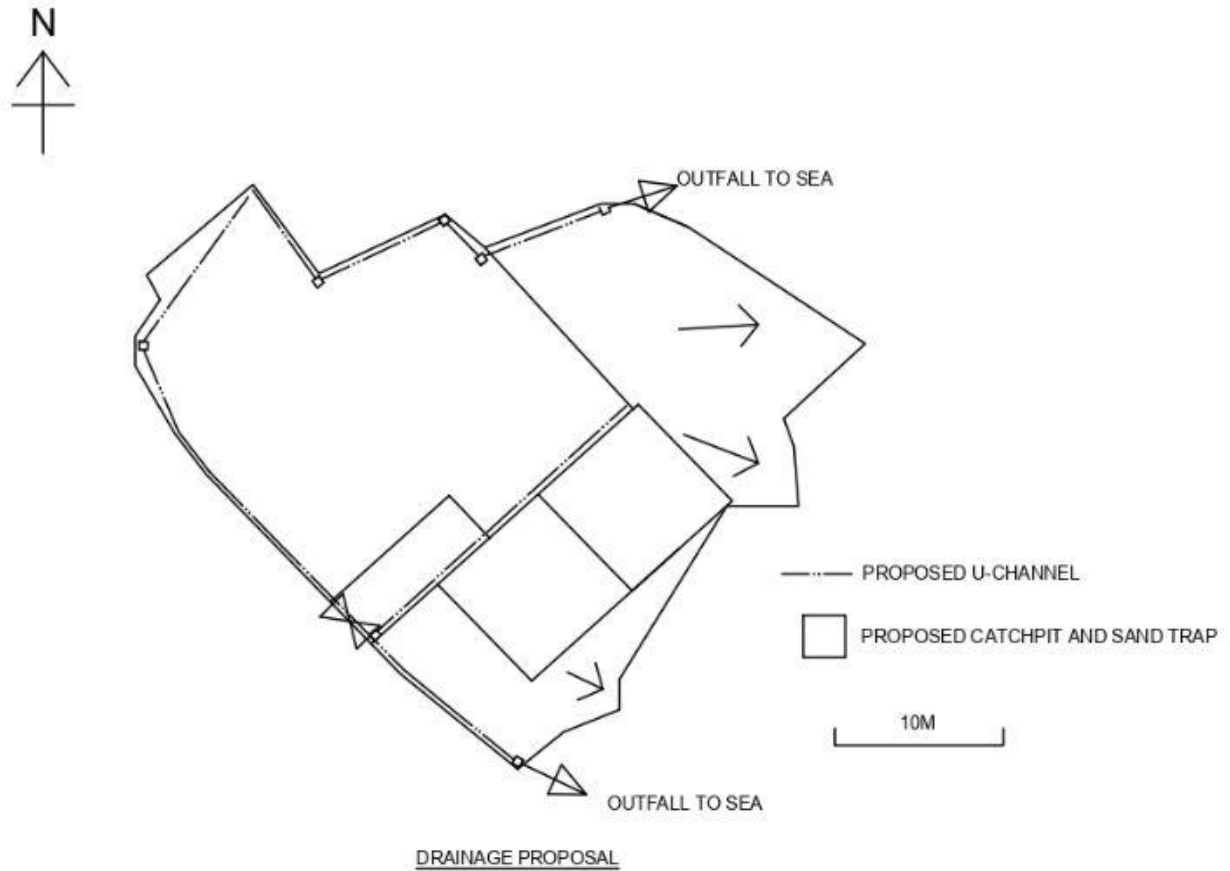
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	195.09 ☒ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2 Structures	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	☐ m 米 (Not more than 不多於)
		N/A	☐ Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7.23	☒ m 米 (Not more than 不多於)
		2	☒ Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	16 % ☒ 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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		2 Private Car Parking Spaces
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A

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）	☐	☒
Drainage Proposal, Sewage Layout Plan		
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）	☐	☐
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。

Figure 4.6.1 Drainage proposal



Approximate Size of U Channel*:

300mm

Approximate Length of U Channel*:

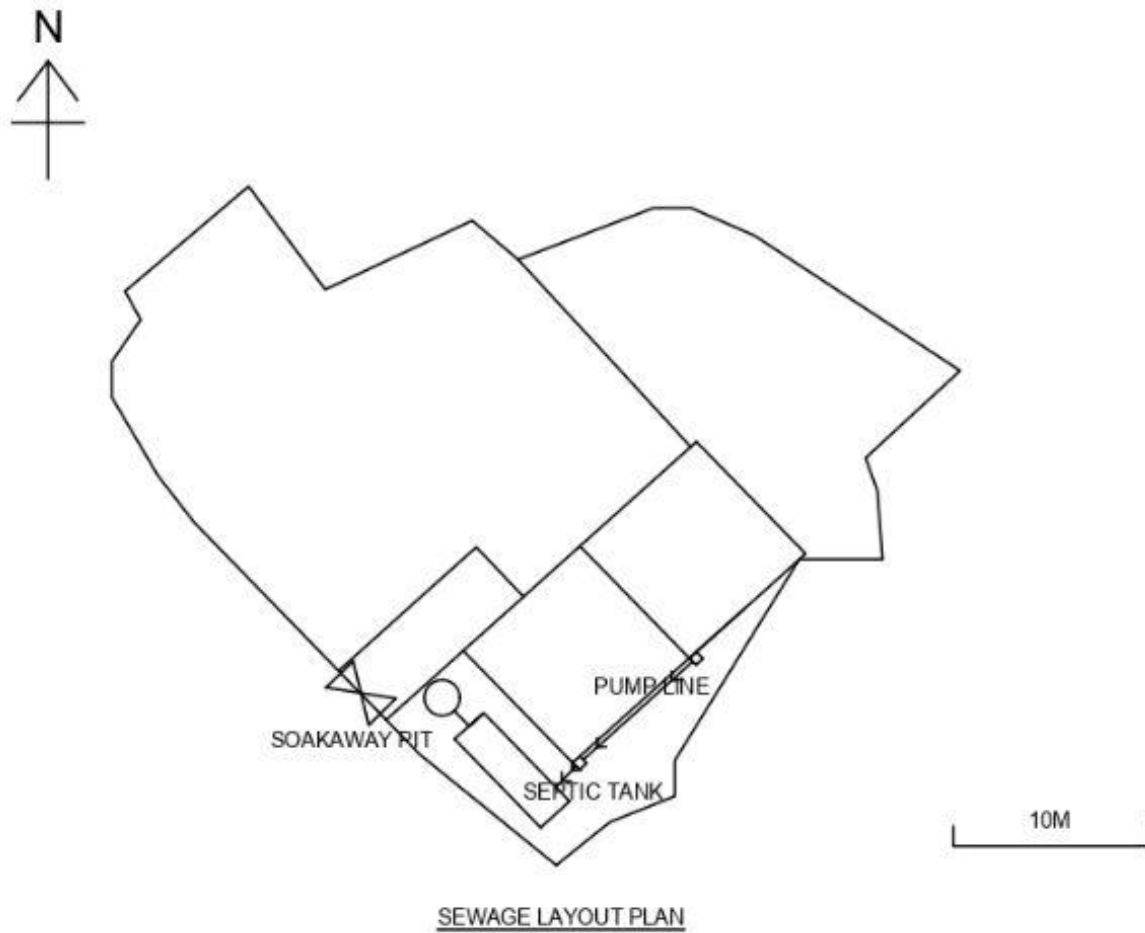
90m

Approximate Area of Excavation*:

27sqm

*Size and length of the U Channel are subjected to detailed design

Figure 4.6.2 Sewage Layout Plan



Approximate Size of Septic Tank*:

L6.3m x W2.0m x D2.0m

Approximate Size of Soakaway Pit*:

Diameter 1.8m x Depth 2.0m

Approximate Area of Excavation*:

15 sqm

*Size of the Septic Tank and Soakaway Pit are subjected to detailed design

Detailed Comments from Relevant Government Departments

1. Natural Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- (a) he has reservation on the application;
- (b) it is noted that the wildlife usage at the Site are not described and no fauna/flora species list is provided to support the ecological evaluation;
- (c) some of the ecological impacts (i.e. potential, direct and indirect impact) were not considered based on the ecological information collected on the Site and only some of them were discussed in the planning statement; and
- (d) the impact evaluation of habitat and vegetation is missing in Paragraph 4.5.19 of the planning statement.

2. Traffic

Comments of the Commissioner for Transport:

- (a) as the applicant advises that supplementary information such as the swept path of construction vehicle and shuttles operating at Hang Hau Wing Lung Road at its single track access road section will only be carried out at later stage, the technical feasibility of enabling construction traffic and operation traffic is not justified. Therefore, it is unable to determine whether the application is acceptable from traffic engineering perspective. As the applicant has not provided further information to justify the feasibility of maneuvering of delivery, construction and operation vehicles along Hang Hau Wing Lung Road, she could not support the application based on currently available information;
- (b) the applicant should delete the description "A Volume-to-Capacity (V/C) ratio between 1.0 and 1.2 indicates a manageable degree of congestion" and amend in accordance with relevant design guidelines. In general, a V/C ratio over 1.0 indicates congestion of road traffic;
- (c) the applicant should clarify whether the design capacity and traffic survey are one-way traffic or two-way traffic. Meanwhile, the applicant should supplement the reference of design capacity for single track access road and single-two carriageway;
- (d) Hang Hau Wing Lung Road is not managed by the Transport Department, comments from relevant authorities should be sought; and
- (e) should the Board decided to approve the application, an approval condition on the submission of revised traffic review including the feasibility of maneuvering of delivery, construction and operation vehicles, as well as loading/unloading bay and parking space proposal, and implementation of the traffic improvement and/or

mitigation measures and proposed loading/unloading bay(s) and parking space(s) identified therein to the satisfaction of the C for T or of the Board shall be included.

3. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- (a) no objection to the application;
- (b) it is noted that two temporary structures, which would satisfy Buildings Ordinance (Application to the New Territories) Ordinance, are proposed at the Site. I have no comment under the Buildings Ordinance (BO) on the planning application subject to the following comments:
 - (i) all authorised building works/structures, if any, should be removed according to the provisions of the BO;
 - (ii) all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with BO;
 - (iii) AP must be appointed for the site formation and communal drainage works refers to (ii) above;
 - (iv) the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on the Site under the BO. Enforcement action may be taken to effect the removal of all authorised works in the future; and
 - (v) detailed comments will be given during plans submission stage.

4. Fire Safety

Comments of the Director of Fire Services:

- (a) no in principle objection to the application subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS;
- (b) the distance of the Site from the nearest fire hydrant is more than 500m. In view of this, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting;
- (c) in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval. In addition, the applicant should also be advised on the following points:
 - (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and

- (d) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.

5. Hotel and Guesthouse Licensing

Comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department:

- (a) according to the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) ("HAGAO"), "hotel" and "guesthouse" mean any premises whose occupier, proprietor or tenant holds out that, to the extent of the available accommodation, sleeping accommodation will be provided at a fee for any person presenting himself at the premises, unless all accommodation in the premises is provided for a period of 28 consecutive days or more for each letting which is exempted under the Hotel and Guesthouse Accommodation (Exclusion) Order (Cap. 349C);
- (b) if the mode of operation falls within the definition of "hotel" or "guesthouse" in the HAGAO, a licence under the HAGAO must be obtained before commencing operation. Whether the mode of operation of the camping site falls within the ambit of the HAGAO depends on the actual circumstances of individual case;
- (c) no licence application for operation of a guesthouse at the Site was received;
- (d) for any structure which constitutes as "building works" or "building" under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Buildings Authority or a Certificate of Compliance issued by the Lands Department when making an application under the HAGAO; and
- (e) detailed licensing requirements will be formulated upon receipt of application under the HAGAO.

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月08日星期六 11:43
收件者: tpbpd@pland.gov.hk
主旨: A/SK-CWBN/66

5-1

Town Planning Board

The area is zoned CPA and CA. The land is unallocated.

There are various remains of old unauthorized structures.

We agree that the area should be fixed up (incl removal of dilapidated remains of concrete) and made useful for the public including a boat ramp and small parking area to support the enjoyment of the beach and the sea.

However, the area should not be privatized.

The HAD (District Minor Works) or LCSD should consider enhancement of the site for public enjoyment.

Paul Zimmerman
Resident
Ng Fai Tin

5-1



5-1



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

參考編號

Reference Number:

210507-231521-30503

提交限期

Deadline for submission:

28/05/2021

5-2

提交日期及時間

Date and time of submission:

07/05/2021 23:15:21

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Wei Yang

意見詳情

Details of the Comment :

oppose. 1. applicant has does not have sufficient / demonstrable experience of operating such centers. 2. too close to dwellings. 3. the subject hang hau wing lung road is extremely crowded on weekends already - it cannot cope with a shuttle bus as suggested.

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

參考編號

Reference Number:

210509-130306-96842

提交限期

Deadline for submission:

28/05/2021

5-3

提交日期及時間

Date and time of submission:

09/05/2021 13:03:06

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉偉忠/劉運明

意見詳情

Details of the Comment :

我們是檳榔灣村代表，對上述申請作出反對，原因:

- 1) 交通：由於坑口永隆道是一條私人開發的單行雙程道路，路面狹窄，避車處短少，現在已有風帆協會訓練地，很多車輛出入，造成道路很大負荷及行人(村民)有一定危險，所以批出申請時，必需改善這條道路。
- 2) 環境保護：由於該區為保育區(自然及海岸，為保育環境, 我們反對在該區挖土及發展。

謝謝

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

參考編號

Reference Number:

210516-114948-97923

提交限期

Deadline for submission:

28/05/2021

5-4

提交日期及時間

Date and time of submission:

16/05/2021 11:49:48

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王嘉聰

意見詳情

Details of the Comment :

這數年間本人一個月當中會有2-4天到小棕林遊玩，但近兩年來，發現遊客人數愈來愈多，本來郊遊地地區好應更多市民好好分享，實屬好事，但事實上大多遊客沒有盡公德心，大多亂丟垃圾，沒有清理造成嚴重污染，本人心感可惜，每逢假日遊客之車輛更造成水洩不通，遊人的自私，胡亂泊車造成交通混亂，本人只希望規劃署可慎重考慮該地點是否有足夠地方以供交通出入，而本人更希望當局可以保持原有的樣貌，不應再加建設造成污染，否則遊人更多情況下，本來一個大自然生態環境難以保存，而且為本來已不勝負荷的交通更百上加斤，所以本人為該地段提出反對更改土地用途更反對在該地進行建設，以保持大自然環境。

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

參考編號

Reference Number:

210516-155535-39986

提交限期

Deadline for submission:

28/05/2021

5-5

提交日期及時間

Date and time of submission:

16/05/2021 15:55:35

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 麥顯洲

意見詳情

Details of the Comment :

本人熱愛大自然環境，多年來一直有到訪小棕林灣玩水上活動，得悉規劃署有意改變該地的土地用途本人表示十分擔憂。

首先上址是自然保育區，本不應該進行任何工程，但貴署本未倒置，在自然保護區帶頭進行工程，污染環境實在不當。

未知貴署有否監測該地交通流量能否應付？本人在星期一至星期五進行過統計，該土地一天約有20-50輛車（當中包括輕型貨車及私家車為主），每逢周末及假日更超過80-100輛車到該土地附近，不時因停車地點引起爭執，更不時需警察到場協助，除了上述地點，附近的帆船會已帶來大量遊客，使該段單程路水洩不通，更有不同潛水班學員到附近停泊車輛，還有假日遊客停泊在永隆路的避車處，不論進出永隆路已經舉步維艱。

環境衛生方面，本人亦有小孩，每次除了帶走自己的垃圾外都會為海灘清理不同垃圾，但發覺遊人愈多，不同類型的垃圾愈來愈多，大部分塑膠都會對海洋造成永久性影響。以上多點是本人反對是次申請的觀點，本人亦只是一位熱愛大自然的遊客，還望可以保護香港僅有的淨土。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210521-043159-57222

提交限期**Deadline for submission:**

28/05/2021

5-6

提交日期及時間**Date and time of submission:**

21/05/2021 04:31:59

有關的規劃申請編號**The application no. to which the comment relates:**

A/SK-CWBN/66

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Paul Zimmerman

意見詳情**Details of the Comment :**

Went on site yesterday and found a new dirt track built down to the beach without any approval from anyone.

Further, a member of the public have me the link to the plan Ong statement (why is such paper not readily available on the website next to the gist?). The applicant pretends to be an environmental group. As resident of the area and visitor of the beach, we have never been approached or consulted on any of the proposal.

What we have seen is repeated abuse of nearby land including the site involved. As stated separately, if there is a genuine attempt to make the area suitable for enjoyment by the public with a well designed and appropriately funded program on which the local community has been thoroughly consulted, then there could be good benefits. This proposal does not meet such standards.

21st May, 2021

5-7

Town Planning Board

Planning Department

17 North Point Government Offices

333 Java Road

North Point

Hong Kong

Dear Sir,

Re : A/SK-CWBN/66

Referring Application No. A/SK-CWBN/66 for Little Palm Beach, Clear Water Bay, Sai Kung, we like to object for the following reasons :

1. it is situated on a cliff which may cause landslide to the environment
2. the owner has been using it as cemetery for his son for many years.
3. He has been covering the government sign with trees to block the notice.
4. He has been renting out government land for public parties which have caused a lot of noise and nuisance. This has police reports in many occasions.

In view of above the applicant behavior is likely to destroy the habitat and has not been following government rules. We strongly object to develop conservation area.

Yours sincerely,



Chù Chi Ming

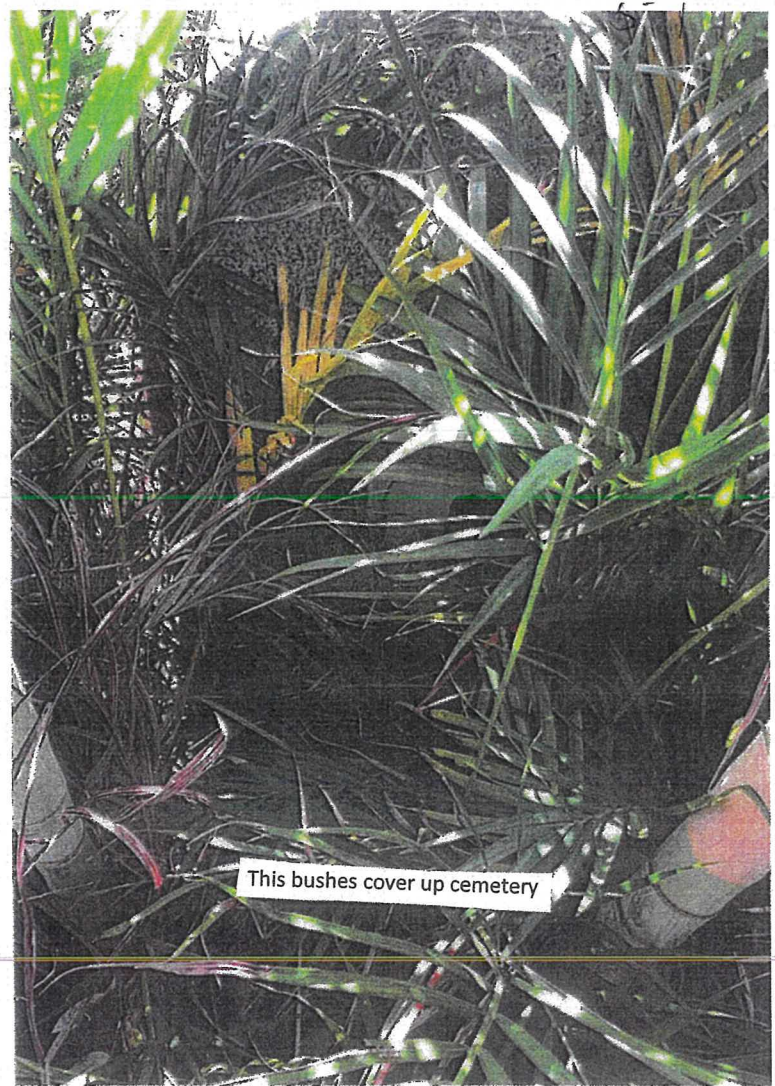
[Redacted signature area]

Encl. photos





This is bushes from a little distance



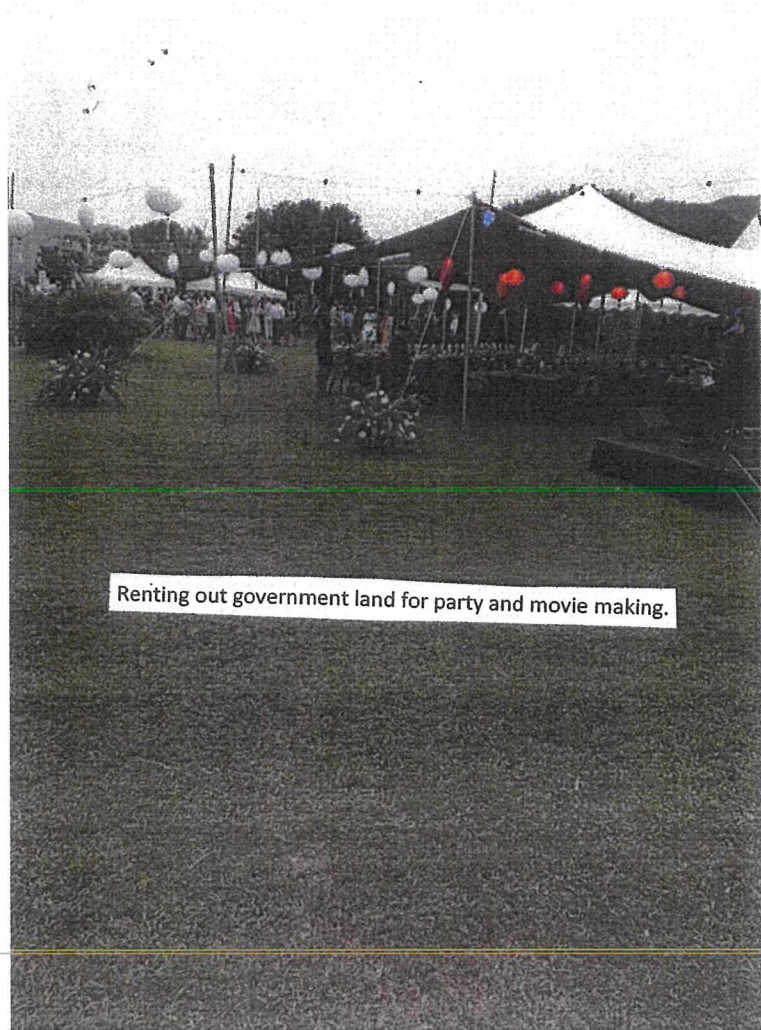
This bushes cover up cemetery



This is group of bushes from afar covering government sign



This is government sign cover with trees

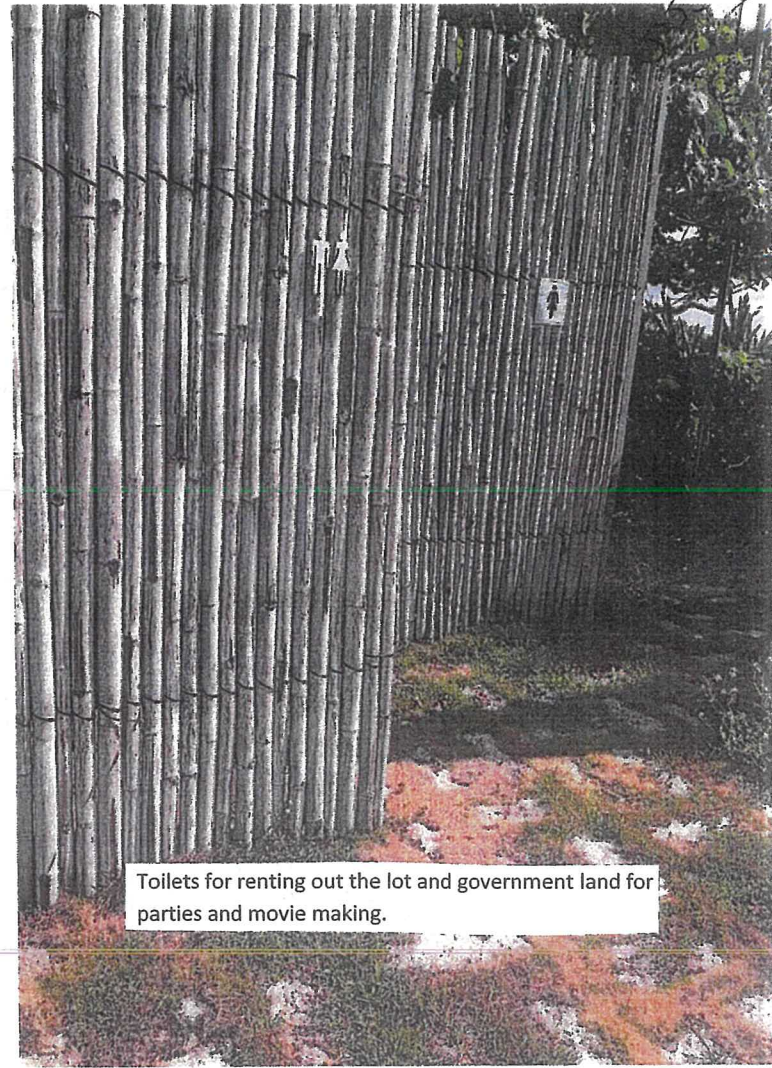
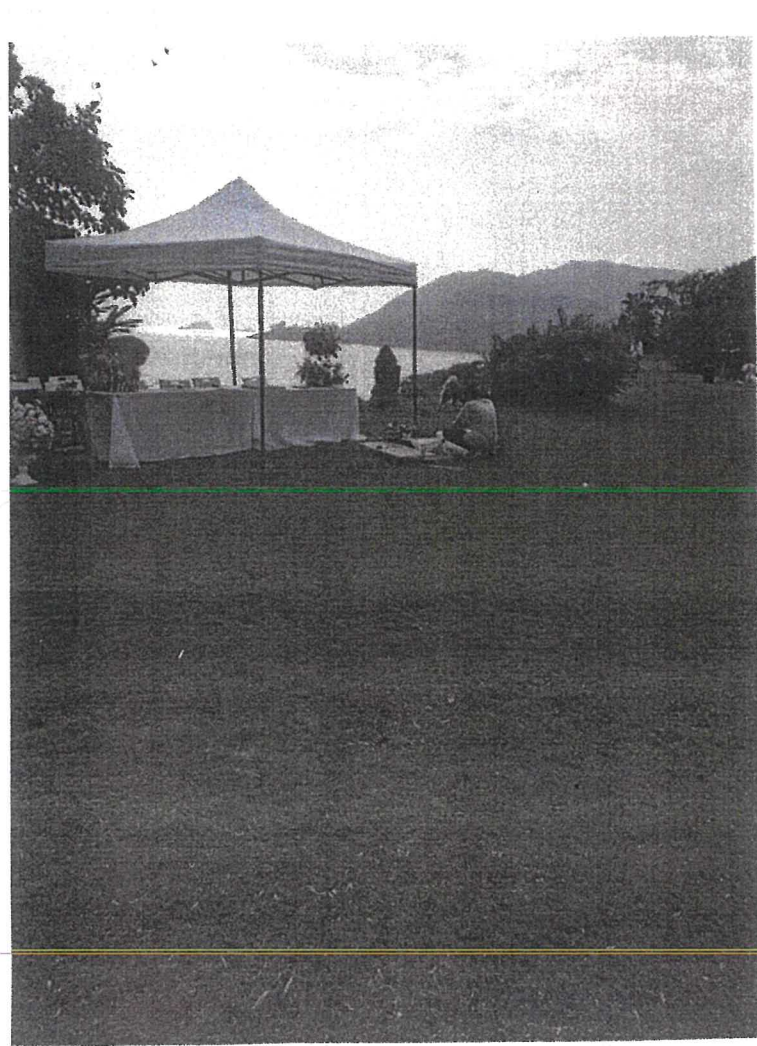


Renting out government land for party and movie making.

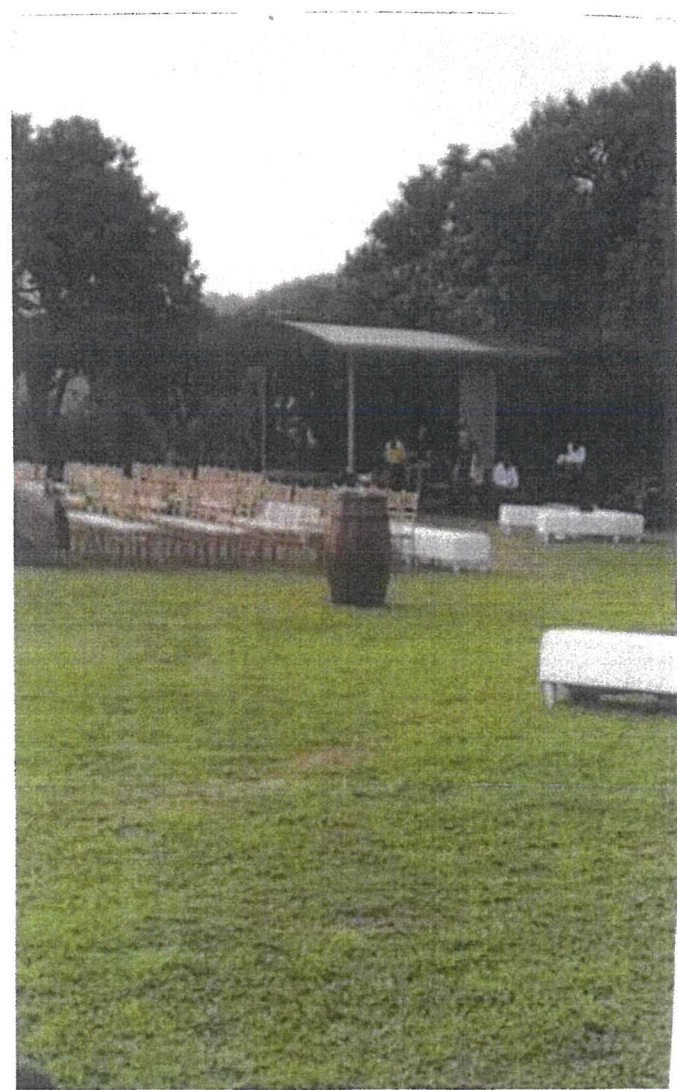


Also using for advertising shooting with helicopters





Toilets for renting out the lot and government land for parties and movie making.



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

參考編號

Reference Number:

210518-183343-47154

5-8

提交限期

Deadline for submission:

28/05/2021

提交日期及時間

Date and time of submission:

18/05/2021 18:33:43

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 陳嘉琳區議員

意見詳情

Details of the Comment :

對此項計劃有保留

1. 該地為「自然保育區」及「海岸保護區」，但整份計劃沒有詳細生態之影響。臨時用途會否接駁排污？會否對周邊環境和水體造成負面影響？
2. 即使只申請作臨時用途，一旦破壞即無法復原，設置時期和運作時期的概念需要仔細陳述

5-9

致城市規劃委員會

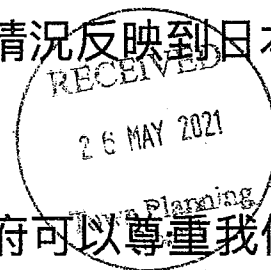
我們是一群熱愛大自然並居住在永隆路多年的日本居民，對於城規會改變有關土地並興建建築物在大自然的環境中我們表示強烈反對。

我們居住在永隆路的小棕林灘附近多年，當年因為附近的大自然環境吸引，決定定居這裡，近年來因為遊客愈來愈多，造成不同類型的環境污染，我們已十分擔憂環境的破壞，但最近注意到有關土地申請，並得悉有關土地會興建建築物，十分驚訝，現在全球都關注環保議題，包括聯合國倡議的可持續發展項目，但香港政府竟然會帶頭破壞環境，污染環境，實在十分遺憾。

除了環境問題，交通問題都是城規會應關注的地方，現時永隆路下部份都是單程路，由帆船會開始自小棕林沙灘只有一條小路，而且部分為泥路，經山竹颱風侵襲後一直沒有人到該地段修理，但現時除了我們居民外，還有很多遊客到訪，每逢假日定會出現「爭路」情況，現時永隆路沒有停車位，所有遊客包括潛水班學員，帆船會會員，都一直隨意停泊車輛，我們亦多次因道路問題報警求助，城規會人員不但沒有解決道路問題，如計劃通過後更會使上述路段堵車問題嚴重化，所以我們表示反對有關申請。

在日本文化當中，政府是十分重視當地居民的意見，我們政府計劃發展時只要收到一戶反對，整個項目便會終止，有關例子為當年的沖繩新機場，同樣因一戶人的反對，整個項目便會終止，如果香港政府堅持項目，破壞環境，我們定會將有關情況找電視台跟進，亦會將有關情況反映到日本的電視台跟進有關情況。

環境污染及交通問題是我們不可能接受的，希望香港政府可以尊重我們居民的意見，我們一定會盡力保護環境，不讓大自然受到破壞。



山本政木 山本洋子 山本俊明 山本綾乃
山本心夏 山本直木 左勝正隆

5-9

聯絡電話：



Your Ref.: TPB/A/SK-CWBN/66

24 May, 2021

5-10

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

Dear Sirs,

RE: Objection to Planning Application No. A/SK-CWBN/66
Proposed Temporary Educational Field Centre for a Period of 3 Years and
associated Excavation of Land
Government Land in DD238, Little Palm Beach, Clear Water Bay, Sai Kung

I, CHEUNG Pai Chun, a resident of the Coral Villa, am writing to object the Planning Application No. A/SK-CWBN/66.

The above application is planning to erect a temporary educational field study centre at Little Palm Beach for a period of 3 years with excavation of land. As a resident in the area, I am objecting this planning application based on the following reasons – environmental impacts, traffic and safety concerns.

Firstly, the proposed development will cause irreversible destruction to the natural habitat. While the intention of this development is to advocate the conservation of coral communities, the two proposed structures will disturb the natural scenery of the coast line, as an ununiformed and unnatural addition to the Little Palm Beach.

Photo 1: Existing Status of While the applicant will employ the the Application Site

modular integrated construction as the construction approach to supposedly lower the environmental impact to the surroundings, the proposed excavation of land would still cast a considerable impact on the natural habitat. While the applicant has claimed to apply various measures to mitigate the waste disposal from the construction, the surrounding environment (see **Photo 1**), especially the coral communities are extremely sensitive to any type of pollution. Given



the close proximity of the application site to the coastal area of Little Palm Beach, and removal of native vegetation in favour of the erection of the proposed structure, the proposed development could potentially evoke a knock-down detrimental impact on the surrounding ecosystem and upset the natural habitat in an irreversible manner.

As the planning intention of both “Conservation Area” and “Coastal Protection Area” zones is to retain and conserve the natural environment with the general presumption against development, the Government should not approve any development that would induce any potential negative impacts to our precious environment in consideration of the benefits of the general public and environment. If this planning application is approved, it will become an example in favour of similar future applications and allow environmental unfriendly developments in endangered natural environments. As a result, this application should be rejected in the aspect of environmental protection.

Secondly, the existing road cannot handle any increase in traffic load. As mentioned in the applicant’s preliminary traffic review, there is only one sole access road between the application site and the main road – Hang Hau Wing Lung Road. The



applicant is planning to provide two parking spaces for staff, which also act as loading and unloading areas, as well as shuttle bus service for visitors and staff at the application site. While the applicant has tried to justify the introduction of both the proposed parking spaces and shuttle bus service with the traffic review, the review itself has ignored the issue of the road structure.

5-10

As shown in **Photo 2**, the paved connecting road is constructed on top of natural boulders, which are prone to natural weathering and water erosion from the coast during high tide. While numbers of letters have been sent to various government departments requesting maintenance and improvement work on this paved road, no actions has been taken and the existing road remains neglected in a deteriorated state.

Meanwhile, the applicant's traffic review has stated that the existing road could handle the increment in traffic after the opening of the education centre. Nevertheless, I found the review inaccurate and could not reflect the current traffic condition of the existing road. Little Palm Beach is extremely popular during holidays and the existing road is often congested with private vehicles from visitors. In some occasions, it would take over an hour to reach Hang Hau Wing Lung Road from the residence.

While the connecting road can barely handle limited traffic from surrounding residences, it is highly doubtful that this road can manage all the increased traffic loads from construction trucks, shuttle bus and private vehicles. In consequence, the traffic review has failed to provide a realistic account of the existing road to the application site from my perspective as a resident. Further increase in traffic flow would further worsen the congestion at the application site and thus the application should be rejected.



Photo 2: One of the sections of the paved road connecting between the application site and the Hang Hau Wing Lung Road

Last but not least, the application itself has neglected the safety concerns. Since the existing road is at such vulnerable and precarious state as mentioned above, the worst hypothetical, yet possible scenario is the collapse of the pavement and passing vehicles falling off the road with multiple severe casualties. Please refer to Photo 3&4, showing there was a car accident in May 2020, the car fell down the road because of the unstable structure and narrowness of the road. Therefore, the applicant has entirely ignored the present state of the road and its potential vulnerability from increased traffic flow.

5-10



Photo 3

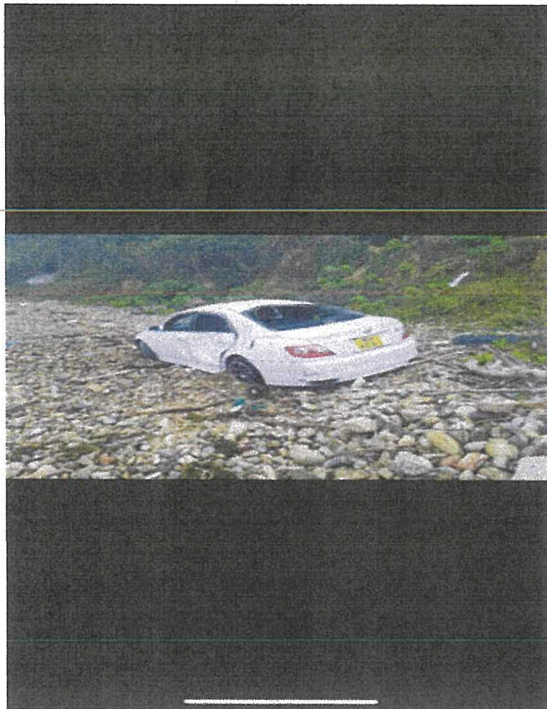


Photo 4

Regarding the poor condition and potential danger of the road, we have contacted several government departments since last year. They didn't give us a proper reply and even handle our request in a serious and responsible way. Here are some evidence showing our attempt to reaching then government to address this road issue.



5-10

寄件人: Wing Hay Ho winhayho@icloud.com
 標題: 回覆: 清水灣永健路小榕林沙灘路被颶風損毀
 (檔案編號: 2-4812966844)
 日期: 2018年11月20日 12:27:28
 收件人: telhime@1823.gov.hk
 民政署及地政署都得不妥他們管理，是特首才知道誰管理這段路，每年我老而於該段路的租地費，地稅及差餉，大概也一百萬，該段路由鵬鵬山竹冲毀至今，投訴了很多次，請盡快查覆及解決

從我的 iPhone 傳送

telhime@1823.gov.hk 於 2018年11月19日 15:15 寫道:

先生 / 女士:

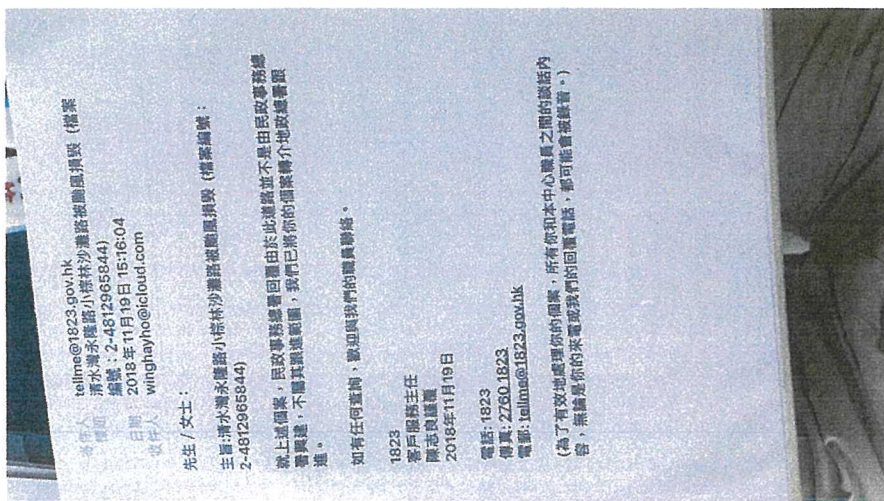
主: 清水灣永健路小榕林沙灘路被颶風損毀 (檔案編號: 2-4812966844)

就上或個案，民政事務總署回覆由於此道路並不是由民政事務總署興建，不屬其跟進範圍，我們已將你的個案轉介地政務總署跟進。

如有任何查詢，歡迎與我們的職員聯絡。

1823
 客戶服務主任
 陳志良謹覆
 2018年11月19日

電話: 1823
 傳真: 2760 1823
 電郵: telhime@1823.gov.hk



We genuinely hope that the Planning Department would take account of the current situation of the road and consider the public safety when they consider the application.

We shall reserve the right to take any law actions and contact local media to broadcast the above situation to the public, so that we can arouse the attention from the government and the general public.

In addition, due to the proximity to the coastal line, the application site could be under the threat of flooding during high tide. The application site is barely 1m above sea level with pebbles, sand and dense vegetation scattered along the shore. It is highly doubtful that the chosen construction approach can provide a stable and strong base for the proposed structures. This constitutes as a prominent safety concern for the application, which is not included in any part of the application, and should be reconsidered by all the stakeholders.

On the other hand, as mentioned in the planning statement, the applicant plans to incorporate overnight visitors and night time activities such as night time safari in the area. Since the only access to the Application Site is the single path road shown above, it would be difficult for ambulances and fire trucks to reach to the site, especially during night time with limited lighting.

With no mention of any safety precautions in the application, the safety issue for visitors is indubitably a huge red flag for this planning application and thus should not be approved.

In consideration of the above reasons – environmental impacts, traffic and safety concerns, the subject application does not align with the planning intentions of the zonings with concerns on the aspects of traffic and safety, and thus should not be approved and proceed.

Thank you for your kind attention.

Best Regards,


CHEUNG Pai Chun

就有關申請之反對信

致城市規劃委員會



5-11

國家在2018年時已經提出生態環境保護及防控污染的目標，當中習近平主席強調要保護生態環境的一環與是次申請有違背的意思，所以本人特意提出意見，差希望城規會接納。

本人多年來居住在永隆路的小棕林沙灘附近，當年因為自然生態環境優美而吸引，小棕林沙灘實在是香港難得的淨土，不但水質優良，各種岩石及附近的綠化地帶都有各有特色，除了我們居民外，亦有很多動物和植物居在該地。

習近平生態思想中強調一點，「人與自然和諧共生」及「綠水青山就是金山銀山」，意指不應在大自然環境中強行加入人工元素，是次申請地段為自然保護地段，我們便應該保持原有的計劃，保護自然，不應作任何破壞，任何的建築工程都會造成不同程度的污染，除了污染小棕林沙灘的水質外，更會影響一直生活在該地的動物，試問污染本來的「綠水」，破壞大自然動物的家，怎可能達致「和諧共生」？

未知申請人有否就永隆路的交通情況作詳細報告與否？城規會人員應就永隆路的交通情況作詳細調查後再審視有關申請事宜，本人居在永隆路多年，每縫假日深受交通問題影響，經本人的家庭僱工計算，由帆船會知小鐘林沙灘路段交通流量如下，

星期一至星期五 早上6:00至晚上6:00車輛流量為30-70架，大多停留在小棕林沙灘旁邊的泥路上

星期六，日及公眾假期 早上6:00至晚上6:00車輛流量為80-120架如一段正常路段以上車輛流量實屬算少，但該路段大多汽車都會停泊在本身已經狹窄的道路上，很多車輛連本地道路上的唯一避車點都不放過，使到我們和一帶居民十分困擾，如現在有關申請通過後，定會將交通問題惡化，所以本人建議城規會人員應同時考慮交通負荷能力再決定

有關申請。

5-11

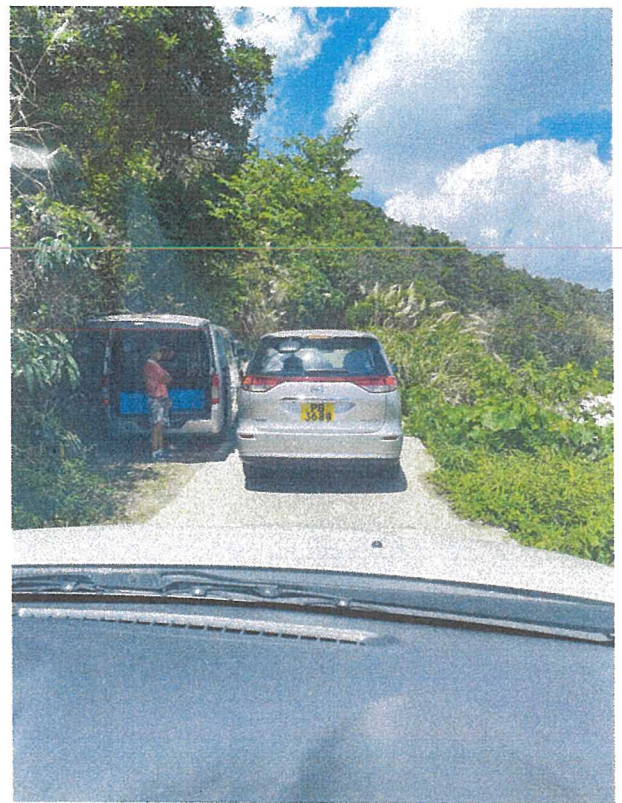
就本人以上的考察，希望城規會能否決有關申請，同時本人亦會將有關意見反映到特首辦以供參考，以達致和諧共生之目的。

中華人民共和國

雲南省政協委員會委員

張俊明

照片拍攝於2021年5月19日，有關路段為永隆路小棕林沙灘及小棕林沙灘的單程路入口處，照片已反映該路段的交通情況，不勝負荷，我們亦因有關情況報警999，但因警力不足未能派人到場協調。



照片拍攝於2021年5月16日，位置於永隆路小棕林沙灘，反映出遊人違例泊車情況，而照片中，小棕林沙灘的唯一單程路段亦已堵塞，交通情況十分混亂，小斜坡亦有車輛停泊，十分驚險。



5-12

2021 年 5 月 25 日

城市規劃委員會
北角渣華道 333 號
北角政府合署 17F

敬啟者：

Re : A/SK-CWBN/66

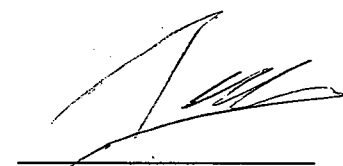
我是大自然愛好者。

這地點不宜再增加任何設施。

因為從坑口永隆路 到岩石沙海灘只有一條單程路，已經有風帆訓練協會 及潛水班，最近年也曾加農場及開發農地。

此外，因為我時常在這單程路碰上對頭車及迴旋處，即是風帆會門口，時常在星期六日及假日阻塞數小時，亦時常要求警察來疏通。

基於上述原因及情況，我反對開發新設施申請。



Jenny Cheung




寄件者: [REDACTED]
寄件日期: 2021年05月26日星期三 18:24
收件者: tpbpd@pland.gov.hk
主旨: 就改劃申請 A/SK-CWBN/66 之意見書
附件: 環保觸覺_有關改劃申請CWBN66項目之意見書.pdf

5-13

致 城市規劃委員會

就規劃申請 A/SK-CWBN/66 項目之意見書

環保觸覺（本會）就規劃編號為 A/SK-CWBN/66，西貢清水灣小棕林海灘丈量約份第 238 約的政府土地，即現時「自然保育區」及「海岸保護區」地帶，擬議臨時教育郊野學習中心（為期 3 年）及相關的挖土工程的規劃申請，表示反對。

申請與現時規劃地區宗旨不相乎

規劃建議在西貢小棕櫚海灘政府土地上，作為期三年的臨時野外學習中心用途。申請場地面積約為 836 平方米，為清水灣半島北分區計劃大綱圖 S/SK-CWBN/6 的“自然保育區”和“海岸保護區”。根據城規會對兩個地帶的解釋：

「自然保育區」地帶旨在透過保護地形特色，從而保存現有的自然地貌和本身的景觀特色，免被鄰近地區發展影響。

「海岸保護區」地帶旨在保育、保護和保留天然海岸線，以及易受影響的天然海岸環境，包括一些具獨特的地質特色、地理形貌，或具有優質景觀、風景或生態價值的地方。在地帶內任何擬進行的發展，應審慎研究，以免對附近環境造成不良影響。只有不會對天然海岸線造成不良影響的必要基礎設施，才可進行。

本規劃建議需要挖土，鋪設排水道，以及興建兩層高建築物，將無可避免破壞原有土地面貌及現時海岸線。在預視圖 4.5.6 中亦發現有棧橋由該處延伸向海邊。參考鄰近的香港風帆訓練協會，此類「棧橋」最終會發展成永久混凝土斜坡，以方便其活動進行，結果會覆蓋既有海岸岩石，將永久破壞小棕林天然石灘。

此外，申請所處地區並沒有公共排污系統，文件所提及污水只能依靠化糞池儲存，並在有需要時抽走。然而落在雨水渠的污水會直接排到海洋，有機會污染牛尾海。根據文件提及，擬建中心未來會設有通宵露營活動，營位達到十個，營運者未必可以阻止露營者將污水向雨水渠排放。化糞池亦未能處理浮潛後清潔的用水。文件亦無提及化糞池的建築技術，以及一旦化糞池出現滲漏，或污水泵車抽走污水時發生滲漏時的應對狀況。審計署於於本年 3 月 23 日發表「審計署署長報告書」，其中一節指出化糞池為香港河道污染源頭之一，審計報告指出，香港約有九成河道大腸桿菌超標，而部分新界河溪的水質更處於惡劣、極劣水平，對環境、市民建康皆造成不良影響。明顯指出，以化糞池作為處理污水、保護水質的方法未必有效。

本申請為「先破壞、後申請、再建設」的典型例子

本申請及鄰近之政府土地，已多次被傳媒揭發被非法發展，甚至僭建。最新一宗非法僭建發生在 2021 年初，本申請位置旁的海灘岩礁被嵌入一個 1.5 米長的神秘白色浴缸、300 米外更有人工搭建石隧道及復古圓石路，猶如私人花園，附近亦設有非法泳棚。

Figure 4.5.6 的相片亦顯示，當地有人進行非法填土以擴闊道路。本會亦發現有人在規劃申請前，已先用混凝土非法填平該處政府用地，並移走石灘部分石頭，同時非法開設道路通往該用地，並開設斜道通往海岸(下圖紅色箭咀示)，實際是「先破壞、後申請、再建設」的典型例子：先利用非法填土、非法平整土地等手法，降低用地的生態價值、並用非法開設的小路去提升用地的可達度，提高改劃申請成功機會；最後以「該地亦曾發展，可達度高，沒有對鄰近地區產生不良」等原因，向城規會申請改劃用地。

本會發現文件圖片 4.5.1 - 圖片 4.5.6 所顯示的並非現時情況。實際上，該用地並非如文件圖片展示般有植被覆蓋，而是已被混凝土非法填平。本會強調，本申請實屬「先破壞、後申請、再建設」的典型例子，若成功申請，定必樹立不良先例，希望城規會能反對本規劃申請。

提交予城規會資料有誤道性

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營運中心與保育宗旨有所違背

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5-13

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電 8100-4877 或電郵至 info@greensense.org.hk 與劉先生聯絡。

環保觸覺

二零二一年五月二十六日

致 城市規劃委員會

就規劃申請 A/SK-CWBN/66 項目之意見書

環保觸覺（本會）就規劃編號為 A/SK-CWBN/66，西貢清水灣小棕林海灘丈量約份第 238 約的政府土地，即現時「自然保育區」及「海岸保護區」地帶，擬議臨時教育郊野學習中心（為期 3 年）及相關的挖土工程的規劃申請，表示反對。

申請與現時規劃地區宗旨不相乎

規劃建議在西貢小棕欄海灘政府土地上，作為期三年的臨時野外學習中心用途。申請場地面積約為 836 平方米，為清水灣半島北分區計劃大綱圖 S/SK-CWBN/6 的“自然保育區”和“海岸保護區”。根據城規會對兩個地帶的解釋：

「自然保育區」地帶旨在透過保護地形特色，從而保存現有的自然景貌和本身的景觀特色，免被鄰近地區發展影響。

「海岸保護區」地帶旨在保育、保護和保留天然海岸線，以及易受影響的天然海岸環境，包括一些具獨特的地質特色、地理形貌，或具有優質景觀、風景或生態價值的地方。在地帶內任何擬進行的發展，應審慎研究，以免對附近環境造成不良影響。只有不會對天然海岸線造成不良影響的必要基礎設施，才可進行。

本規劃建議需要挖土，鋪設排水道，以及興建兩層高建築物，將無可避免破壞原有土地面貌及現時海岸線。在預視圖 4.5.6 中亦發現有棧橋由該處延伸向海邊。參考鄰近的香港風帆訓練協會，此類「棧橋」最終會發展成永久混凝土斜坡，以方便其活動進行，結果會覆蓋既有海岸岩石，將永久破壞小棕林天然石灘。

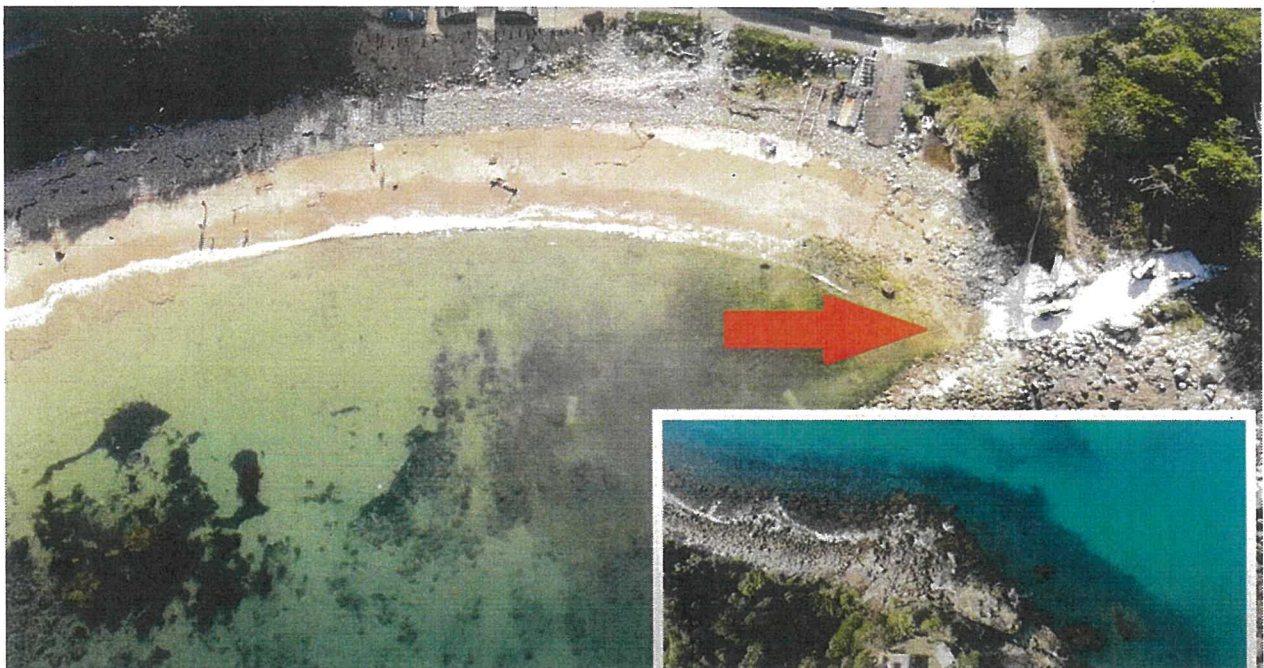
此外，申請所處地區並沒有公共排污系統，文件所提及污水只能依靠化糞池儲存，並在有需要時抽走。然而落在雨水渠的污水會直接排到海洋，有機會污染牛尾海。根據文件提及，擬建中心未來會設有通宵露營活動，營位達到十個，營運者未必可以阻止露營者將污水向雨水渠排放。化糞池亦未能處理浮潛後清潔的用水。文件亦無提及化糞池的建築技術，以及一旦化糞池出現滲漏，或污水泵車抽走污水時發生滲漏時的應對狀況。審計署於於本年 3 月 23 日發表「審計署署長報告書」，其中一節指出化糞池為香港河道污染源頭之一，審計報告指出，香港約有九成河道大腸桿菌超標，而部分新界河溪的水質更處於惡劣、極劣水平，對環境、市民建康皆造成不良影響。明顯指出，以化糞池作為處理污水、保護水質的方法未必有效。

本申請為「先破壞、後申請、再建設」的典型例子

本申請及鄰近之政府土地，已多次被傳媒揭發被非法發展，甚至僭建。最新一宗非法僭建發生在 2021 年初，本申請位置旁的海灘岩礁被嵌入一個 1.5 米長的神秘白色浴缸、300 米外更有人工搭建石隧道及復古圓石路，猶如私人花園，附近亦設有非法泳棚。

Figure 4.5.6 的相片亦顯示，當地有人進行非法填土以擴闊道路。本會亦發現有人在規劃申請前，已先用混凝土非法填平該處政府用地，並移走石灘部分石頭，同時非法開設道路通往該用地，並開設斜道通往海岸(下圖紅色箭咀示)，實際是「先破壞、後申請、再建設」的典型例子：先利用非法填土、非法平整土地等手法，降低用地的生態價值、並用非法開設的小路去提升用地的可達度，提高改劃申請成功機會；最後以「該地亦曾發展，可達度高，沒有對鄰近地區產生不良」等原因，向城規會申請改劃用地。

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環保觸覺

二零二一年五月二十六日

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月27日星期四 14:55
收件者: tpbpd@pland.gov.hk
主旨: A/SK-CWBN/66

5-14

Town Planning Board

We see no reason given in the submission for the area in question to be privatised. Nor are there any details given for what the proposed structure would be for. The area is zoned CPA and CA and the land is unallocated.

If any enhancements were to be made to the area, it should be for public enjoyment.

Sze Mui Pang
Resident
Ng Fai Tin

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

參考編號

Reference Number:

210528-150711-49064

提交限期

Deadline for submission:

28/05/2021

5-15

提交日期及時間

Date and time of submission:

28/05/2021 15:07:11

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Hang Hau Wing Lung
Road Resident

意見詳情

Details of the Comment :

Please note that I have sent these comments by e-mail but since I have no Acknowledgment of Receipt, I am sending the comments here

Dear Madam, Sir,

I object to the following Application https://www.info.gov.hk/tpb/en/plan_application/A_SK-CWBN_66.html

1. I have visited the area 4-5 times a week over the last month and I only saw the notice a few days ago. It does not seem that the notice was posted on 7 May.

The notice is not highly visible.

Residents of Hang Hau Wing Lung Rd and Ng Fai Tin should be given more time to object as not all residents visit the place so often and would therefore be unaware of the notice.

A notice should have been sent by Post to every single Incorporated Owners Association in the area or posted next to every compound in the area.

2. On Paragraph (iii) of the Application "Would the development proposal cause any adverse impact?"

Environment No but there is no Environment Impact study.

On what basis do they declare that there is no impact?

Traffic No but their "study" does not make any sense

It is very well known to all residents that there is a traffic problem with the popularity of Little Palm Beach and the 50-100 divers who frequent the area every day.

The traffic situation on weekends is bad and getting worse.

I have actually lodged a complaint with the Police, Transport Department and Sai Kung East District Office to remedy the situation.

Tree Felling No but there is no survey and the whole area has already been cleared. By who? The whole surrounding area is covered in trees but surprisingly the targeted area is bare. Who clear

ed it by felling trees and bushes?

5-15

Visual Impact No

Of course there is a visual impact

A 195 sq meter 7.23m high structure by the water obviously has a visual impact.

We can see from their own computer renderings that there is a visual impact.

3. How can it be temporary when the project needs 2 meters deep excavation most likely for foundations.

This is in no way a temporary structure.

This is a building equivalent to a Village House.

A temporary structure is something that could be taken away easily in just a few days.

A temporary structure is made of a few metal poles and corrugated iron or a reconditioned 40ft container

This seems to be a full concrete building built like a residential house.

4. A Conservation Area and Coastal Protection Area should be protected. It is in the name.

5. It is so hypocritical to claim that "the centre aims at supporting and promoting the conservation of coral communities near Shelter Island"

"Participants are encouraged to reflect on their way of living"

To achieve the above objectives they want to pour concrete a few meters from the sea??

6. There is absolutely no need for a large permanent structure to promote the Shelter Island coral. Thousands of divers currently enjoy the area without the need of a 195 sq m building.

7. It sounds like this project is using the "educational" theme to build a structure that would obviously be rejected if applied as a residential use.

There are many examples in HK of such projects that are disguised residential projects for the benefit of a few or for commercial purpose.

What is the connection between Ocean Conveyor Ltd and the owners of the nearby Coral Villa that seems to operate like a private club with Karaoke parties?

8. Hong Kong does not need to pour more concrete in areas that are not yet suffering from property development.

I am convinced that if the residents of the area were aware of this project, there would be many objections.

Unfortunately, the notice has most likely be seen by only a handful of people.

Raphael BLOT

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年05月28日星期五 13:35
收件者: Raphael Blot; tpbpd@pland.gov.hk
主旨: OBJECTION to Application A/SK-CWBN/66

5-15 附件

Dear Madam, Sir,

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Application https://www.info.gov.hk/tpb/en/plan_application/A_SK-CWBN_66.html

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5-15 Ppt 10

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Raphael BLOT

Sent from BlackBerry Key2

寄件者: [REDACTED]
寄件日期: 2021年05月28日星期五 3:56
收件者: tpbpd
主旨: A/SK-CWBN/66 DD 238 Little Palm Beach Conservation

5-16

A/SK-CWBN/66

Government Land in D.D. 238, Little Palm Beach, Clear Water Bay

Site area : About 836sq.m

Zoning : "Conservation Area" and "Coastal Protection Area"

Applied development : Educational Field Study Centre / Excavation of Land / 2 Vehicle Parking

Dear TPB Members,

The audacity of the aspirations of Ocean Conveyor is truly gob smacking

<https://oceanconveyoredu.wixsite.com/website/about-us-%E9%97%9C%E6%96%BC%E6%88%91%E5%80%91>

This kayak rental operator is looking for the government to grant it a big chunk of a public beach at a nominal rent in a conservation area to set up what is clearly nothing more than a campsite and dormitory operation. In addition it is proposing that the tax payer foot the bill.
https://www.devb.gov.hk/filemanager/en/content_1126/paper_for_finance_committee_of_the_legislative_council.pdf

7. Funding and Resource 7.1. After receiving the in-principle approval for renting the vacant government site for short term basis, DEVB's "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations" will be applied to fund the proposed development.

7.2. It is envisaged the funding scheme will be able to finance most of the construction costs.

Not only does the applicant propose to occupy the beach area, there is also the very high probability that the planned excursions to the coral reefs would destroy the already fragile eco-system.

A report on the Hoi Ha Marine Park states that "a local biodiversity hotspot accounting for more than three-quarters of reef-building corals in Hong Kong and more than 120 fish species found that in recent years, gradual deterioration of the coral habitat, a process known as bio-erosion, coupled with coral bleaching and mass mortality events in 2015-2016, are putting the future of the coral community at risk.

The restoration project was commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) as part of the active management of coral communities in the Marine Park. Architects from the Robotic Fabrication Lab, under the Fabrication and Material Technologies Lab of the Faculty of Architecture, and marine scientists from the Swire Institute of Marine Science (SWIMS) of the Faculty of Science at HKU collaborated to produce reef tiles tailored for coral attachment and monitor the development of the coral community in the Marine Park."

Note the various experts involved. But Ocean Conveyor would let loose a bunch of amateurs poking around and disturbing the delicate coral reefs. Note that in its application there is no mention of the participation of any qualified organization or experts in the field.

*Operation Phase 1.3.2. 2 parking spaces (also act as loading and unloading space) will be provided. The parking provision at the proposed site is mainly reserved for staff use only. It is anticipated the Site will accommodate **about 20 overnight customers**. It is also expected there will be about 30 day-time visitors. Together with about 4 on site staff, **the total daily patronage of the Site will be about 54**. The proposed educational field study centre aims at supporting and promoting the conservation of coral communities near Shelter Island. Two temporary structures are expected, including a one-storey high temporary structure and a two-storey temporary structure. The proposed Modular Integrated Methods supports the efficient construction of the centre. Through different expeditions and educational workshops, participants are encouraged to reflect on their way of living.*

1.1.4. *Water sports such as kayaking and SUP may be used as means of transport to travel to and from the coral reef protection area at Shelter Island during the expedition. Apart from gaining knowledge in marine conservation, the participants could enjoy the fun of water sports*

The first floor of the structure is mainly used as a classroom and an office - YEAH – DORMITORY

4.1.6. *The rest of the area is planned to be used as a picnic area and a tent camping area, providing a pleasant natural landscape to the visitor. It is envisaged the tent camping ground can accommodate about 10 tents.*

SO IN OTHER WORDS ACCOMMODATION AND KAYAK RENTAL ON THE BEACH

I would also remind members that the 'successful' applications mentioned were on already trashed sites close to villages and the outcome was less than satisfactory

A/SK-PK/233

Government Land in D.D. 216, Tai Mong Tsai Road, Tai Wan, Sai Kung

Site area 111 m²

Zoning : "Coastal Protection Area"

Applied Use : Canoe Club

AFTER NINE EXTENSIONS OF TIME APPLICATION WAS WITHDRAWN

A/SLC/155

Lots 626(Part), 627 (Part) 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island

Site area : About 3,672m²

Zoning : "Coastal Protection Area"

Applied Development : Holiday Camp 5 Years and Excavation of land (Sewage Facilities)/ 4 Parking

This is the big site in Pui O – I was there recently and expect APPROVAL to be eventually revoked as many of the conditions have not been met and there are hygiene and landscape issues.

Case No.	A/SLC/155-4
Decision Date	16/03/2021
DPO	Sai Kung and Islands
Planning Area	South Lantau Coast
Type Of Consideration	Class B Amendment - extension of time limit

The photo-montage shows that the structure would be an eyesore on the beach. The number of proposed visitors is far in excess of the capacity of a septic tank to handle.

How did this site get onto the Vacant Site programme in the first place? The zonings prohibit development. This puts all government land, regardless of the zoning intention, at the disposal of any group that can come up with a half-baked plan to use the site. Have the district councils been consulted on the inclusion of sites in their constituencies?

Conservation Area

Planning Intention This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Coastal Protection Area

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone.

In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Members and the community spend hours deliberating over OZPs, but this is all for nothing when DevB can ignore the zonings and allow all sorts of inappropriate activities on sites that should be protected. In addition tax revenues that should be spent on the many urgent needs in the community are allocated to those with know how to milk the system and groups favoured by the administration.

Mary Mulvihill

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

5-17

28th May, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Educational Field Study Centre for a Period of 3 Years and
associated Excavation of Land
(A/SK-CWBN/66)**



1. We refer to the captioned.
2. According to the TPB Statutory Planning Portal 2 website, there is a rejected application for 'Temporary Marine Protection and Driving Training Centre for a Period of 3 Years' (A/SK-CWBN/6) covering the current application site. The reasons for the rejection are reproduced below:

(a) there was no information in the submission to demonstrate that the building works for the proposed development would not cause adverse impact on drainage, sewerage, environment and ecology in the surrounding areas; and

(b) there was no information in the submission to demonstrate that the proposed development would not generate adverse traffic impacts on the surrounding areas. Moreover, the applicant had not proposed any mitigation measures to address the potential traffic problems.

3. Majority of the current application site is within Conservation Area (CA) zone. The planning intention of this zone is:

'...to protect and retain the existing natural landscape, ecological or topographical

features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'

4. The other part of the site is within Coastal Protection Area (CPA) zone. The planning intention of this zone is:

'.....to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'

5. We urge the Board to consider whether the proposed use is in line with the planning intention of these zones.
6. We also urge the Board to thoroughly consider the potential cumulative impacts of approving this application on both the CA and CPA zones in the area, as the approval would set a precedent for other similar applications in these zones.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

參考編號

Reference Number:

210528-162834-51976

提交限期

Deadline for submission:

28/05/2021

5-18

提交日期及時間

Date and time of submission:

28/05/2021 16:28:34

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Sophie Chan

意見詳情

Details of the Comment :

Regarding the above application, I strongly disagree with the proposal as a keen environmental advocate. First of all, the proposed area is a nature conservation area where should be well protected. Any structures or development, though it is temporary, should not be accepted as it will bring a certain level of irreversible and unimaginable destruction to the natural habitats and environment. The proposed idea will certainly bring some sort of pollution as it is said that it will encourage visitors to stay overnight camping.

Secondly, the sole access road from Wing Lung Road to the proposed area is severely eroded and weathered. Several car accidents were happened due to the narrow and unstable road structure. The poor conditions have been lingered for some time and no government department did handle it seriously. This negatively affects the safety of general public. I strongly advise the government officials to do the site visit in the proposed area. The location doesn't encourage any proposed development and parking space is an insane idea as the road is already too dangerous and narrow.

I genuinely hope that the town planning department would not allow any destruction / development in this precious conservative area.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210528-211455-65330

提交限期**Deadline for submission:**

28/05/2021

5-19

提交日期及時間**Date and time of submission:**

28/05/2021 21:14:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/SK-CWBN/66

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. NEVEUX

意見詳情**Details of the Comment :**

This proposal has evidently not done on-site at sufficient length its traffic impact assessment study, because the one way dead-end road that leads to it is already facing massive traffic blockages every week-end now. Agreeing to another development at this location would severely entail road blockages and likely damage to the adjoining nature (illegally parked cars, cars trying to pass each other on this too narrow path...

This proposal has not done an ecological impact, nor a sewerage impact although it is likely that these would show the damage to this still well preserved natural area that this development would bring.

I urge the Board to refuse this development request or to request independent assessment of all impacts be done first.

28th May 2021

5-20

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

Dear Sir,

Section 16 Town Planning Application No. A/SK-CWBN/66

Proposed Temporary Educational Field Study Centre at Little Palm Beach for a Period of 3 Years

Objection under Section 16(2F) of the Town Planning Ordinance



In accordance with Section 16(2F) of the Town Planning Ordinance, Hong Kong Sailing Federation (HKSF) makes a comment/objection on the referenced application to the Board by Company Ocean Surveyor Limited.

Hong Kong Sailing Federation occupies a site for use as a sail training centre (LPBC) at D.D.238 Ngam Tau Sha, Pang Long Wan, Hang Hau under Crown Land Licence S11743 using the same existing single carriageway road as would the project proponent, and is very familiar with the traffic situation on this single carriageway road (approximately 3.5m wide). The developer would share with HKSF and other residents in the area the road connecting LPBC to Hang Hau Wing Lung Road. The connecting road is approximately 700m long.

We note that the traffic conditions on the single carriageway road are already very poor at times, causing delay to transport, and also causing severe risks to emergency services such as fire and ambulance services.

The Planning Statement notes that there are no public transport services and that a "shuttle service 'may' be provided to visitors". The Preliminary Traffic Review' notes that there are two carparks and that suggest that the shuttles 'may be provided' at half hour frequency, between 9.00am to 1800pm to the roundabout at LPBC, and that staff would drive to the centre and park there.

5-20

The Preliminary Traffic Review traffic forecast does not take account of users of the centre not serviced by the shuttle (if provided, and if not already full) being driven to site by private vehicle or taxi. As such the traffic forecast is deficient and in the opinion of our traffic advisor is likely to grossly underestimate the traffic loading on the single carriageway road.

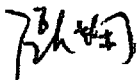
This current traffic situation is also likely to be compounded by more traffic coming into the single carriageway road from a recently widened track immediately west of the LPBC, which appears to be provided for the purposes of serving traffic to/from properties adjacent to that track. No allowance for such additional traffic has made in the Preliminary Traffic Review.

For the above reasons, HKSF objects to the Section 16 Town Planning Application No. A/SK-CWBN/66 on the basis of substantial deterioration in traffic situation, unless the following conditions are imposed:

1. Addition of at least four passing bays in the approximately 700m length of single carriageway road to Transport Planning and Design Manual requirements; and
2. Widening of the 700m single carriageway and improvement of sightlines, both to Transport Planning and Design Manual requirements at the sharp curves; and
3. Provision of access to the transport shuttle to LPBC users.
4. The developed commits to increasing the frequency and capacity of the shuttle to accommodate demand in excess of capacity.

We look forward to Town Planning Board accepting this objection and either imposing the suggested conditions or not accepting the Section 16 application.

Yours faithfully,



Cheung Mei Han
President of Hong Kong Sailing Federation

Website / 網址: www.sailing.org.hk

Room 1009, Olympic House, 1 Stadium Path, So Kon Po, Causeway Bay, Hong Kong

香港銅鑼灣掃桿埔大球場徑一號奧運大樓一〇〇九室

Tel/電話: +852 2504 8159 E-mail/電郵: hksf@sailing.org.hk



香港新界葵涌葵昌路8號
萬泰中心15樓
15/F, Manhattan Centre
8 Kwai Cheong Road
Kwai Chung, N.T., Hong Kong

電話 Tel: +852 2526 1011
傳真 Fax: +852 2845 2764
wwf@wwf.org.hk
wwf.org.hk

5-21

28 May 2021

**Chairman and members
Town Planning Board**
15/F North Point Government Offices,
333 Java Road, North Point, Hong Kong
(E-mail: tpbbpd@pland.gov.hk)

By E-mail ONLY

Dear Sir/Madam,

**Re: Proposed Temporary Educational Field Study Centre for a Period of 3 Years
and associated Excavation of Land on "Conservation Area" zone and "Coastal
Protection Area" zone at Little Palm Beach, Clear Water Bay, Sai Kung
(A/SK-CWBN/66)**

WWF would like to lodge our objection to the captioned application.

Not in line with the planning intention of "CA" & "CPA" zones

The captioned development falls within the "Conservation Area" ("CA") and "Coastal Protection Area" ("CPA") zones of the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6. According to the Schedule of Uses of this OZP, the planning intention of "CA" zone is *"to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a presumption against development in this zone"*. Besides, the planning intention of "CPA" zone is *"to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development"*. According to the latest available aerial photo (Fig. 1), the application site is covered with dense vegetation. We worry that the captioned development and land excavation work would involve vegetation clearance



together possible™

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢 GBS
主席：伯明翰先生
署理行政總裁：黃碧茵女士

義務核數師：香港立信德豪會計師事務所有限公司
義務公司秘書：嘉信秘書服務有限公司
義務司庫：陳豐銀行
註冊慈善機構

GBS
The Chief Executive of the HKSAR
Chairman: Mr Daniel R Bradshaw
Acting CEO: Ms Nicole Wong

Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity
(Incorporated With Limited Liability)

註冊名稱 Registered Name: 世界自然基金會(香港) World Wide Fund For Nature Hong Kong
(於香港註冊成立的擔保有限公司 Incorporated in Hong Kong with limited liability by guarantee)

and cause ecological impact at the site. However, no ecological survey and impact assessment had been conducted to demonstrate that the captioned development would not result in adverse ecological impact to the application site and its vicinity. As such, we consider that the captioned application is not in line with planning intention of "CA" and "CPA" zones and therefore should be rejected.

Potential water quality and ecological impacts to hard coral communities

According to our Marine Biodiversity Map, hard corals can be found off the shore of Little Palm Beach (Fig. 2). Besides, this beach is regarded as a nursery diving area by the Planning Department¹. With reference to the planning statement submitted by the applicant, septic tank and soakaway pit (STS) system would be used for sewage treatment². However, according to the Environmental Protection Department, STS system can *"provide only a minimum level of sewage treatment. The effluent from a septic tank still carries very high nutrient, organic and microbiological loads. These can only be effectively attenuated by the soakaway system in circumstances where the ground conditions are suitable and development density is low. Experience shows that some degree of operational failure of village house septic tank and soakaway systems is inevitable and they could therefore cause pollution of the environment and potential health hazards to the villagers or the public in the vicinity"*³. As such, we worry that effluent from STS system would cause water pollution and result in adverse ecological impact to the hard coral communities in the vicinity. In addition, places to shower would be provided at the application site according to the information from the applicant⁴. Since the proposed drainage outfall would be connected to the sea⁵, we worry that water containing chemicals from shampoo and body wash from the showering places would enter Little Palm Beach via the proposed U-channel, which would affect the water quality and the

¹ Section 7.1.2 of the Explanatory Statement of the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6.

² Section 4.6.3 of the planning statement submitted by the applicant

³ <https://www.legco.gov.hk/yr05-06/english/panels/ea/papers/ea0522cb1-281-1-e.pdf>

⁴ Section 5.2.1 of the planning statement submitted by the applicant

⁵ Figure 4.6.1 of the drawings submitted by the applicant

5-21

coral communities at the coastal waters of Little Palm Beach. As such, we consider that the captioned application should be rejected.

Undesirable precedent for further developing the "CA" and "CPA" zones

We worry that the approval of the captioned application would set an undesirable precedent for other similar applications, which would lead to further encroachment onto the "CA" and "CPA" zones and cause cumulative water quality and ecological impacts in the vicinity.

We would be grateful if our comment could be considered by the Town Planning Board.

Yours faithfully,



Andrew Chan

Senior Conservation Officer, Policy

5-21

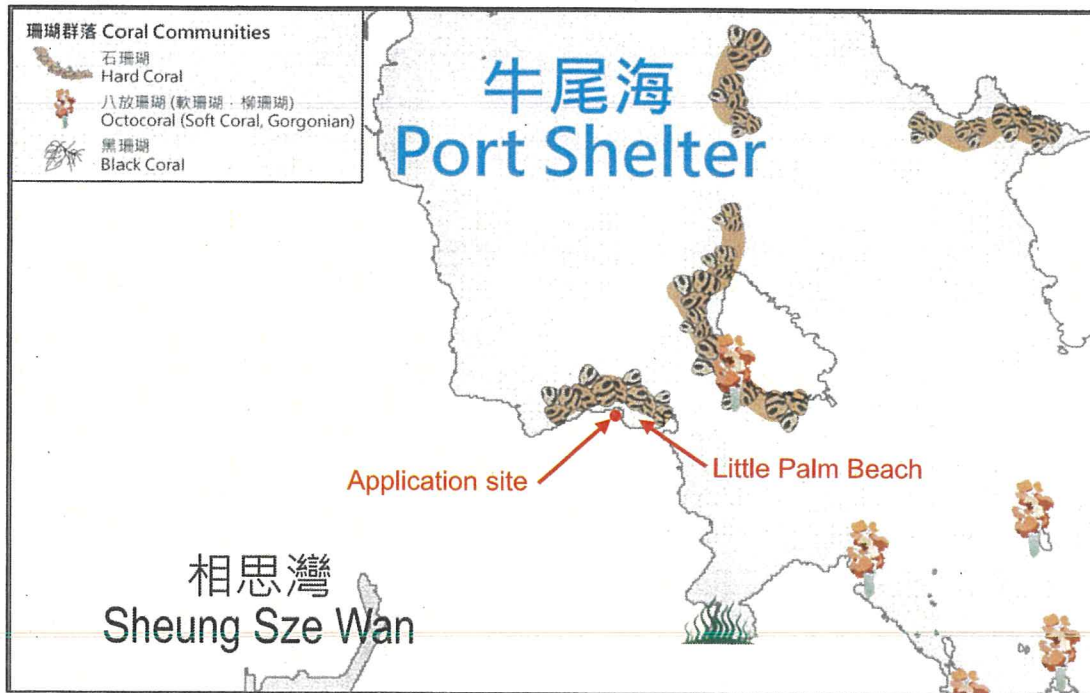
Fig 1. Dense vegetation at the application site (indicated with red polygon approximately)



(Image source: Google Earth)

5-21

Fig 2. Locations of the hard coral communities at the coastal waters of Little Palm Beach and the application site (marked approximately with a red dot)



(Map extracted and reproduced from WWF-Hong Kong's Marine Biodiversity Map⁶)

⁶ <https://d3g9070b7kewus.cloudfront.net/downloads/marinebiodiversitymap.pdf>

A/SK-CWBN/66

----- Forwarded by enquire1/PLAND/HKSARG on 18/05/2021 09:20 -----

From: enquire1/PLAND/HKSARG
To: [REDACTED]
Date: 18/05/2021 09:20
Subject: Re: 小棕林土地被占用/ 改變用途 [緊急!] 改善郊野公園 計畫可利用小棕林被占用的土地嗎?

先生/女士：

本署於今年5月18日收到閣下於同年5月17日發出題述事宜的電郵，內容備悉，我們現正審視有關事宜。

規劃署署長
(葉志添 代行)
查詢熱線：2231 5000

5-22

[REDACTED] enquire@pland.gov.hk <mailto:enquire@pland.g...>

17/05/2021 22:20:16

From: [REDACTED]
To: eo@ceo.gov.hk, enquire@pland.gov.hk, skdcadm@skdc.had.gov.hk
Date: 17/05/2021 22:20
Subject: 小棕林土地被占用/ 改變用途 [緊急!] 改善郊野公園 計畫可利用小棕林被占用的土地嗎?

enquire@pland.gov.hk

ceo@ceo.gov.hk

skdcadm@skdc.had.gov.hk 西貢區議會



5-22

特首, 地政處, 議員 你們好

小棕林土地被占用/ 改變用途

小棕林土地被占用/ 改變用途 [緊急!] 改善郊野公園 計畫可利用小棕林被占用的土地嗎?

緊急!

發現香港西貢小棕林海灘土地被占用

最近又有計畫地要改變用途!

特首預算案演辭, 要改善郊野公園 計畫可利用小棕林被占用的土地嗎?

一人一信救救小棕林海灘



特首預算案演辭, 改善郊野公園 計畫可利用小棕林被占用的土地嗎?

改善郊野公園

149. 我會預留五億元優化部分郊野公園設施, 例如增加觀景台、樹頂歷奇和升級露營地點等康樂元素; 改善洗手間設施、燒烤及野餐地點, 以及修葺戰時遺跡作開放式博物館, 豐富訪客體驗, 增加郊遊樂趣。新設施會盡量符合低碳及綠色的原則, 設計融入自然, 亦顧及不同年齡層及傷健人士的需要。預計新設施將於未來兩三年開始陸續落成供市民享用。我亦已預留五千五百萬元, 讓旅遊事務署聯同漁農自然護理署在未來五年, 就郊野公園內十條熱門及具旅遊潛力的行山徑推行第二期改善計劃, 提升市民及旅客的消閒體驗。

5-22

小棕林被占用:

<https://www.youtube.com/watch?v=iSF1Y2wEb-Y>

小棕林海岸保護區 岩石嵌浴缸

<https://hk.appledaily.com/local/20210227/UR5ZBNLKTZCWXDTCACZA3BMXM4/>

A/SK-CWBN/66

----- Forwarded by enquire1/PLAND/HKSARG on 24/05/2021 15:04 -----

From: enquire1/PLAND/HKSARG
To: LittlePalmBeach Save <savelittlepalmbeach@gmail.com>
Date: 24/05/2021 15:04
Subject: Re: Save Little Palm Beach To make the place a public diving, kayak, sailing paradise and many more.

Dear Sir/Madam,

We acknowledge receipt of your email dated 22-5-2021 about the captioned matter that is received by this department today (i.e. 24-5-2021). Your complaint is now being processed.

Regards,

(C. T. IP)
for Director of Planning
Planning Department
Enquiry Hotline: 2231 5000



LittlePalmBeach Save

Save Little Palm Beach Little Palm Beach is...

22/05/2021 09:31:39

From: LittlePalmBeach Save <savelittlepalmbeach@gmail.com>
To: ceo@ceo.gov.hk, skdcadm@skdc.had.gov.hk, [REDACTED],
[REDACTED], hotline@police.gov.hk, landsd@landsd.gov.hk,
enquire@pland.gov.hk

5-23

Date: 22/05/2021 09:31

Subject: Save Little Palm Beach To make the place a public diving, kayak, sailing paradise and many more.

Save Little Palm Beach

Little Palm Beach is a beach with clear water and nice sand in Hong Kong. Many citizens come and play during holidays.

It is a pity that the relevant departments have neglected to manage the Little Palm Beach land utilization and the surrounding land is often abused, occupied and the green belt area has been changed for usage. Visitors, newspapers reporters and citizen have exposed potential unauthorized constructions many times.

Recently, it has been discovered that there is another plan to change the land use of the Little palm beach land usage! Do you want to transfer the secret benefits of government land to some small circle and private parties use only?

If the plan is for scientific research and training, they can refer to the model of the Jockey Club HSBC World Nature (Hong Kong) Foundation in the Hai Ha Bay Marine Biological Center. Construct temporary floating platforms. Don't occupy Hong Kong's precious land resources.

~~There are also many divers and groups at Little Palm Beach enjoy diving activities on the beach. They also do not use special permit to use the resources of government land. The divers are able to operate and use the beach very effectively with only the access. On the contrast, the Little Palm Beach sailing center, which uses a lot of land, is rarely used.~~

Both the Haixiawan Marine Biology Center and the Little Palm Forest Coast Sailing Center have low utilization rates. Most of days the doors are deeply locked. Does the government have provisions that require them to be open to the public or part of the time for public?

The Chief Executive's budget speech to improve the country park plan is it possible to improve the facilities of the occupied land of the Little palm beach be used more effectively and more convenient to public? Just dont let the precious land resources wasted and occupied by close small group of people. The worse will be use government land to operate commercial activities to make money.

The Little Palm Beach land can be developed as a travel attraction for water sport lovers. With proper facilities it can be a world class diving, sailing and swimming attraction. The government's plan to improve country parks can use the occupied land of the Little palm beach land to add public toilets, showers, parking places, barbecue sites even sailing site, diving center, etc.... To make the place a public diving, kayak, sailing paradise and many more.... Those plan is able to generate work positions, attract local and internal travelers.

ref:
<https://www.seewide.com/upload/article/201605/1464122165785207267.jpg>

https://2.share.photo.xuite.net/hkoutlander/12c6a02/16131833/864548617_m.jpg

<https://www.youtube.com/watch?v=cxr-4tkCC-Y>

5-23

<https://blog.xuite.net/hkoutlander/hkblog/173956479-%E5%BF%AB%E9%96%83+%E8%A5%BF%E8%B2%A2+%E5%B0%8F%E6%A3%95%E6%9E%97%E6%B5%B7%E7%81%98%26%E5%B8%83%E8%A2%8B%E6%BE%B3%E6%9D%91+Little+Palm+Beach+%26+Po+Toi+O,+Sai+Kung>

<https://www.eatwo.info/?p=16015>

<https://pandascubahongkong.weebly.com/training-dive-sites-2850727700353473224440670.html>

<https://hk.appledaily.com/breaking/20210226/LOE2UJUKN5HOJI6XJFGVSXXGDM/>

<https://letsgohiking.blog/2020/08/07/littlepalmbeach/>

<https://www.seewide.com/space-article-id-14268.html>

<https://www.discuss.com.hk/viewthread.php?tid=29507172>

<https://peacesail.wordpress.com/2018/12/12/%E6%94%9D%E8%A1%8C%E5%B0%8F%E6%A3%95%E6%9E%97%E5%B2%A9%E9%A0%AD%E6%B2%99/>

<https://olivejade2.blogspot.com/2018/06/2018-06-03.html?showComment=1621613790664#c7622103767596886287>

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

210829-120944-76573

sg 1

提交限期**Deadline for submission:**

14/09/2021

5-24

提交日期及時間**Date and time of submission:**

29/08/2021 12:09:44

有關的規劃申請編號**The application no. to which the comment relates:**

A/SK-CWBN/66

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Paul Zimmerman

意見詳情**Details of the Comment :**

Nothing in the additional information made available via the internet suggests that the issues raised in our earlier objection have been addressed. We maintain our objections.

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

5-25

有關的規劃申請編號 The application no. to which the comment relates

A/SK-CWBN/66 Received on 11/08/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 1) 道路交通問題：由於連接臨時教育學習中心，的道路是一條私人行車路，路面狹窄及單線雙程行車，沒有行人設施，避車位及窄，而且小學校已有一個風帆中心，車輛的出入已經造成有一定阻礙及行人/村民的危險，所以，在批准這項申請前，必需先改善道路，令行人車輛安全。
- 2) 自然及海岸保育：由於該區為海岸保育區，挖土，污水排放，工程發展勢必對大自然動植物及海洋生態有一定影響，而且會破壞園地的生態環境，所以我們反對這項申請。

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

劉偉中 (權鄉老村居民)
劉運明 (權鄉老村居民)

簽署 Signature

日期 Date

寄件者: [REDACTED]
寄件日期: 2021年09月10日星期五 1:15
收件者: tpbpd
主旨: Re: A/SK-CWBN/66 DD 238 Little Palm Beach Conservation

seg 1
5-26

Dear TPB Members,

I note that the applicant only addressed the government dept concerns.

"We are a non-profit organisation dedicated to promoting ocean conservation" But this company was registered 17 Feb 2021 so it has no track record to substantiate its claims.

One of the conditions for granting government land for community purposes is that the operator have experience in the field.

Note that the solution to some of the issues is to move the buildings closer to the water. All the better for them to be inundated if/when we have a strong typhoon.

Tax payers are very concerned by how easy it is to set up an NGO in HK and apply for funding that we feel would be better spent supporting families in poverty, the disabled and the elderly.

Mary Mulvihill

From: "A/SK-CWBN/66 DD 238 Little Palm Beach Conservation"
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, May 28, 2021 3:56:28 AM
Subject: A/SK-CWBN/66 DD 238 Little Palm Beach Conservation

A/SK-CWBN/66
Government Land in D.D. 238, Little Palm Beach, Clear Water Bay
Site area : About 836sq.m
Zoning : "Conservation Ar on 17 Feb 2021 so it has knea" and "Coastal Protection Area"
Applied development : Educational Field Study Centre / **Excavation of Land** / 2 Vehicle Parking

Dear TPB Members,

The audacity of the aspirations of Ocean Conveyor is truly gob smacking
<https://oceanconveyoredu.wixsite.com/website/about-us-%E9%97%9C%E6%96%BC%E6%88%91%E5%80%91>

This kayak rental operator is looking for the government to grant it a big chunk of a public beach at a nominal rent in a conservation area to set up what is clearly nothing more than a campsite and dormitory operation. In addition it is proposing that the tax payer foot the bill.
https://www.devb.gov.hk/filemanager/en/content_1126/paper_for_finance_committee_of_the_legislative_council.pdf

7. Funding and Resource 7.1. After receiving the in-principle approval for renting the vacant government site for short term basis, **DEVB's "Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations"** will be applied to fund the proposed development.

7.2. It is envisaged the funding scheme will be able to finance most of the construction costs.

Not only does the applicant propose to occupy the beach area, there is also the very high probability that the planned excursions to the coral reefs would destroy the already fragile eco-system.

A report on the Hoi Ha Marine Park states that "a local biodiversity hotspot accounting for more than three-quarters of reef-building corals in Hong Kong and more than 120 fish species found that in recent years, gradual deterioration of the coral habitat, a process known as bio-erosion, coupled with coral bleaching and mass mortality events in 2015-2016, are putting the future of the coral community at risk.

The restoration project was commissioned by the Agriculture, Fisheries and Conservation Department (AFCD) as part of the active management of coral communities in the Marine Park. Architects from the Robotic Fabrication Lab, under the Fabrication and Material Technologies Lab of the Faculty of Architecture, and marine scientists from the Swire Institute of Marine Science (SWIMS) of the Faculty of Science at HKU collaborated to produce reef tiles tailored for coral attachment and monitor the development of the coral community in the Marine Park."

Note the various experts involved. But Ocean Conveyor would let loose a bunch of amateurs poking around and disturbing the delicate coral reefs. Note that in its application there is no mention of the participation of any qualified organization or experts in the field.

*Operation Phase 1.3.2. 2 parking spaces (also act as loading and unloading space) will be provided. The parking provision at the proposed site is mainly reserved for staff use only. It is anticipated the Site will accommodate **about 20 overnight customers**. It is also expected there will be about 30 day-time visitors. Together with about 4 on site staff, **the total daily patronage of the Site will be about 54**. The proposed educational field study centre aims at supporting and promoting the conservation of coral communities near Shelter Island. Two temporary structures are expected, including a one-storey high temporary structure and a two-storey temporary structure. The proposed Modular Integrated Methods supports the efficient construction of the centre. Through different expeditions and educational workshops, participants are encouraged to reflect on their way of living.*

*1.1.4. **Water sports such as kayaking and SUP** may be used as means of transport to travel to and from the coral reef protection area at Shelter Island during the expedition. Apart from gaining knowledge in marine conservation, the participants could enjoy the fun of water sports*

*The **first floor of the structure is mainly used as a classroom** and an office - YEAH – DORMITORY*

*4.1.6. The rest of the area is planned to be used as **a picnic area and a tent camping area**, providing a pleasant natural landscape to the visitor. It is envisaged the tent camping ground can accommodate **about 10 tents**.*

SO IN OTHER WORDS ACCOMMODATION AND KAYAK RENTAL ON THE BEACH

I would also remind members that the 'successful' applications mentioned were on already trashed sites close to villages and the outcome was less than satisfactory

A/SK-PK/233

Government Land in D.D. 216, Tai Mong Tsai Road, Tai Wan, Sai Kung

Site area 111 m²

Zoning : "Coastal Protection Area"

Applied Use : Canoe Club

AFTER NINE EXTENSIONS OF TIME APPLICATION WAS WITHDRAWN

A/SLC/155

Lots 626(Part), 627 (Part) 628 to 630, 632, 633 (Part), 634 to 637, 639 to 642, 647 to 650, 710 to 712, 715 RP, 716, 717 and 718 RP in D.D. 316L, Pui O, Lantau Island

Site area : About 3,672m²

Zoning : "Coastal Protection Area"

Applied Development : Holiday Camp **5 Years** and Excavation of land (Sewage Facilities)/ 4 Parking

This is the big site in Pui O – I was there recently and expect APPROVAL to be eventually revoked as many of the conditions have not been met and there are hygiene and landscape issues.

Case No.	A/SLC/155-4
Decision Date	16/03/2021
DPO	Sai Kung and Islands
Planning Area	South Lantau Coast
Type Of Consideration	Class B Amendment - extension of time limit

5-26

The photo-montage shows that the structure would be an eyesore on the beach. The number of proposed visitors is far in excess of the capacity of a septic tank to handle.

How did this site get onto the Vacant Site programme in the first place? The zonings prohibit development. This puts all government land, regardless of the zoning intention, at the disposal of any group that can come up with a half-baked plan to use the site. Have the district councils been consulted on the inclusion of sites in their constituencies?

Conservation Area

Planning Intention This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Site of Special Scientific Interest or Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Coastal Protection Area

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone.

In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

Members and the community spend hours deliberating over OZPs, but this is all for nothing when DevB can ignore the zonings and allow all sorts of inappropriate activities on sites that should be protected. In addition tax revenues that should be spent on the many urgent needs in the community are allocated to those with know how to milk the system and groups favoured by the administration.

Mary Mulvihill

13th September, 2021

Town Planning Board
Planning Department
15 North Point Government Offices
333 Java Road
North Point
Hong Kong

5-27

Dear Sir,

Re: A/SK-CWBN/66

Referring to application A/SK-CWBN/66 for location of the Government Land in D.D. 238, Little Palm Beach, Clear Water Bay, Sai Kung. This area is right next to the ocean at the coast line and the construction would have possibilities of change the environment. The rocks at the beach has been moved to the coral villa as garden and swimming feature which has caused substantial damage to the environment including the collapsing of the road.

In addition, this area is prone to landslide which has to repair from time to time. At present the road is blocked for few months as a result of it. Also the road leading to the beach is single lane and with the sailing training club and the diving classes they have already jammed up the road with too many cars and illegal parking and often police have to come to resolve the situation.

Hence, considering the road and the coast line and the construction we like to object to the application for the reason of preservation of environment.

Thank you for your attention.

Yours Sincerely,


TO, Kin Tung
Contact No.: 2017272



申請
APPLICATION
FOR INFORMATION

A/SK-CWBN/66

西貢清水灣小棕林海灘丈量約份第238約份政府土地
Government Land in D.D. 238,
Little Palm Beach, Clear Water Bay, Sai Kung

「自然保育區」及「海岸保護區」
"Conservation Area" and "Coastal Protection Area"

清水灣半島北岸區計劃大綱核准圖編號/SK-CWBN/66

清水灣半島北岸區計劃大綱核准圖編號/SK-CWBN/66
Clear Water Bay Peninsula North Outline Zoning Plan No. SK-CWBN/66

擬設臨時教育郊野學習中心（為期3年）及相關的竣工工程
Proposed Temporary Educational Field Study Centre

申請 PLANNING APPLICATION FURTHER INFORMATION



申請人 Applicant	
地點 Location 見圖 See Plan Below	政府土地在D.D. 238 The Palm Beach, Clear Water Bay, Sai Kung
地帶及圖則 Zoning and Plan	Conservation Area and Crater Protection Area Clear Water Bay Peninsula North Outline Zoning Plan No. S SK-CWBN1
建議 Proposal	Proposed Temporary Educational Field Study Centre for a Period of 3 Years and associated Excavation of Land

Any person may make comment on this application, i.e. comment will be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 383 Jerva Road, North Point, Hong Kong) fax: (2877) 0245 or 2522 8426, or e-mail: (tpbpd@pland.gov.hk)

重要 particulars

1. 申請人須向地政總局提交一份填妥的申請表格，並附上有關的資料，以證明其符合《條例》第17(1)條所訂的條件。The applicant has submitted further information to supplement the application.
2. 申請人須向地政總局提交一份填妥的申請表格，並附上有關的資料，以證明其符合《條例》第17(1)條所訂的條件。The applicant has submitted further information to supplement the application.

Location Plan

For identification purpose only



Town Planning Board
24 Aug 2021

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

參考編號

Reference Number:

210914-182225-96855

提交限期

Deadline for submission:

14/09/2021

5-28

提交日期及時間

Date and time of submission:

14/09/2021 18:22:25

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Alex Ho

意見詳情

Details of the Comment :

Dear Sir/Madam,

I feel the need to write to the department to support the Planning Application for constructing a temporary education centre.

The looming pandemic has brought catastrophic consequences to the local economy. People came to value local tourism after travelling restrictions were imposed. There's a desperate need for expanding the local tourism industry to meet the rising need.

Hong Kong has rich coastal resources which are suitable for local tourism. Constructing an education field centre will help preserve these precious resources. It can help monitor the changes in the quantity of coral reef annually.

Your faithfully,

Alex

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

參考編號

Reference Number:

210914-220254-23267

提交限期

Deadline for submission:

14/09/2021

5-29

提交日期及時間

Date and time of submission:

14/09/2021 22:02:54

有關的規劃申請編號

The application no. to which the comment relates: A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lai

意見詳情

Details of the Comment :

Dear Town Planning Board,

The following are my comments regarding the proposed development.

- Not enough justification for a sailing club to be set up at a location with pretty high ecological values, an ecological impact assessment should be done
- not enough parking, and road is too narrow, yet widening the road would impact the ecology at the coastal protection area
- the location in which this develop is built will interfere with the surrounding area which is mainly residential. We have seen high number of theft and also infestation of rats. With the high number of people coming in and out of the area might have an adverse affect in the local community.

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

參考編號

Reference Number:

210914-220439-81675

提交限期

Deadline for submission:

14/09/2021

5-30

提交日期及時間

Date and time of submission:

14/09/2021 22:04:39

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Olivia Drew

意見詳情

Details of the Comment :

I am opposed to this application for a number of reasons. One, because the infrastructure of the area is insufficient for the proposed development - the proposed site is on a one way, private road that is frequently used by pedestrians and local residents for walking. This development will lead to extreme congestion on the road and pose danger to pedestrians and local residents. Two, because the applicant has a history of commercial and irresponsible developments in the area, which have caused extreme inconvenience and adverse affects for local residents; this development is no exception and it is clear that the applicant plans to commercially exploit the site far beyond the stated purpose and application. The kayaking operations currently operating in Sheung Sze Wan are infamous in the local area for the issues they have caused, from parking, to increased violence and crime, to increased foot traffic through the villages and trespassing, to increased incidences of water accidents due to the operators irresponsible practices. The transport department should study this example and take this into account, given the same operator is involved. Three, the local area of Wing Lung Road has insufficient parking and infrastructure for this kind of development; already the road is plagued by illegal parking and the blocking of access ways by visitors to little palm beach, and this development will exacerbate the problem.

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

參考編號

Reference Number:

210914-224719-98978

提交限期

Deadline for submission:

14/09/2021

5-31

提交日期及時間

Date and time of submission:

14/09/2021 22:47:19

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Ng Fai Tin Villager

意見詳情

Details of the Comment :

Notes

- No justification whatsoever for a sailing club to be set up at a location with high ecological values, an ecological impact assessment should be done
- No apparent licensing or training requirements for the providers of the proposed water sports. High likelihood that death or injury would result to members of the public using facilities
- Not enough parking, and road is too narrow, yet widening the road would impact the ecology at the coastal protection area
- High likelihood that an increase of vehicular traffic in the would result in death or injury to pedestrians as the road is too narrow
- Government officers approving any such centre liable to be held accountable or prosecuted under criminal law or health and safety legislation in the event of injury or deaths
- Coastal protection area should not be developed for anything that invite visitors
- Approval for such application in coastal protection area will set very undesirable precedent

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

參考編號

Reference Number:

210914-225828-16400

提交限期

Deadline for submission:

14/09/2021

5-32

提交日期及時間

Date and time of submission:

14/09/2021 22:58:28

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kwong

意見詳情

Details of the Comment :

I oppose the application. The applicants submissions fail to demonstrate in any detail as to whether there are any potential conflicts of interest that the developer may have. If the motivation is purely for conservational purposes, then why is it necessary to introduce building development that will damage the land (as they have admitted in the comment section) that they are trying to conserve? Surely the best way to conserve is to maintain the site in its natural state.

The other basis for the objection is that the more people who are encouraged to visit the site, the more pressure the environment will be under. Mass tourism has demonstrably damaged similar eco systems in world heritage sites such as the Great Barrier Reef in Australia. The best way to protect the environment is to keep it clean and minimise the foot traffic. Regular patrols by government officials to enforce compliance and hand out fines for illegal development, litter and waste dumping are viable and sustainable methods to achieve this common goal of a better environment for the next generation.

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

參考編號

Reference Number:

210914-225957-13981

提交限期

Deadline for submission:

14/09/2021

5-33

提交日期及時間

Date and time of submission:

14/09/2021 22:59:57

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss K Lim

意見詳情

Details of the Comment :

- Coastal protection area means the coast should be protected. Not meant for development that will attract visitors.
- Coral reefs will thrive best with minimal intrusion. With increased visitors, chances of coral reefs being damaged are high. This has been proven in areas that have heightened water sports / diving activities. This leads to ecological damage, rather than conservation.
- Road (and parking) infrastructure is insufficient as it is. Single narrow road and lack of parking is not able to cater to existing traffic. This development will only seek to bring on more congestion as it attracts more visitors.
- Approval for such application in coastal protection area will set very undesirable precedent.

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

參考編號

Reference Number:

210914-232155-98065

提交限期

Deadline for submission:

14/09/2021

5-34

提交日期及時間

Date and time of submission:

14/09/2021 23:21:55

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-CWBN/66

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Judith Westran

意見詳情

Details of the Comment :

Dear Sir/Madam

I would like to make the following objections to the above application.

The proposed temporary education field study centre for a period of 3 years and the associated excavation works.

The intended works lie within a conservation area and a coastal protection area. The area is protected for good reason. Excavation work to develop buildings together with a camp site open 24 hours, the associated drainage which will include grey water run off into the Cove, is entirely at odds with the principals and aims that Ocean Conveyor Ltd purport to hold.

There are three long established residences in the area, a government sail training school and more recently various activities from the indigenous community.

This tiny beach and the narrow lane leading to it cannot sustain additional traffic and parking without further damage to an area of high ecological value.

Will the site be put back as it was after the three year lease or will this be a precedent for further development in a conservation area?

14th September, 2021

Town Planning Board
Planning Department
15 North Point Government Offices
333 Java Road
North Point
Hong Kong

5-35

BY FAX

Dear Sir,

Re: A/SK-CWBN/66

I would object to the application because at the vicinity of the waterfront it has already constructed a pier without the permission of the government.

This has caused a lot of destruction to the beach as all the big rocks were removed from the seashore and this is hugh damage to the environment.

As a result there are few private boats parked nearby which is quite dangerous during the windy weather and typhoon.

They were constructed within the last year.

Hence, the approval might led to further changes to the environment

Thank you for your attention.

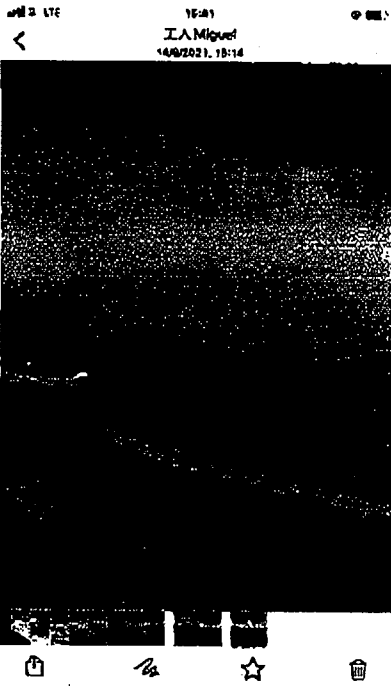
Yours Sincerely,



CHU, Chi Ming



5-35



5-36

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

14th September, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Educational Field Study Centre for a Period of 3 Years and
associated Excavation of Land
(A/SK-CWBN/66)**

1. We refer to the captioned.
2. We maintain our previous views on this application and please refer to **Appendix 1** for our past submission.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



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

28th May, 2021.

By email only

Dear Sir/ Madam,

**Proposed Temporary Educational Field Study Centre for a Period of 3 Years and
associated Excavation of Land
(A/SK-CWBN/66)**

1. We refer to the captioned.
2. According to the TPB Statutory Planning Portal 2 website, there is a rejected application for 'Temporary Marine Protection and Driving Training Centre for a Period of 3 Years' (A/SK-CWBN/6) covering the current application site. The reasons for the rejection are reproduced below:

(a) there was no information in the submission to demonstrate that the building works for the proposed development would not cause adverse impact on drainage, sewerage, environment and ecology in the surrounding areas; and

(b) there was no information in the submission to demonstrate that the proposed development would not generate adverse traffic impacts on the surrounding areas. Moreover, the applicant had not proposed any mitigation measures to address the potential traffic problems.

3. Majority of the current application site is within Conservation Area (CA) zone. The planning intention of this zone is:

'.....to protect and retain the existing natural landscape, ecological or topographical

features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'

4. The other part of the site is within Coastal Protection Area (CPA) zone. The planning intention of this zone is:

'.....to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.'

5. We urge the Board to consider whether the proposed use is in line with the planning intention of these zones.
6. We also urge the Board to thoroughly consider the potential cumulative impacts of approving this application on both the CA and CPA zones in the area, as the approval would set a precedent for other similar applications in these zones.
7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that there is no guarantee that the Short Term Tenancy (STT) application would be approved irrespective of any approval of planning application. Should the proposed STT be approved, it would be subject to such terms and conditions including payment of rent and administrative fee as appropriate;
- (b) to note the comments of the Commissioner for Transport that Hang Hau Wing Lung Road is not managed by the Transport Department;
- (c) to note the comments of the Director of Environmental Protection that
 - (i) to pay attention to Item Q.1, Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), which says that *all project including... earthworks, ... building works partly or wholly in... a conservation area* would constitute a Designated Project (DP), unless those under the exception list (a) to (j) of Item Q.1. In this connection, the proposed development would constitute a DP under the EIAO. The applicant is reminded to follow the statutory EIA process and an environmental permit is required for its construction and operation; and
 - (ii) the design, operation and maintenance of the proposed septic tank and soakaway system should follow the requirements in the Practice Note for Professional Person (ProPECC) PN 5/93 "Drainage Plans subject to Comment by the Environmental Protection Department" including the minimum clearance requirements;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape to adopt some design measures, including but not limited to façade treatment and peripheral planting, to further blend in with the surrounding natural environment;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) all authorised building works/structures, if any, should be removed according to the provisions of the Building Ordinance (BO);
 - (ii) all non-exempted ancillary site formation and/or communal drainage works are subject to compliance with BO;
 - (iii) AP must be appointed for the site formation and communal drainage works refers to (ii) above;
 - (iv) the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on the Site under the BO. Enforcement action may be taken to effect the removal of all authorised works in the future; and
 - (v) detailed comments will be given during plans submission stage.
- (f) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that emergency vehicular access should be provided and indicated on the floor plan and comply with the 'Code of Practice for Provision of Means of Access for Firefighting and Rescue Purposes 2004' issued by the Buildings Department;

- (g) to note the comments of the Director of Fire Services that:
 - (i) the distance of the Site from the nearest fire hydrant is more than 500m. In view of this, either a street fire hydrant supplied directly from town main or a fire hydrant system with adequate flow, pressure and size of water tank is considered necessary to secure the water supplies for fire-fighting;
 - (ii) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his Department for approval:
 - (1) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (2) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
 - (iii) if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plan;
- (h) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department that:
 - (i) if the mode of operation falls within the definition of “hotel” or “guesthouse” in the Hotel and Guesthouse Accommodation Ordinance (Cap. 349) (“HAGAO”), a licence under the HAGAO must be obtained before commencing operation. Whether the mode of operation of the camping site falls within the ambit of the HAGAO depends on the actual circumstances of individual case;
 - (ii) for any structure which constitutes as “building works” or “building” under the Buildings Ordinance to be included into the licence, the applicant should submit a copy of either an occupation permit issued by the Buildings Authority or a Certificate of Compliance issued by the Lands Department when making an application under the HAGAO; and
 - (iii) detailed licensing requirements will be formulated upon receipt of application under the HAGAO.