

Form No. S16-III
表格第 S16-III 號

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

2023年1月11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收到
申請的日期。

This document is received on 11 JAN 2023
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

2203137 30% by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/SK-CWBN/71
	Date Received 收到日期	11 JAN 2023

- 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)

SEEDS OF JOY COMMUNITY LIMITED 愉悅社區有限公司

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

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

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)	LOTS 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(PART), 148, 149, 151, 152, 158, 159, 160 AND 161 IN D.D. 227 AND ADJOINING GOVERNMENT LAND, PAK SHUI WUN, SAI KUNG, NEW TERRITORIES
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 10,987.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,320.015 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	132.75 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN ("OZP") NO. S/SK-CWBN/6
(e) Land use zone(s) involved 涉及的土地用途地帶	CONSERVATION AREA ("CA")
(f) Current use(s) 現時用途	AGRICULTURAL USE (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 9/12/2022 & 10/1/2023 (DD/MM/YYYY), this application involves a total of¹..... "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) of¹..... "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)
1	LOTS 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 151, 152, 158, 159, 160 AND 161 IN D.D. 227, PAK SHUI WUN, SAI KUNG, NEW TERRITORIES	28/11/2022

(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

TEMPORARY ORGANIC FARMLAND CUM EDUCATION CENTRE

(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	9,667.735	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,320.015	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	17		
Proposed domestic floor area 擬議住用樓面面積	NIL	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	1,320.015	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	1,320.015	sq.m	<input checked="" type="checkbox"/> 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)

PLEASE REFER TO THE PROPOSED LAYOUT PLAN AT APPENDIX 4 OF PLANNING STATEMENT.

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

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 ..7A.M..TO.6P.M.DAILY.(FROM MONDAY TO SUNDAY AND PUBLIC HOLIDAYS).....			
(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	<input type="checkbox"/> 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)) <input type="checkbox"/> 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	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(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	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(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 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On traffic 對交通		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On water supply 對供水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On drainage 對排水		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	On slopes 對斜坡		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Affected by slopes 受斜坡影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Landscape Impact 構成景觀影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Tree Felling 砍伐樹木		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Visual Impact 構成視覺影響		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
	Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>
		
		

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

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 THE PLANNING STATEMENT

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


ROCK K.M. TSANG 曾國鳴

Name in Block Letters
姓名（請以正楷填寫）

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

DIRECTOR 董事

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

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司



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

Date 日期

30 NOV 2022

(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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	LOTS 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(PART), 148, 149, 151, 152, 158, 159, 160 AND 161 IN D.D. 227 AND ADJOINING GOVERNMENT LAND, PAK SHUI WUN, SAI KUNG, NEW TERRITORIES.
Site area 地盤面積	10,987.75sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 132.75sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	APPROVED CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN ("OZP") NO. S/SK-CWBN/6
Zoning 地帶	CONSERVATION AREA ("CA")
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	TEMPORARY ORGANIC FARMLAND CUM EDUCATION CENTRE

(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,320.015sq. <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	17	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.5 TO 4.5 m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	12 % <input checked="" type="checkbox"/> 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		NIL
	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) _____ _____		NIL NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		NIL
	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) _____ _____		NIL NIL NIL NIL NIL NIL

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Lot Index Plan and Extract of Clear Water Bay Peninsula		
North Outline Zoning Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
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 Ref.: SK/TPN/2515A/L03

20 December 2022

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

By Post

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP,
138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158,
159, 160 and 161 in D.D. 227**

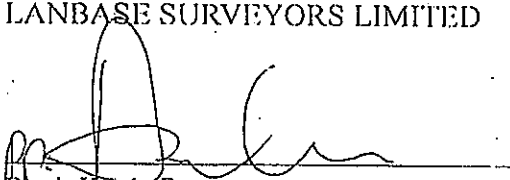
**and adjoining Government Land
Pak Shui Wun, Sai Kung, New Territories**

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: SK/TPN/2515A/L02) and provide you herewith a revised Proposed Layout Plan (Appendix 4 of Planning Statement) for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869 direct.
Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
Encl.
RK/AL

2023年1月1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。

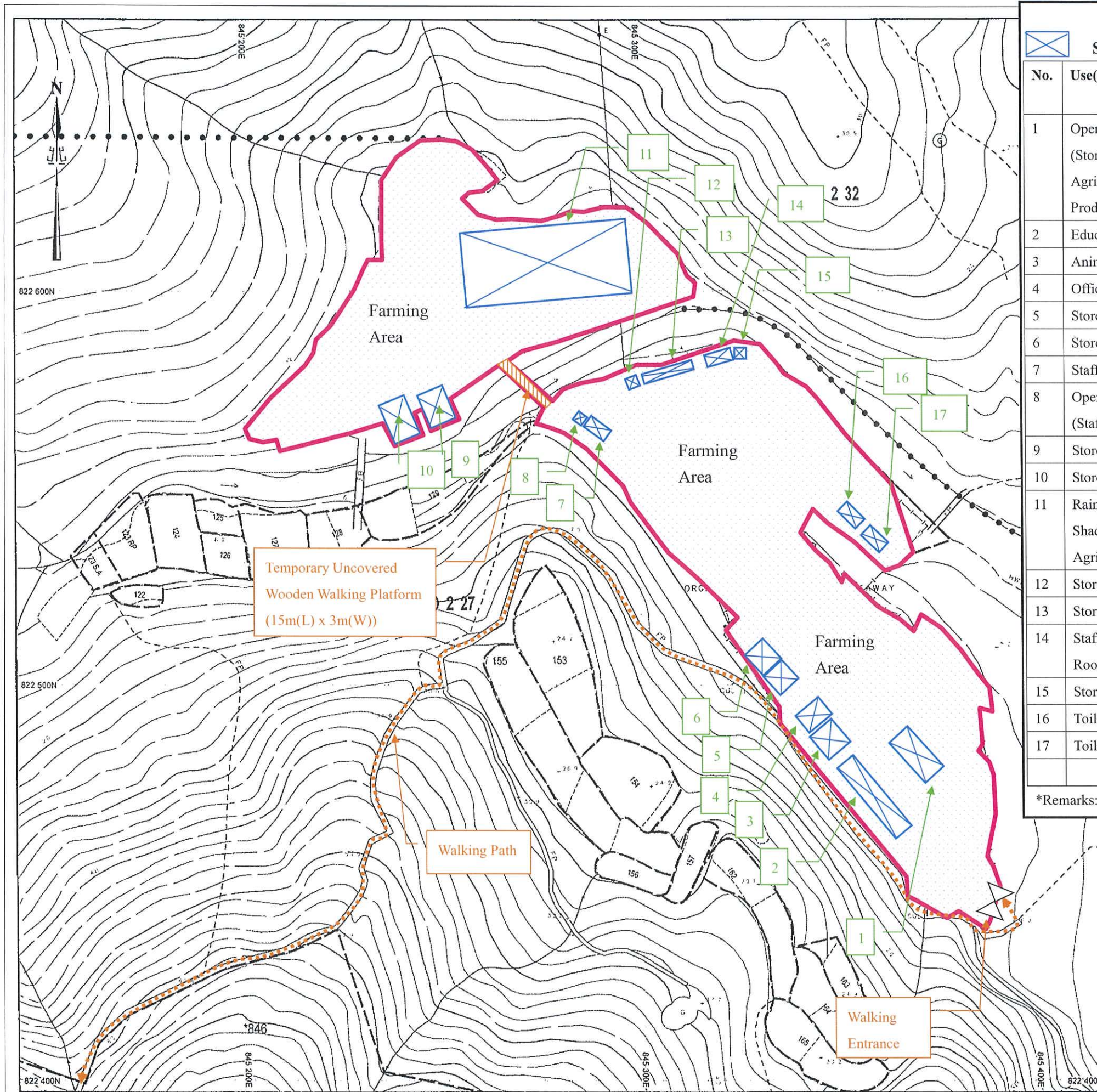
This document is received on 11 JAN 2023
The Town-Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



ISO 9001: 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



ISO 9001: 2015
Certificate No.: CC 1687
(Valuation & Land Administration)



Legend				
Single-Storey Structure(s)				
No.	Use(s)	Size(m)	GFA(m ²)	Covered Area (m ²)
1	Open Shelter (Storage of Agricultural Products)	13(L) x 6(W) x 3.5(H)	78	78
2	Education Centre	22(L) x 5(W) x 3(H)	110	110
3	Animal Shed	7.2(L) x 6.8(W) x 4.3(H)	48.96	48.96
4	Office	7.2(L) x 5.3(W) x 4(H)	38.16	38.16
5	Storeroom*	6(L) x 6(W) x 4(H)	36	36
6	Storeroom*	6.6(L) x 6(W) x 4(H)	39.6	39.6
7	Staff Kitchen	6(L) x 3.2(W) x 3.3(H)	19.2	19.2
8	Open Shelter (Staff Rest Area)	2.5(L) x 2.5(W) x 3(H)	6.25	6.25
9	Storeroom*	8.5(L) x 6.5(W) x 3.5(H)	55.25	55.25
10	Storeroom*	10(L) x 6.5(W) x 3.5(H)	65	65
11	Rainproof and Shading Shed for Agricultural Use	40(L) x 18(W) x 4.5(H)	720	720
12	Storeroom*	3.2(L) x 1.8(W) x 2.5(H)	5.76	5.76
13	Storeroom*	12.5(L) x 2.35(W) x 3.8(H)	29.375	29.375
14	Staff Changing Room	6.5(L) x 3(W) x 3.8(H)	19.5	19.5
15	Storeroom*	2.8(L) x 2.7(W) x 3.8(H)	7.56	7.56
16	Toilet	6(L) x 3.3(W) x 4(H)	19.8	19.8
17	Toilet	6(L) x 3.6(W) x 4.5(H)	21.6	21.6
Total:			1,320.015	1,320.015
*Remarks: Storeroom for Agricultural Products and Farming Instruments				

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Application Site **For Identification Only**

Locality :

Lot Index Plan No. : ags_S00000093430_0001

District Survey Office : Land Information Centre

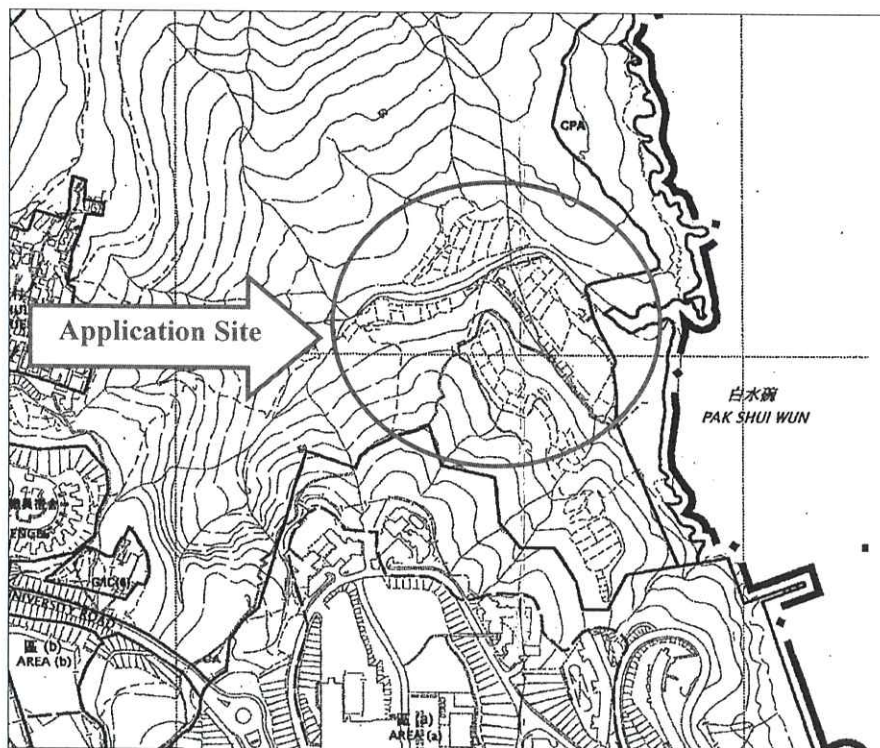
Date :05-May-2022

Reference No. : 12-NW-5A

Planning Application
Under Section 16
of the Town Planning Ordinance
(Cap. 131)

**Planning Application for
Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP,
137A, 137RP, 138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146,
147(Part), 148, 149, 151, 152, 158, 159, 160 and 161 in D.D. 227
and adjoining Government Land
Pak Shui Wun, Sai Kung, New Territories**



Prepared by

LANBASE Surveyors Limited

November 2022

LANBASE
Surveyors Limited

宏 基 測 量 師 行

Our Ref.: SK/TPN/2515A/L04

9/F, Mecny Tower, 9 Cheim Road South, Talm Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 Email: info@lanbase.com.hk
香港九龍尖沙咀漆咸道南9號均都大廈9樓
Estote Agent Licence (Company) No. C006243 地產代理(公司)執照號碼:C-006243

17 February 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138,
139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158, 159, 160 and
161 in D.D. 227 and adjoining Government Land**

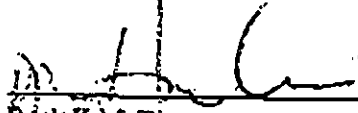
**Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)**

We refer to the captioned planning application.

We refer to the captioned planning application and would like to provide herewith a set of "Response-to-Comments" ("R-to-C") together with (i) The 2007 Archaeological Survey & Assessment for Pak Shui Wun Archaeological Site; and (ii) Report of Impact Assessment on the Protected Area at the Pak Shui Wun Archaeological Site for submission in response to the Commissioner for Heritage's comments.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Rock K.M. Tsang
Director
RK/AL
Encl.

C.C.
DPO/SK&I
The Client

(Attn.: Ms Sylvia Lam)

By Email)



C. K. Chan MKIS RPS(GP) Rock K. M. Tsang MKIS MRICS RPS(GP)

17-FEB-2023 16:23

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97%

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17-FEB-2023 17:01

+ 852 2522 8426

97%

TOTAL P.001
P.001

Response-to-Comments

	Departmental Comments	Responses
	<p><u>Commissioner for Heritage (C for Heritage)</u> (Contact: Miss Lee Hiu-wai at 2780-8944)</p>	
	<p>It is noted that the Application Site encroaches entirely into Pak Shui Wun Site of Archaeological Interest. While the Application Planning Statement provides preliminary assessment on potential impact on the environment, assessment on Cultural Heritage impact is lacking. Please supplement the assessment on Cultural Heritage impact under Section 5 Justifications of the Planning Statement for the further comment of AMO.</p>	<p>Please note that archaeological survey and assessment were conducted in 2007 under AMO's requirement. According to the attached (i) The 2007 Archaeological Survey & Assessment for Pak Shui Wun Archaeological Site; and (ii) Report of Impact Assessment on the Protected Area at the Pak Shui Wun Archaeological Site, the archaeological value of the Pak Shui Wun site is low and the site is not worthy of an in-situ preservation. Please also note that there is no activities / works carried out at the main archaeological area on Lot No. 146 in D.D. 227 at the moment, and only farming activities without any engineering and/or construction works are proposed at ground surface level of the main archaeological area on Lot No. 146 in D.D. 227 under the current planning application. In addition, the Applicant is willing to vacant the archaeological area as same as the existing condition if it is required. According to the TPB Paper of previous approved Planning Application No. A/SK-CWBN/8, AMO also provided no comments for the that proposed development on the cultural deposits area identified in the subject archaeological site. Therefore, no adverse cultural heritage impact is anticipated.</p>

The 2007 Archaeological Survey & Assessment for Pak
Shui Wun Archaeological Site

西貢白水碗擬發展區域
2007年考古調查及評估報告

The 2007 Archaeological Survey & Assessment for
the Proposed Development at Pak Shui Wun, Sai Kung, N.T.

中港考古 研究室
HONG KONG INSTITUTE OF ARCHAEOLOGY

2007年4月初稿
2007年6月定稿

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西貢白水碗遺址 2007 年考古調查及評估報告

白水碗遺址於 1997 年全港第二次考古普查中發現。2006 年 9 月普基發展公司委託馬梁建築師事務所組織考古調查，以便進一步評估遺址價值，作出合適的發展規劃（圖一、相一）。中港考古研究室為這次考古調查編撰了工作計劃，並獲馬梁建築師事務所接納。2007 年 3 月中港考古研究室完成調查工作。

本報告主要包括兩部分內容。前一部分介紹本次考古調查的方法、過程和結果。後一部分綜合分析本次考古調查和 1997 年考古調查的資料，評估遺址價值，並提出相應的保護建議。

一. 目的與策略

1997 年湖南省文物考古研究所的兩組考古人員先後在白水碗遺址發掘探方 7 個，其中兩個探方發現了宋元時期的瓷器。

本次考古調查主要目的：以 1997 年考古發現為基礎，確認白水碗遺址宋元時期文化遺存的位置和範圍。主要策略：將 1997 年發現文物的地點作為探方發掘的重點，並在這一帶設置水準基點（附錄一）。

為了便於考古資料的綜合分析，本次調查的探方編號由 T11 開始。由於 1997 年考古調查的兩組探方編號有重複，因此配上不同顏色以示區別。在圖，1 組為褐色，2 組為紅色；在文，1 組加“褐”字，2 組加“紅”字，如 T1(褐)、T1(紅)。

二. 過程與結果

1. 探方發掘

共發掘探方 9 個，面積均為 1 X 1 平方米，方向均為正南北（圖二）。

1) 河南岸區發掘

河南岸有一片長約 150、寬約 60 米的長條形臺地。臺地分兩級，第一級海拔高度為 4—6 米，第二級海拔高度為 7—9 米。

第二級臺地發掘探方 3 個，編號 T11、T12、T13。三個探方揭示的地層堆積基本一致（表一；圖三、四、五；相二、三、四）。以 T11 為例，發掘深度 125 厘米。第一層，編號 C1，深灰色黏土，含砂，厚 16—18 厘米，為近現代農耕土；第二層，編號 C2，黃褐色粉砂土，含鐵錳結核，堅硬，厚 7—17 厘米；第三層，編號 C3，河卵石夾灰褐色砂，挖至厚 90 厘米處仍未見底，遂停止下挖。

第一級臺地發掘探方 5 個，揭示三類地層堆積。

一類地層堆積，與第二級臺地地層相似，探方編號 T14 和 T15(表一；圖六、七；相五、六)。

二類地層堆積，探方編號 T16(表一、圖八、相七)。發掘深度 102 厘米。第一層和第二層與一類地層相似；第三層，編號 C3，深灰色粉砂土，含細卵石，厚 5—8 厘米；第四層，編號 C4，灰色粉砂土，含大石塊，厚 26—30 厘米；第五層，編號 C5，灰色砂土，厚 25—30；第六層，編號 C6，灰色粗砂，厚 10 厘米處出水，停止下挖。

三類地層堆積，探方編號 T18 和 T19(表一；圖九、十；相八、九)。以 T18 為例，發掘深度 85 厘米。第一層和第二層與一類地層相似；第三層，編號 C3，灰黑色砂土，夾石塊，厚 25—32 厘米；第四層，編號 C4，黃褐色黏土，厚 7—9 厘米；第五層，編號 C5，灰色粉砂土，夾碎石，厚 8—13 厘米；第六層，編號 C6，灰黃色黏土，厚 20 厘米處停止下挖。

2) 河北岸區發掘

河北岸有一片總面積約 3500 平方米的坡地，海拔 4—10 米。

河北岸發掘探方一個，編號 T17，發掘至深度 60 厘米處已見基岩石塊(表一、圖十一、相十)。

2. 探孔鑽探

共鑽探孔 16 個，其中 11 個在河南岸，北岸 5 個(圖二)。

所有探孔第一層均為近現代農耕土，第二層均為含鐵錳結核黃褐色砂土(探孔 A15 和 A16 在該層之上還有一層深褐色粉砂)，第三層都含大小石塊，無法繼續下鑽(表二)。

3. 出土遺物

T18 第三層出土白瓷、青瓷和釉陶盆碎片各一塊(相十三)，T19 第三層出土青瓷碎片四塊(相十一、十二)。所有遺物的年代均為宋元時期。

三. 地層分析

地層分析包括 1997 年調查的考古資料。

1. 河南岸臺地

第二級臺地發掘探方五個(探方 T1(褐)、T2(褐)、T11、T12、T13)，T1(褐)為現代填土，其餘探方地層堆積一致、簡單，基本情況是在厚度不超過 40 厘米的近現代農耕土和鐵錳層之下有厚約 1 米的卵石層，這一層應與全新統的海口、河流有關。

第一級臺地發掘探方八個，揭示三類地層堆積。一類地層堆積(探方 T14、T15)與第二級臺地地層相似。二類地層堆積(探方 T1(紅)、T16)在近現代農耕土和鐵鋁層之下為 60 厘米厚的砂石層，並且見到地下水，這一層應為古代河流沉積。三類地層堆積(探方 T2(紅)、T3(紅)、T18、T19)在近現代農耕土和鐵鋁層之下有厚約 25 厘米的堆積(地層編號 T18C3、T19C3)，出土少量宋元時期的陶瓷器殘片，此外還有類似房屋建築居住面的遺蹟(T2(紅)第 7 層)。

2. 河北岸坡地

河北岸坡地發掘探方 3 個(編號 T4(紅)、T5(紅)、T17)，地層堆積基本一致，並與河南岸第一級臺地二類地層堆積相似。在近現代農耕土和鐵鋁層之下有厚約 60 厘米的砂石層，且見基岩暴露及地下水，應為古代河流沉積。

3. 海岸河口地帶

海岸有現代沙灘，河口處有一小湖，南北寬約 30 米，河南岸第一級臺地為茂密的樹叢(相十四、十五)。海岸北角有木樁，以水泥固定(相十六)。

四. 價值評估及保護建議

白水碗遺址經過 1997 年及本次考古調查，河南岸第一級臺地宋元時期文化堆積及其分佈範圍得到確認。該文化堆積厚度小、包含文物數量少、房屋建築居住面特徵不明顯，考古價值比較低，不需要原地保留。該文化堆積分佈範圍集中於探方 T2(紅)、T3(紅)、T18 以及 T19 所在區域，面積約 350 平方米(表三、圖 12、13)。

若普基發展公司擬發展規劃影響上述文化堆積範圍，建議在工程施工動土之前採取緩解措施，如適當的考古方法、全面系統地收集記錄考古文物資料，或其他保護方案。

五. 參考資料

1. 湖南省文物考古研究所：《香港九龍西貢南區地下文物調查報告》，1998 年。古物古蹟辦事處檔號：SK3。
2. 香港政府地政總署測繪處：《地形圖·清水灣·編號 12》，香港政府地政總署測繪處 1999 年更新。
3. 香港政府地政總署測繪處：《大比例基本地圖·編號 12—NW—6A》，香港政府地政總署測繪處 2004 年更新。
4. 香港政府土木工程署土力工程處：《基岩和表土地質圖·清水灣·編號 12》，香港政府土木工程署土力工程處 1989 年出版。
5. P. J. Strange, R. Shaw & R. Addison, *Hong Kong Geological Survey Memoir No. 4, Geology of Sai Kung and Clear Water Bay*, Geotechnical Central Office, Civil Engineering Services Department, Hong Kong, March 1990.

六. 中英文摘要

中文摘要

白水碗遺址發現於 1997 年。2006 年 9 月，馬梁建築師事務所組織白水碗遺址考古調查及價值評估，為白水碗地區發展規劃作前期準備。中港考古研究室於 2007 年 3 月完成調查工作。

本次調查共發掘探方 9 個、鑽探孔 16 個。確認在白水碗遺址河南岸第一級臺地有面積約 350 平方米的宋元時期文化堆積。但該文化堆積厚度薄、包含文物數量極少、房屋建築居住面特徵不明顯，考古價值比較低，不需要原地保留。

若擬發展規劃將影響上述文化堆積，建議在工程施工動土之前採取緩解措施，如適當的考古方法、全面系統地收集記錄考古文物資料，或其他保護方案。

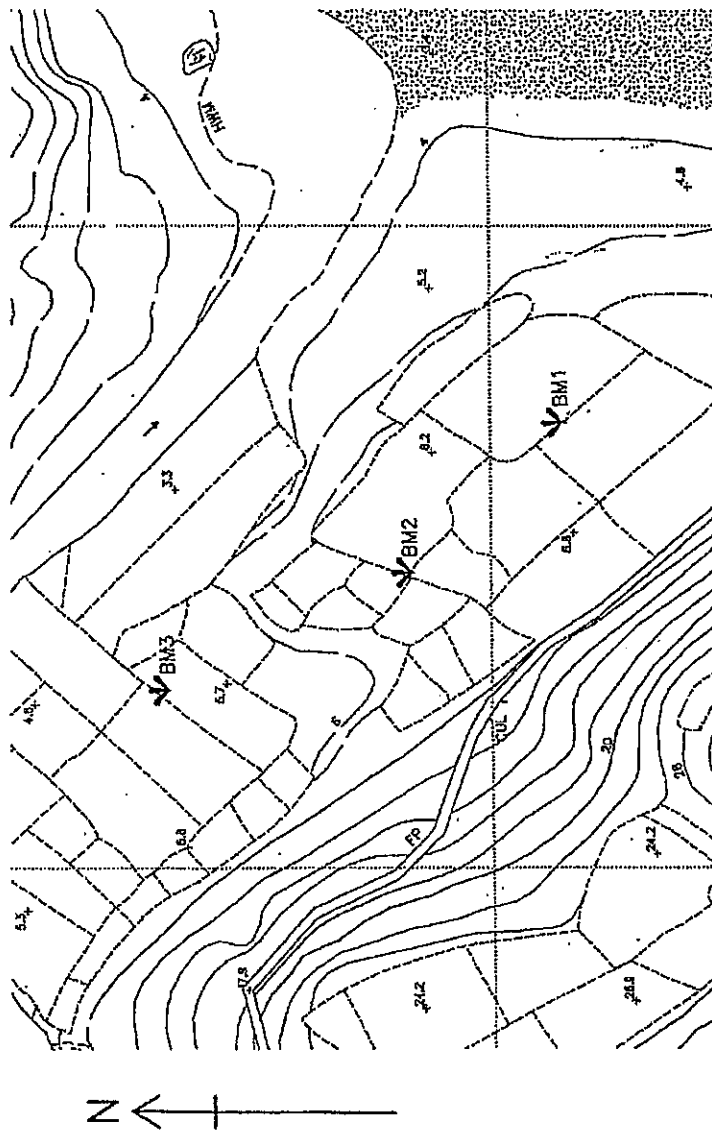
English Abstract

The Pak Shui Wun site was identified in 1997. Commissioned by the MLA Architects Ltd, the Hong Kong Institute of Archaeology conducted an archaeological survey at the site in March 2007 in order to assess its archaeological potential.

The 2007 survey excavated 9 test pits and executed 16 auger holes. The survey has revealed that cultural remains of the Song-Yuan period are distributed within a small area of approximately 350 m² on the first-stair terrace of the southern bank of the river course running through the site. Within this limited area, only scarce ceramic relics have been collected from thin layers of deposit, and the so called house floor identified during the 1997 survey is not clear. Therefore, the archaeological value of the Pak Shui Wun site is low and the site is not worthy of an in-situ preservation.

If the proposed land development will affect the above mentioned cultural deposit, it is recommended to take appropriate mitigation measures before the commencement of the development project, such conducting rescue works to collect and record the archaeological resources in a full scale and in a systematic manner. Otherwise, the authority should consider other schemes of site protection.

Plan Showing the Position of Bench Marks of Archaeology Investigation at Pak Shui Wun, Sai Kung



Legend :

BM1 Bench Mark

Survey Sheet No : 12-NW-6A (Scale 1:1,000)

Bench Mark	N	E	Reduced Level
BM1	822 488.644	845 369.516	8.850
BM2	822 512.685	845 345.928	8.842
BM3	822 550.800	845 327.651	5.545

Plan No. : HC-11193/S01 Survey Date : 03 Mar. 2007

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表一 白水碗遺址探方發掘記錄表

探方				地層堆積					
編號	位置	面積	海拔高度	編號	厚度	土質土色	類型	層位關係	遺蹟遺物
T11	河南岸	1 x 1	8.850	C1	16 - 18	深灰色黏土	農耕表土	地表	無
				C2	7 - 17	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>90	河卵石夾灰褐色 沙	河流沉積	在C2之下	無
T12	河南岸	1 x 1	8.842	C1	20 - 30	深灰色黏土	農耕表土	地表	無
				C2	15 - 20	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>85	河卵石夾灰褐色 沙	河流沉積	在C2之下	無
T13	河南岸	1 x 1	約7.8	C1	9 - 13	深灰色黏土	農耕表土	地表	無
				C2	16 - 20	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>65	河卵石夾灰褐色 沙	河流沉積	在C2之下	無
T14	河南岸	1 x 1	約6.2	C1	12 - 14	深灰色黏土	農耕表土	地表	無
				C2	6 - 10	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>85	河卵石夾灰褐色 沙	河流沉積	在C2之下	無
T15	河南岸	1 x 1	5.545	C1	15 - 18	深灰色黏土	農耕表土	地表	無
				C2	35 - 45	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>68	河卵石夾灰褐色 沙	河流沉積	在C2之下	無
T16	河南岸	1 x 1	約4.2	C1	15 - 19	深灰色黏土	農耕表土	地表	無
				C2	8 - 10	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	5 - 8	深灰色粉砂土含 細石	河流沉積	在C2之下	無
				C4	26 - 30	灰色黏土含大石 塊	河流沉積	在C3之下	無
				C5	25 - 30	灰色砂土	河流沉積	在C4之下	無
				C6	> 10	灰色粗砂	河流沉積	在C5之下	無
T17	河北岸	1 x 1	約5.5	C1	18 - 20	深灰色黏土	農耕表土	地表	無
				C2	12 - 20	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	>26	大石塊夾灰褐色 沙	山體基岩	在C2之下	無

表一 白水碗遺址探方發掘記錄表

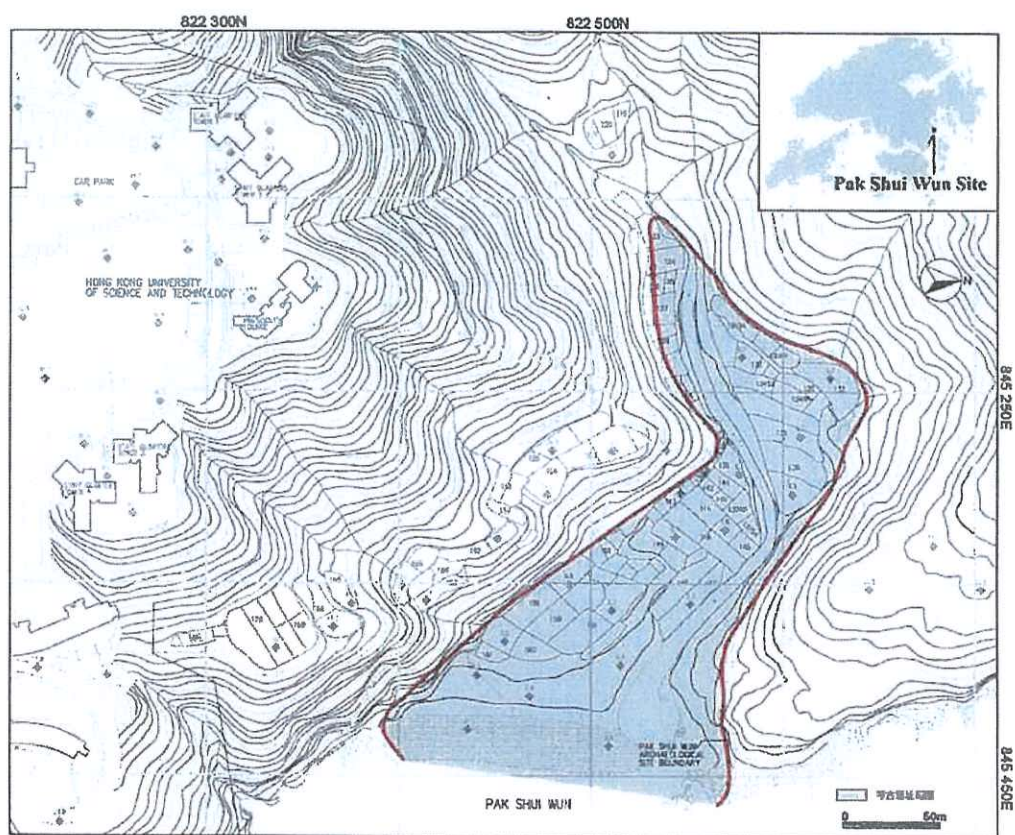
探方				地層堆積					
編號	位置	面積	海拔高度	編號	厚度	土質土色	類型	層位關係	遺蹟遺物
T18	河南岸	1 x 1	約4.7	C1	18 - 20	深灰色黏土	農耕表土	地表	無
				C2	6 - 8	黃褐色粉砂含鐵 錳結核	河流沉積	在C1之下	無
				C3	25 - 32	灰黑色砂土夾石 塊	文化堆積	在C2之下	青瓷片、 陶片
				C4	7 - 9	黃褐色黏土	河流沉積	在C3之下	無
				C5	8 - 13	灰色粉砂土夾碎 石	河流沉積	在C4之下	無
				C6	> 20	灰黃色黏土	河流沉積	在C5之下	無
T19	河南岸	1 x 1	約5.2	C1	20 - 22	深灰色黏土	農耕表土	地表	無
				C2	9 - 13	黃褐色粉砂含鐵 錳結核	河岸沉積	在C1之下	無
				C3	19 - 23	灰黑色砂土夾石 塊	文化堆積	在C2之下	青瓷片
				C4	> 4	黃褐色黏土	河流沉積	在C3之下	無

表二 白水碗遺址鑽探記錄表

探孔編號	位置	地層編號	厚度	土質土色	遺蹟遺物	性質	補充說明
A1	河南岸	C1	15	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A2	河南岸	C1	15	深灰色黏土	無	農耕表土	
		C2	15	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A3	河南岸	C1	10	深灰色黏土	無	農耕表土	
		C2	7	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A4	河南岸	C1	25	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A5	河南岸	C1	20	深灰色黏土	無	農耕表土	
		C2	10	黃褐色粉砂含鐵錳結核	無	河流沉積	
		C3	15	灰褐色粉砂	無	河流沉積	遇石停鑽
A6	河南岸	C1	20	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A7	河南岸	C1	15	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A8	河北岸	C1	25	深灰色黏土	無	農耕表土	
		C2	15	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A9	河北岸	C1	20	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A10	河北岸	C1	15	深灰色黏土	無	農耕表土	
		C2	10	黃褐色粉砂含鐵錳結核	無	河流沉積	
		C3	20	灰褐色粉砂	無	河流沉積	遇石停鑽
A11	河北岸	C1	20	深灰色黏土	無	農耕表土	
		C2	10	黃褐色粉砂含鐵錳結核	無	河流沉積	
		C3	50	灰褐色粉砂	無	河流沉積	遇石停鑽
A12	河北岸	C1	20	深灰色黏土	無	農耕表土	
		C2	20	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A13	河南岸	C1	40	深灰色黏土	無	農耕表土	
		C2	10	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A14	河南岸	C1	20	深灰色黏土	無	農耕表土	
		C2	10	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A15	河南岸	C1	10	深灰色黏土	無	農耕表土	
		C2	15	深褐色粉砂	無	河流沉積	
		C3	10	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽
A16	河南岸	C1	5	深灰色黏土	無	農耕表土	
		C2	10	深褐色粉砂	無	河流沉積	
		C3	9	黃褐色粉砂含鐵錳結核	無	河流沉積	遇石停鑽

表三 探方T18與T2(紅)地層堆積對照

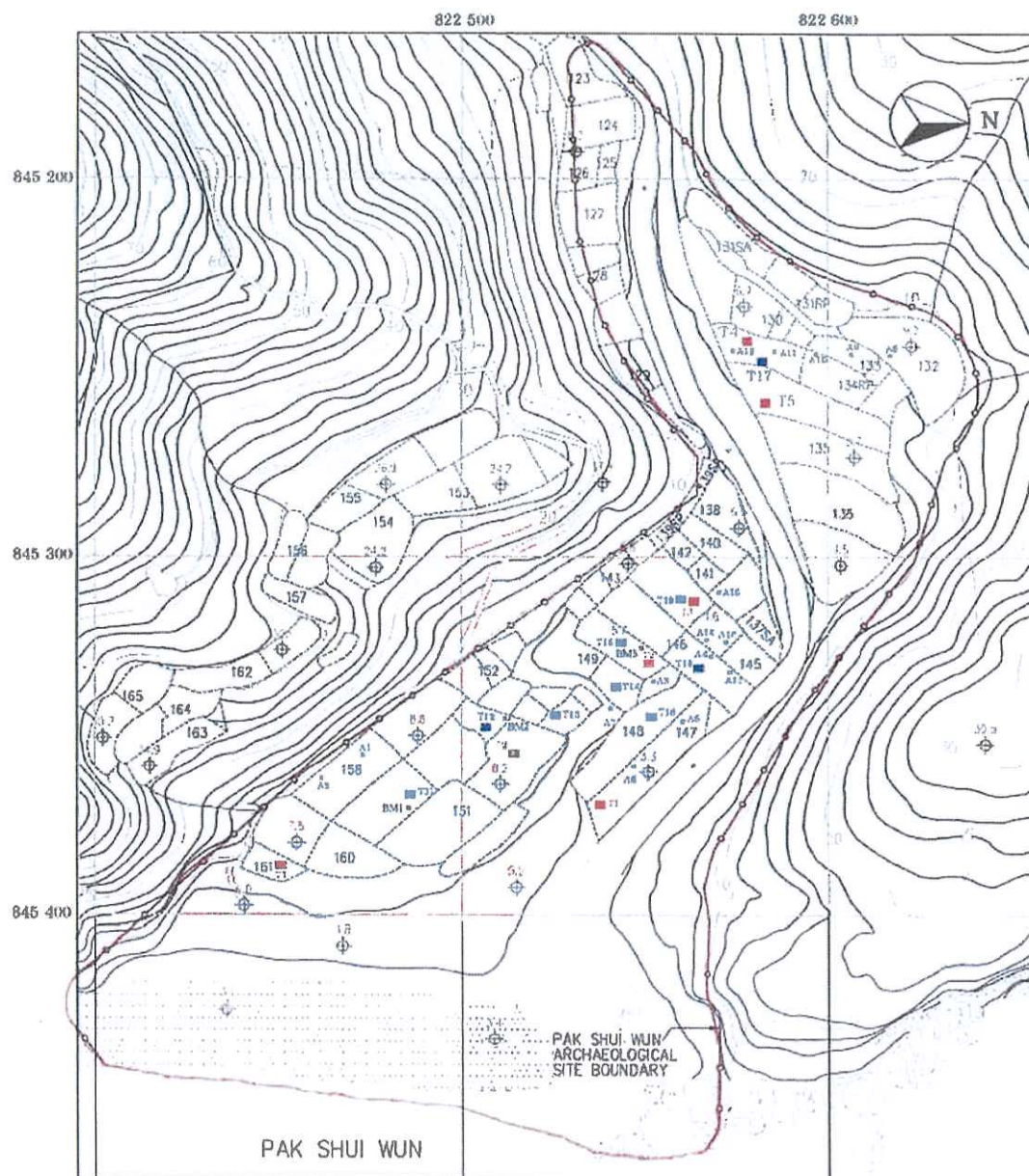
探方	海拔	地層	厚度	土質土色	包含文物	性質與年代	對應關係
T18	約4.7	C1	18 - 20	深灰色黏土	無	現代農耕土	與T2(紅)第一層類同
		C2	6 - 8	黃褐色粉砂含鐵錳結核	無	河流沉積	與T2(紅)第二層類同
		C3	25 - 32	灰黑色砂土夾石塊	青瓷片、陶片	文化堆積	與T2(紅)第三層類同
		C4	7 - 9	黃褐色黏土	無	河流沉積	與T2(紅)第五層類同
		C5	8 - 13	灰色粉砂土夾碎石	無	河流沉積	與T2(紅)第八層類同
		C6	> 20	灰黃色黏土	無	河流沉積	與T2(紅)第九層類同
T2(紅)		1	22	淺黃色現代耕土層	無	現代耕土層	與T18C1類同
		2	7-11	黃褐色鐵錳結核	無		與T18C2類同
		3	6-9	深灰色砂質土,多石塊	青瓷片	晚期遺存,相當於宋代,下限可能延續至元代。	與T18C3類同
		4	12	深灰色砂質土,夾較多石塊	黑釉瓷盞	晚期遺存,相當於宋代,下限可能延續至元代。	與T18C3類同
		5	9-13	灰黃色土夾褐斑, T3無	青瓷碗	晚期遺存,相當於宋代,下限可能延續至元代。	與T18C4類同
		6	5	土質土色近似第層, T3無	無		T18無此層堆積
		7	11-16	深灰色土,此層層面非常平整,且見散佈的炭末, T3第5層	白瓷碗	顯系房屋建築的居住面,早期遺存,相當於北宋至唐代。	T18無此層堆積
		8	10-19	淺黃色土含石塊, T3第6-8層	無		與T18C5類同
		9	12	非常純淨的白膏泥	無		與T18C6類同



圖一 白水碗遺址考古調查範圍

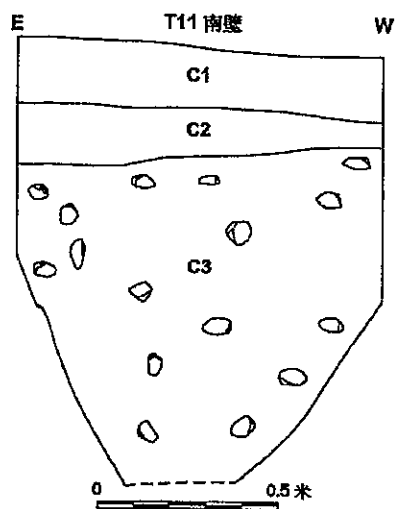


相一 白水碗地區週圍環境

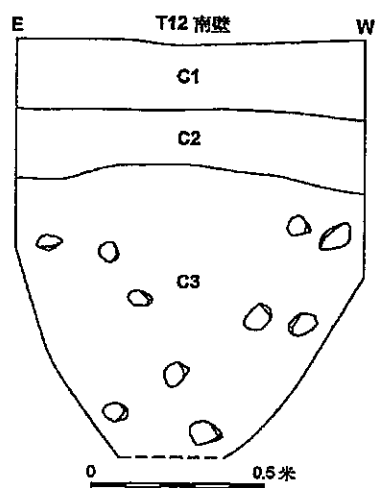


- 圖例
- 2007年調查範圍
 - 2007年調查探方
 - 2007年調查探孔
 - 1997年調查1組探方
 - 1997年調查2組探方
 - Bench Mark

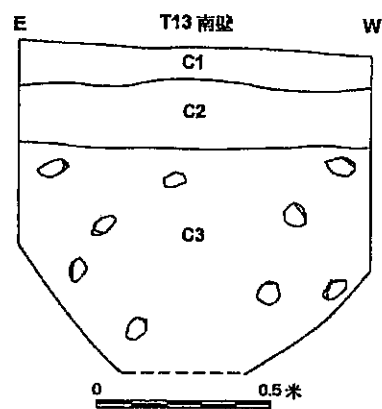
圖二 白水碗遺址考古調查探方探孔分佈



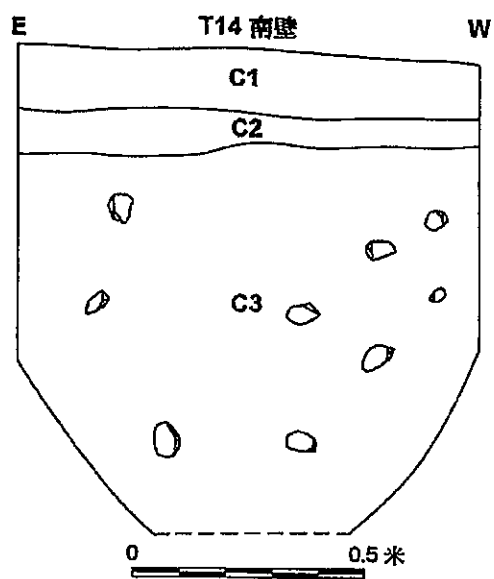
圖三 探方T11剖面圖



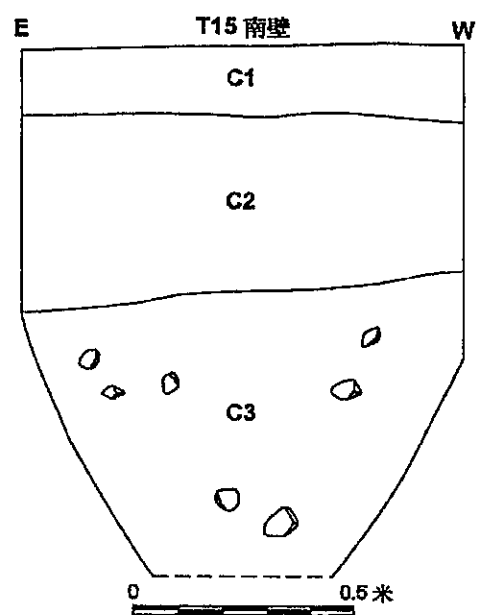
圖四 探方T12剖面圖



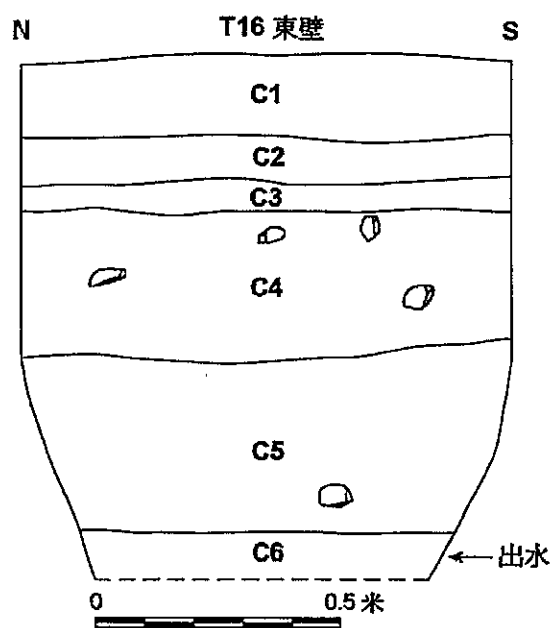
圖五 探方T13剖面圖



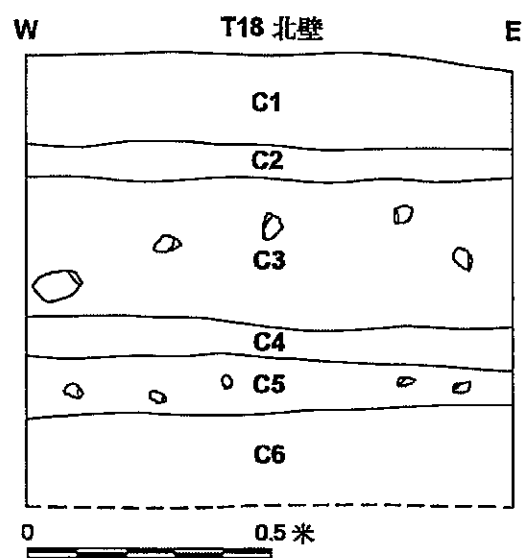
圖六 探方T14剖面圖



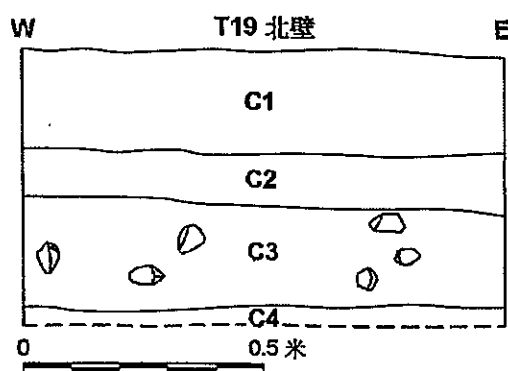
圖七 探方T15剖面圖



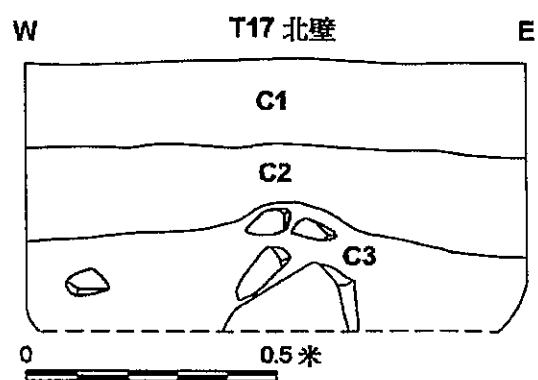
圖八 探方T16剖面圖



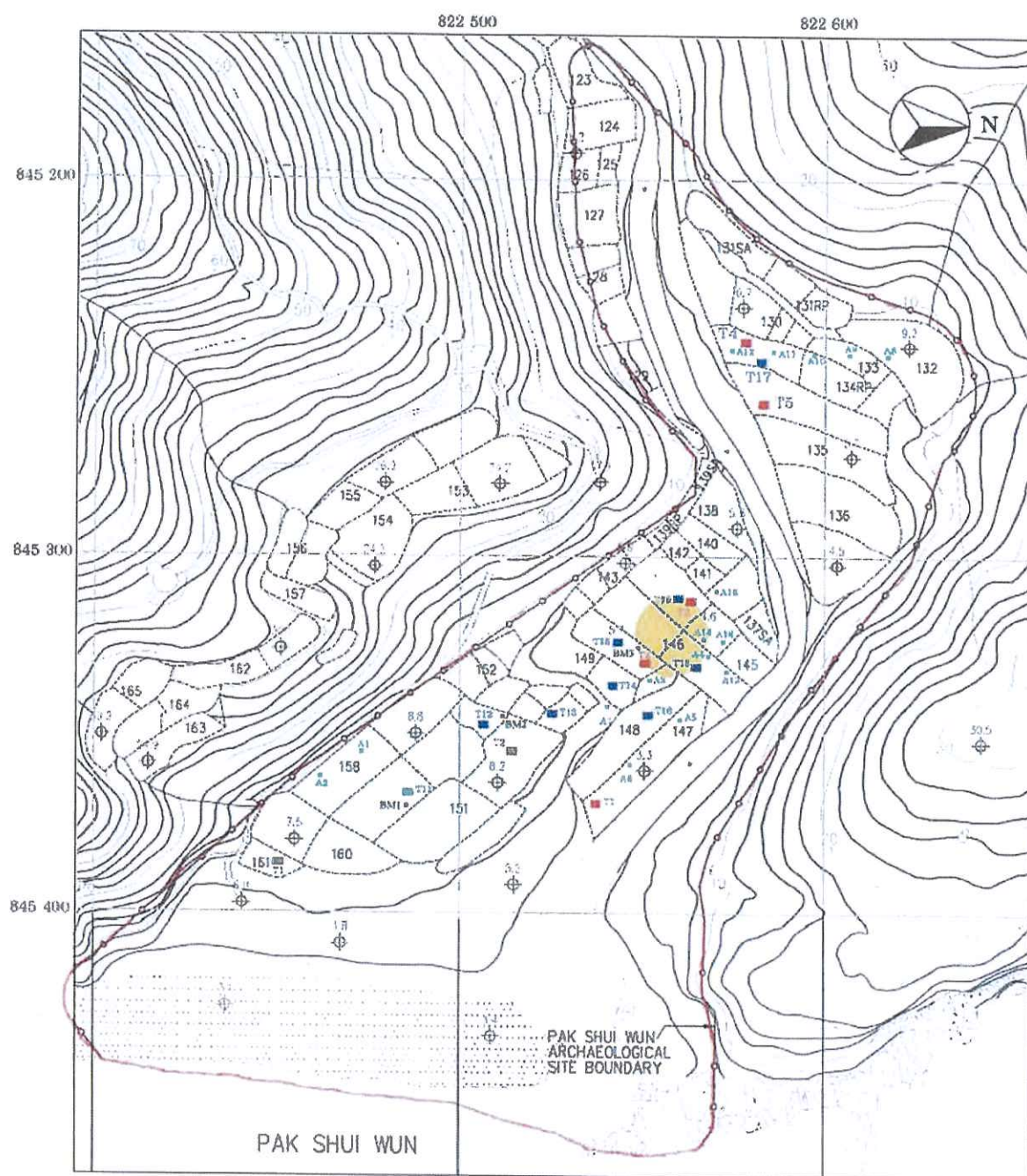
圖九 探方T18剖面圖



圖十 探方T19剖面圖



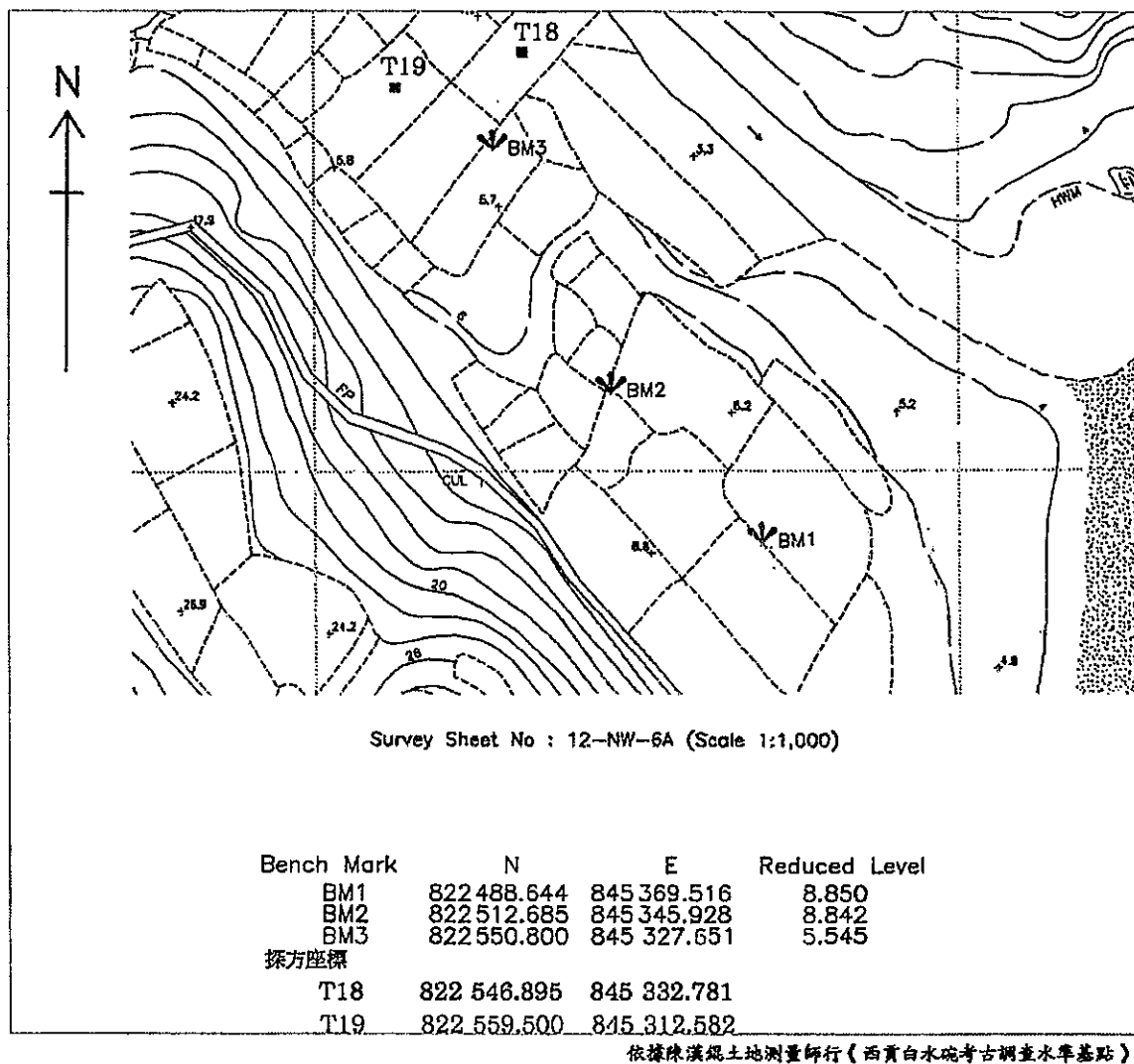
圖十一 探方T17剖面圖



圖例

- 2007年調查範圍
- 現存文化堆積範圍

圖十二 白水碗遺址現存文化堆積位置



圖十三 T18、T19與水準基點 BM3 的位置



相二 白水碗遺址探方T11東壁和南壁



相三 白水碗遺址探方T12西壁



相四 白水碗遺址探方T13西壁



相五 白水碗遺址探方T14西壁



相六 白水碗遺址探方T15南壁



相七 白水碗遺址探方T16南壁



相八 白水碗遺址探方T18東壁



相九 白水碗遺址探方T19西壁和北壁



相十 白水碗遺址探方T17北壁



相十一 白水碗遺址探方T19遺物出土



相十二 白水碗遺址T19C3出土青瓷



相十三 白水碗遺址T18C3出土陶瓷



相十四 海岸及河口景觀(由西向東攝)



相十五 海岸及河口景觀(由北向南攝)



相十六 海岸北角的木樁

附錄 5 回應與意見

古物古蹟辦事處 2007 年 5 月 4 日意見

地址：香港中環
皇后大道中 100 號
古物古蹟辦事處
Antiquities & Monuments Office



古物古蹟辦事處
ANTIQUITIES & MONUMENTS OFFICE

查詢電話：(852) 2721 2740 傳真：(852) 2721 6216 傳呼：(852) 2721 6216

電話：(852) 2721 2740
傳真：(852) 2721 6216

本處網址：http://www.aom.gov.hk
查詢電郵：aom@ant.gov.hk

香港新界大埔
泰亨村灰沙圍108號
中港考古研究室
王文建先生

(傳真：2550 0805)

王先生：

西貢白水碗擬發展區域考古調查

四月九日的來函及夾附的考古調查報告初稿敬悉。現謹就報告提出意見如下：

引言

- ◆ 第一段第二行，「馬梁建築師事務所」應修正為「馬梁建築師事務所」。

第二章、過程與結果

1. 探方發掘

1) 河南岸區發掘

- ◆ 第二段第二行，「T1」應修改為「T11」。
- ◆ 第六段第二行，「0.85厘米」應修改為「0.85米或85厘米」。

第三章、地層分析

1. 河南岸臺地

- ◆ 據第二段第五行的描述，第一級臺地在近現代農耕土和鐵錳層之下的「第三類地層堆積」為兩層厚度約25厘米的堆積。但附錄的表一及圖九、圖十則似乎顯示只有一層約25厘米的堆積。

第六章、參考資料

- ◆ 第四項的「Surver」應修改為「Survey」。

第八章、英文摘要

- ◆ 第一及二段所提及白水碗的英文地名「Pat Shui Wun」應改為「Pak Shui Wun」。



古物古蹟辦事處
Antiquities & Monuments Office

- ◆ 第二段所提及元朝的英文拼音「Yuen」改為「Yuan」。

第九章、附錄

表一

- ◆ T16C3及T16C4的「黏土」是否等同正文所提及的「粉砂土」？

表二

- ◆ 探孔A13的位置應為河南岸。

表三

- ◆ T18C3的性質定為「非穩定性文化堆積」，請闡釋有關論點。
- ◆ 探方「紅T2」建議改為「T2(紅)」，與正文論述一致。
- ◆ 根據湖南省文物考古研究所《香港九龍西貢南區地下文物調查報告》，T2(紅)第三層應包含青瓷碎片。

插圖

- ◆ 圖一標題的「白石碗遺址」應改為「白水碗遺址」。
- ◆ 圖二及圖十二需顯示整個調查範圍。
- ◆ 圖十二所示文化堆積範圍的測定，未有充份討論。

相片

- ◆ 請於相二至相十的照片標題上註明是所顯示的是屬於哪個探方壁。
- ◆ 從圖二可見，是次調查的策略乃依據1997年普查的結果而設計，大部份探方及探孔皆佈置於該次普查第二組探方的T4及T5附近，而第一級台地靠近海岸及溪1附近地區則未有勘探，報告未有討論其考古潛藏價值。
- ◆ 綜觀1997年普查及是次調查的結果，顯示於溪南台地上發現宋代文化遺存，但現時未能決定具體的發掘範圍。因此，待擬發展區域有具體規劃時，若該範圍會受發展所影響，搶救發掘的範圍或其他適當的緩解措施需由一次密集的考古調查作進一步的確定。

請考慮以上所提出的意見，並把報告修訂稿交予我們察閱。如你有任何問題，請致電2721 1073與盧傳荷女士聯絡。謝謝！

古物古蹟辦事處執行秘書
(孫德榮 代行)

二零零七年五月四日

附錄 5 回應與意見

古物古蹟辦事處 2007 年 5 月 31 日回應

Dear Ms Liu,

I refer to the draft revised report (main text, figures 2 and 12 and photos) which you emailed to me on 18 May 2007.

We have only two comments on the revised text.

a. Please revise the last sentence of Section 4 as

'若普基發展公司擬發展規劃 採取緩解措施，
如適當的考古方法、全面系統地收集紀錄考古文物資料或其他保護方案。'

b. English Abstract, second paragraph, the term 'Song-Yuen period' should read as 'Song-Yuan period'.

We trust that the other comments mentioned in our letter of 4 May 2007 will be properly addressed.

As per your request, the images of our letter of 4 May 2007 are attached.

Yours sincerely,

Teresa

Antiquities and Monuments Office

Report of Impact Assessment on the Protected Area at
the Pak Shui Wun Archaeological Site

西貢白水碗考古遺址
保護範圍影響評估報告

Report of Impact Assessment on the Protected Area
At the Pak Shui Wun Archaeological Site, Sai Kung

For and on Behalf of

中港考古 研究室
HONG KONG INSTITUTE OF ARCHAEOLOGY

Signed by LIU Mao



12 September 2007

西貢白水碗考古遺址保護範圍影響評估報告

一 簡介

2007年3月，受普基發展公司委託，中港考古研究室在西貢白水碗遺址作考古調查，通過探方試掘和探孔鑽探確定了該遺址現存文化堆積的範圍，並提出了相應的保護建議。2007年8月，普基發展公司準備於原耕地發展有機農場，農場範圍部份與現存文化堆積區可能重疊。因此，普基發展公司於9月上旬委託中港考古研究室到白水碗現場考察，以評估農場修建工程是否對現存文化堆積有影響。

二 遺址

1997年香港第二次考古普查時，湖南省文物考古研究所的兩組考古人員，先後在白水碗調查，發掘探方七個，其中兩個探方出土了宋元時期瓷器殘片¹。2007年3月，中港考古研究室在白水碗發掘探方九個，其中兩個探方亦出土宋元時期瓷片。根據出土遺物的特徵，可以斷定白水碗遺址的年代為宋元時期；根據上述出土瓷片的四個探方的位置，又可以推斷該遺址現存文化堆積的主要分佈範圍集中在白水碗河流南岸標號為144和146的相鄰地塊。

中港考古研究室2007年考古調查報告發表了1997年和2007年兩次考古調查的探方和探孔分佈位置及現存文化堆積範圍圖(圖一)，圖中紅色探方T2、T3及藍色探方T18、T19為出土宋元瓷片的探方，橙色區域為現存文化堆積範圍，其面積約為350平方米²。

三 評估

目前白水碗有機農場修建工程清理了遺址地表的植被，便於觀察。

現場所見，現存文化堆積區位於地塊144和146之中，約為長方形，呈西南至東北向，東北面臨河流，其餘三面有人工壘砌的界牆；地表平整，土壤呈黑色，為現代農耕土；修建工程的臨時房屋、貨櫃及大型器械處於現存文化堆積區之外(相一)。

地表踏查，僅採集到一些現代瓷片和玻璃片(相二)。根據上述兩次考古調查的數據，宋元遺物出土於距地表30至50厘米以下的文化堆積層。

地表現狀及採集結果說明：

第一，植被清理工作僅限於地表，並未擾動地表下的文化堆積；

第二，現存文化堆積範圍應作如下調整：西北及東南兩側以地塊144和146石牆為界，長度約20米，西南邊界距地塊144和146西南石牆10米，東北邊界距河岸15米，長度約20米。現存文化堆積範圍總面積約400平方米(圖二)。

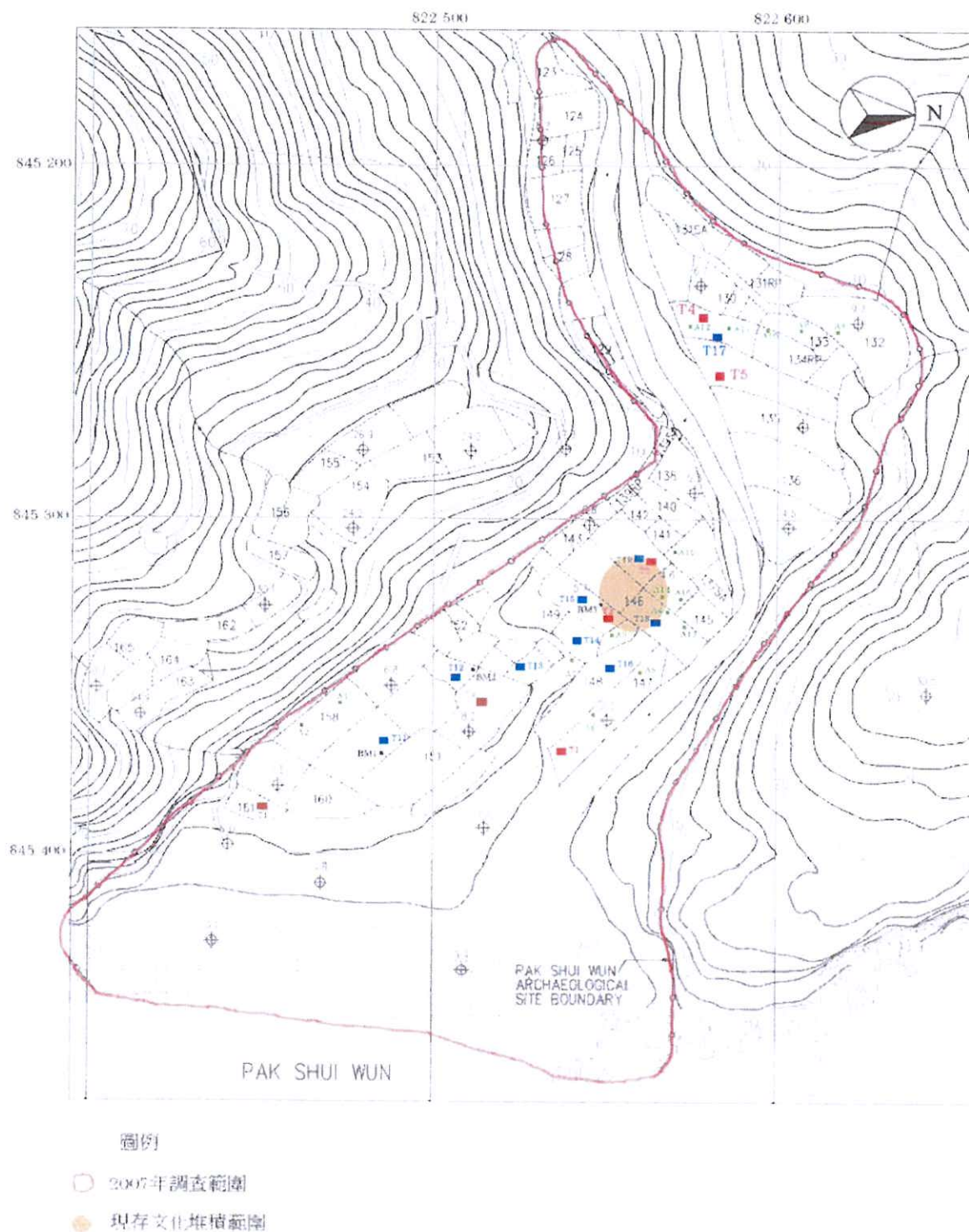
四 建議

中港考古研究室 2007 年考古調查及評估報告建議，如果普基發展公司擬在現存文化堆積範圍內開展修建工程，應該在工程施工動土之前採取緩解措施，例如以適當的考古方法、全面系統地收集記錄考古文物資料，或者採取其它保護方案。

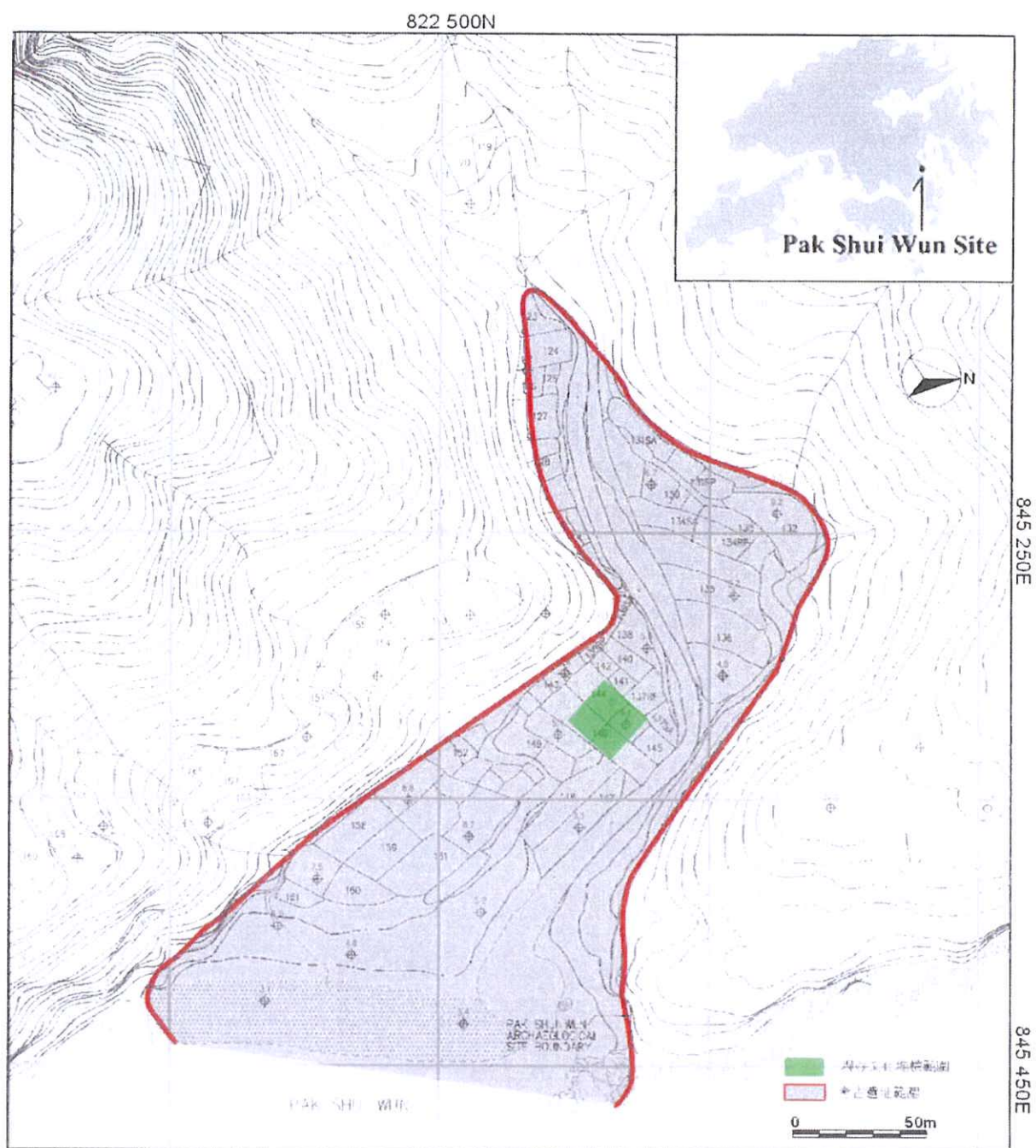
目前有機農場修建工程將要開展，並已清理了現存文化堆積區的地表植被，尚未對現存文化堆積造成負面影響。建議立即把現存文化堆積區用鐵網圍起，以防止修建工程或種植工作對現存文化堆積的任何侵擾。

五 註釋

1. 湖南省文物考古研究所：《香港九龍西貢南區地下文物調查報告》(古物古蹟辦事處：報告檔號 SK3, 1998 年)。
2. 中港考古研究室：《西貢白水碗遺址 2007 年考古調查及評估報告》(古物古蹟辦事處：存檔報告, 2007 年)。



圖一 2007年3月調查所定白水碗遺址現存文化堆積範圍



圖二 2007年9月考察所定白水碗遺址現存文化堆積範圍



相一 文化堆積區地貌 (自南向北)



相二 文化堆積區地表採集現代瓷片

Appendix Ib of RNTPC
Paper No. A/SK-CWBN/71A

COPY
LANBASE
Surveyors Limited

宏 基 測 量 師 行

9/F, Heeny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk
香港九龍尖沙咀彌敦道9號均運大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼: C-006243

Our Ref.: SK/TPN/2515A/L06

15 March 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP,
138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158,
159, 160 and 161 in D.D. 227**

and adjoining Government Land

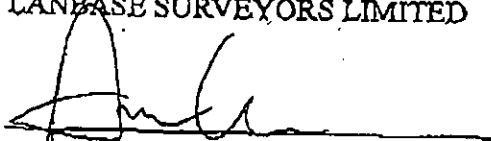
Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)

We refer to the captioned planning application.

We would like to supersede our previous letter (Ref.: SK/TPN/2515A/L05) submitted on 15 March 2023 and provide herewith a set of "Response-to-Comments" ("R-to-C") for submission.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

c.c.
DPO/SK&I
The Client

(Attn.: Ms Sylvia Lam

By Email)

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS RPS(GP)

16-MAR-2023 16:13
16-MAR-2023 17:21

27391913
+ 852 2522 0426



97%
98%

P.001
P.001

Response-to-Comments

	Departmental Comments	Responses
	<u>Fire Services Department (FSD)</u> (Contact: Mr. Choi Wai-lun at 2733-5845)	
	Please provide a block plan / map showing the proposed access route leading from the nearest main road to the subject site for his further consideration.	Please see the Location Map at Appendix 1 showing the access route leading from the nearest main road (University Road) to the subject site.
	<u>Urban Design Unit, Planning Department (UD of PlanD)</u> (Contact: Mr. Benjamin Tung at 3565-3961)	
1.	The Site is embraced by well-vegetated hillslopes and in close proximity to Pak Shui Wun Beach and some fallow agriculture land. Apart from the subject development, the “CA” zone where the Site is located has not been disturbed.	Noted.
2.	Nevertheless, the original vegetation cover of the Site has been cleared since 2007 and the visual character of the “CA” zone in the area has already been affected. The proposed organic farm and education centre, given its low-rise nature (not more than 4.5m high), significant visual impact on the area is not anticipated.	Noted.
	<u>Landscape Unit, Planning Department (Landscape of PlanD)</u> (Contact: Ms. Gigi Wong at 3565-3954)	
3.	The Site is located in an area of settled valleys landscape character predominated by dense woodlands, low-rise village houses, and university building complex. According to the site photos provided by the applicant, the Site is enclosed by woodland and currently comprises of farmlands, temporary structures,	Noted.

	shading shed, paved path etc. Some trees and vegetation were observed within site boundary.	
4.	With reference to the planning statement, “no tree felling”, “no landscape impact” and “the existing trees on site would be well preserved” were noted. However, as tree information and proposed mitigation measures were not provided in the planning statement, potential impacts to these existing trees within and surrounding the Site cannot be reasonably ascertained. You are advised to provide information such as tree survey plan, landscape plan, and clarifications on proposed landscape treatment to mitigate the proposed development for our further consideration.	Please see the Landscape and Tree Preservation Proposal at Appendix 2 .
5.	You are reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. You are reminded to approach relevant authority / government department(s) direct to obtain necessary approval on tree works.	Noted.
	<u>Drainage Services Department (DSD)</u> (Contact: Mr. Andy K.W. Wong at 2300-1294)	
1.	We have no objection to the captioned application from drainage viewpoint.	Noted.
2.	If the application is to be approved, condition to require the applicant to submit and implement drainage proposal for the site to ensure that it will not cause adverse drainage impact to the adjacent area is required. The drainage system should be properly maintained at all times during the planning permission period and to be rectified by the applicant if they are found in adequate or ineffective, at all expenses of the applicant.	Noted.

	<u>Water Supplies Department (WSD)</u> (Contact: Ms. Ruby Hu at 2152-5719)	
1.	We have no objection to the application.	Noted.
2.	The Site is outside WSD's existing supply zone. For provision of water supply to the development, the applicant may need to extend his/her insider services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.	Noted.
	<u>Head of Geotechnical Engineering Office, Civil Engineering and Development Department (GEO, CEDD)</u> (Contact: Mr. Geoffrey Wong at 2762-5400)	
	The Subject site is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). However, according to LIC map and the photographic records provided by Lands Department, existing structures of comparable nature have been constructed at the proposed site since 2018. Considering that the proposed facilities are existing structures, the requirement of carrying out NTHS for the proposed site will not be imposed under the current application. The applicant is reminded to re-submit the application if there are any changes to the proposed layout plan in future.	Noted.
	<u>Environmental Protection Department (EPD)</u> (Contact: Mr. Henry Leung at 2835-2512)	
1.	Given the nature and scale of the proposal, it is anticipated that the proposed development will unlikely	Noted.

	result in adverse environmental impact under EPD's ambit. Therefore, we have no in principle objection to the application.	
2.	However, it is noted that there will be a staff kitchen and toilet and there is no public sewerage in the vicinity of the subject lots, the applicant should take appropriate measures to treat and dispose of wastewater produced from the site for compliance with Water Pollution Control Ordinance (WPCO).	Noted.
3.	Notwithstanding the above, it is noted that the proposed development would involve building structures falling within a 'CA' zone. In this regard, the applicant is reminded that all projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in a conservation area are designated projects requiring an environmental permit for their construction and operation unless the works belong to exception (a) – (j) under Item Q.1 of the Environmental Impact Assessment Ordinance. Please find below the link to "A Guide to the EIAO" for reference: https://www.epd.gov.hk/eia/english/guid/index1.html .	Noted.
	<u>District Planning Officer / Sai Kung, Planning Department (DPO/SK of PlanD)</u> (Contact: Miss Sylvia Lam at 2158-6165)	
	<u>Layout</u>	
1.	Para. 4.1.2 – It is stated that "the current application is to reflect the existing agricultural use on site". In this connection, please clarify if the proposed structures on the proposed layout plan in Appendix 4 reflect the existing structures on the site.	Please note that the proposed structures on the Proposed Layout Plan at Appendix 4 of the Planning Statement are existing structures on site.

2.	<u>Para. 4.2 and Appendix 4 Proposed Layout Plan</u>	
(a)	Noting that a substantial portion of the Site is proposed as 'Farming Area', please advise if there will be provision of internal circulation system / footpaths within the Site.	Please note that there will be internal circulation system and footpaths within the site but the arrangement is subject to the detailed design stage.
(b)	Noting that the rainproof and shading shed (Structure No. 11) has a substantial covered area of 720 sq.m. Please clarify its use in relation to the agricultural activities on the Site.	Please note that the rainproof and shading shed (Structure No. 11) is to protect the farmland of tomato and various vegetables (e.g. Beta vulgaris subsp. cicla, Curly Kale, Choy Sum, Brassica juncea, Purple Cabbage, Cauliflower, Broccoli and Brassica rapa var. glabra Regel).
(c)	Please clarify if the area near Structure No. 17, which is currently within the fenced area of the existing farm but excluded from the application site, will form part of the proposed organic farm and education centre.	Please note that the area near Structure No. 17, which is currently within the fenced area of the existing farm but excluded from the application site, will NOT form part of the proposed organic farm and education centre.
	<u>Proposed Organic Farm</u>	
3.	Para. 4.1.3 – Please specify the methods, frequency and the delivery route of the transport of agricultural products for sale.	Please note that the staff would transport the agricultural products by trolley and hand-carry weekly or bi-weekly (depends on the harvest period of the agricultural products) via the local access routing from the site to the main road (University Road). Please see the Location Map at Appendix 1 showing the access route leading from the nearest main road to the subject site.
	<u>Proposed Education Centre</u>	
4.	Para. 4.1.4 and 4.1.5 -	
(a)	Please supplement details of the "education seminars, talks, workshops and tours" (e.g. frequency – regular basis or on-demand; duration of each activity; anticipated number of visitors and staff to be involved	According to the Planning Statement, the Site would not be open to the public but it would only be open to the exclusive members by reservation for occasional educational programmes, which

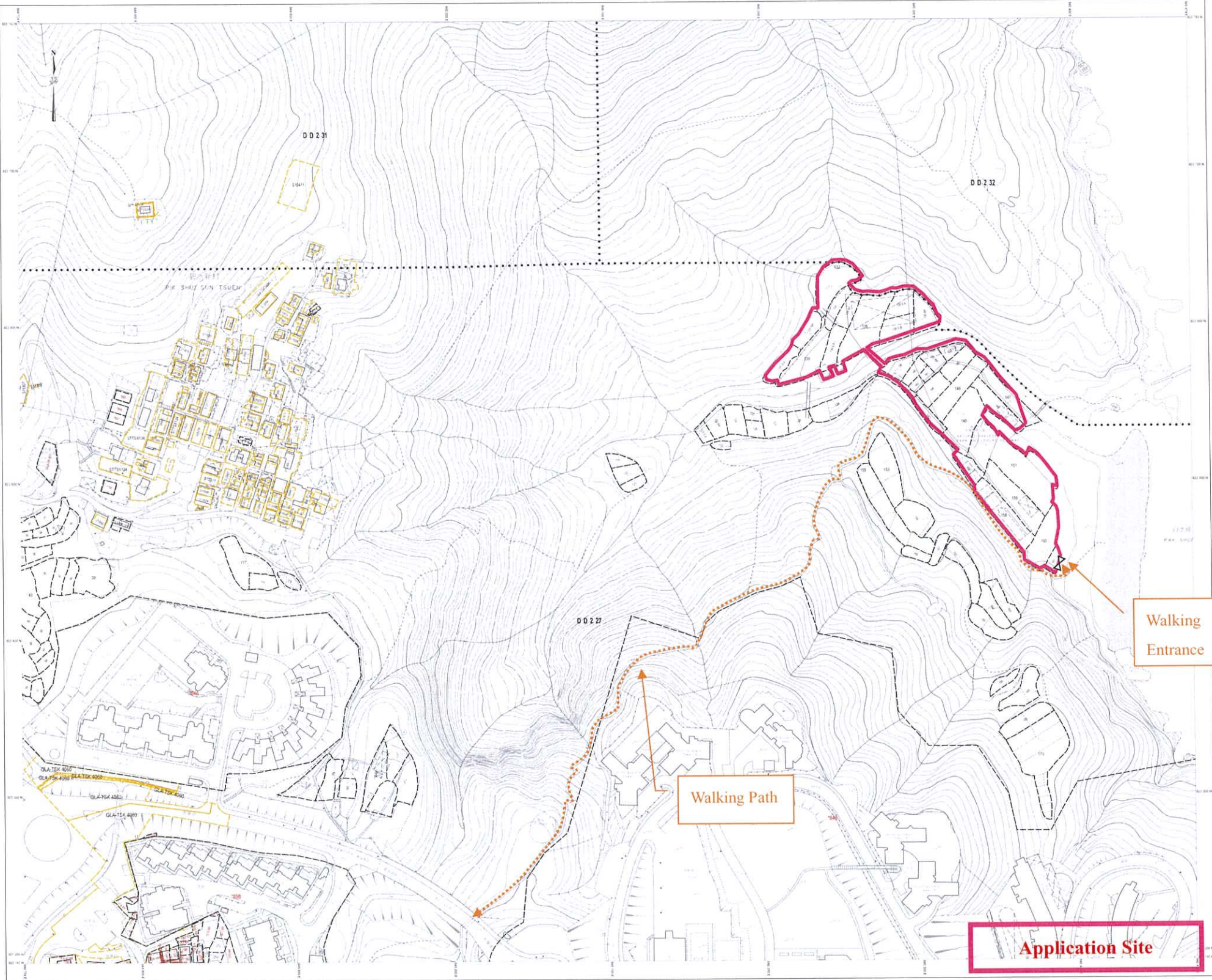
	per education programme).	would be organized on short-term regular basis (such as two to four Saturdays a month) and / or on-demand basis. It is anticipated that the education centre would only be able to accommodate about 30 visitors at maximum for each educational programme and there may be 3 to 5 staff involved in each educational programme. Nevertheless, the details of the educational programme are subject to the future arrangement with the community organization.
(b)	Please specify the maximum capacity of the site in terms of visitors.	It is anticipated that the education centre would only be able to accommodate about 30 visitors at maximum for each educational programme.
5.	Para. 4.5 – Please supplement the visit and transportation arrangement of the visitors.	Due to no vehicular access, the visitors would visit the site by walking only.
	<u>Antiquities and Monuments Office / Development Bureau (AMO)</u> (Contact: Ms Amy Cheng at 2780-8944)	
(1)	With reference to the findings of the previous archaeological surveys / assessment, the cultural layers of the Song and Yuan dynasties are identified 30cm to 50cm beneath the ground surface level of the Pak Shui Wun SAI. The assessment concludes that the mitigation measures agreed with the Antiquities and Monuments Office (AMO) should be implemented prior to the commencement of the works like farming activities (which will likely disturb the cultural layers in the SAI) to the satisfaction of AMO.	Noted.
(2)	As such, the applicant is required to take into consideration the assessment on the archaeological heritage impact with proposed mitigation measures in the Application Planning Statement for comment and agreement by AMO before implementation.	Please note that there is no activities / works carried out at the SAI at the moment and no activities (including farming activities) and/or construction works are proposed at the SAI under the current planning application. The Applicant will vacate the

		<p>archaeological area as same as the existing condition and also provide a buffer distance of about 1m surrounding the SAI as mitigation measures to protect the area, as shown on the revised Layout Plan at Appendix 3. Therefore, no adverse cultural heritage impact is anticipated.</p>
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Appendix 1

Location Map Showing the Access Route

地段索引圖 LOT INDEX PLAN



Walking Entrance

Walking Path

Application Site

For Identification Only

Scale 1:1000

Legend

1. Open land	2. Road	3. River	4. Canal	5. Drainage	6. Filling	7. Embankment	8. Retaining wall	9. Slope	10. Boundary	11. Building	12. Structure	13. Fence	14. Gate	15. Wall	16. Gate	17. Gate	18. Gate	19. Gate	20. Gate	21. Gate	22. Gate	23. Gate	24. Gate	25. Gate	26. Gate	27. Gate	28. Gate	29. Gate	30. Gate	31. Gate	32. Gate	33. Gate	34. Gate	35. Gate	36. Gate	37. Gate	38. Gate	39. Gate	40. Gate	41. Gate	42. Gate	43. Gate	44. Gate	45. Gate	46. Gate	47. Gate	48. Gate	49. Gate	50. Gate	51. Gate	52. Gate	53. Gate	54. Gate	55. Gate	56. Gate	57. Gate	58. Gate	59. Gate	60. Gate	61. Gate	62. Gate	63. Gate	64. Gate	65. Gate	66. Gate	67. Gate	68. Gate	69. Gate	70. Gate	71. Gate	72. Gate	73. Gate	74. Gate	75. Gate	76. Gate	77. Gate	78. Gate	79. Gate	80. Gate	81. Gate	82. Gate	83. Gate	84. Gate	85. Gate	86. Gate	87. Gate	88. Gate	89. Gate	90. Gate	91. Gate	92. Gate	93. Gate	94. Gate	95. Gate	96. Gate	97. Gate	98. Gate	99. Gate	100. Gate
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地政總署測量處
Survey and Mapping Office
Lands Department

香港特別行政區政府 地政總署
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Locality:

Lot Index Plan No.: ags_S00000107132_0001

District Survey Office: Lands Information Center

Date: 14-Feb-2023

Reference No.: 11-NE-100.12-NW-8C.11-NE-108.12-NW-6A

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings shown may include private land, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

Disclaimer: The Government shall not be responsible for any loss or damage whatsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

香港特別行政區政府 地政總署 測量處
This lot index plan is compiled to the best of our knowledge. In case users discover any omission, please inform the Survey and Mapping Office of Lands Department.

Appendix 2

Landscape and Tree Preservation Proposal

已獲批准的有機耕種範圍

場內現有圓周超過 95mm 的樹,會繼續保留/保養。農場運作期間,現有樹木不會受到不必要的干擾

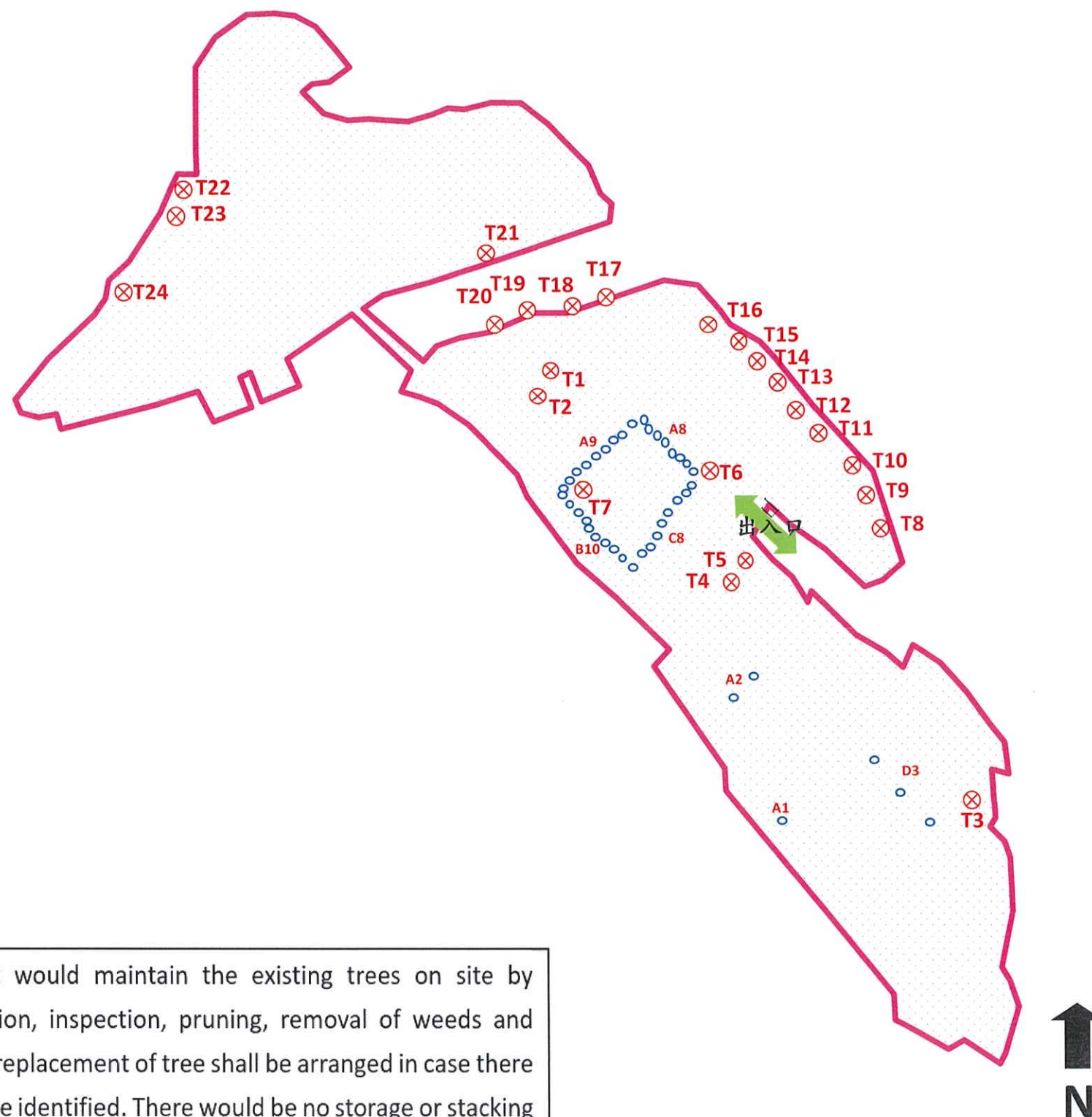
樹木編號	圓周(厘米)*	品種
T1	94cm	蒲葵樹
T2	95cm	蒲葵樹
T3	89cm	鴨腳木樹
T4	45cm	不明
T5	130cm	鴨腳木樹
T6	120cm	細葉榕樹
T7	110cm	細葉榕樹
T8	130cm	細葉榕樹
T9	210cm	細葉榕樹
T10	140cm	細葉榕樹
T11	107cm	細葉榕樹
T12	120cm	細葉榕樹
T13	110cm	細葉榕樹
T14	130cm	細葉榕樹
T15	130cm	細葉榕樹
T16	90cm	洋紫荊樹
T17	90cm	細葉榕樹
T18	110cm	細葉榕樹
T19	110cm	細葉榕樹
T20	90cm	洋紫荊樹
T21	143cm	水湧樹
T22	87cm	鴨腳木樹
T23	60cm	鴨腳木樹
T24	110cm	鴨腳木樹

(*圓周尺寸為約數)

T8-T16	樹與樹之間相隔最少 5 米
T17-T20	樹與樹之間相隔最少 4 米
T22-T23	樹與樹之間相隔最少 2 米
T23-T24	樹與樹之間相隔最少 12 米

A1	1 棵少於 95mm	龍柏樹
A2	2 棵少於 95mm	龍柏樹
A8	8 棵少於 95mm	龍柏樹
A9	9 棵少於 95mm	龍柏樹
B10	10 棵少於 95mm	風鈴樹
C8	8 棵少於 95mm	金桔樹
D3	3 棵少於 95mm	檸檬樹

The Applicant would maintain the existing trees on site by regular irrigation, inspection, pruning, removal of weeds and climbers, and replacement of tree shall be arranged in case there is any dead tree identified. There would be no storage or stacking of materials within 1m of the trees.



園景綠化計劃書 (包括 LP 及 TPP)

白水碗臨時有機農場及教育中心

日期 : 23 /03/2023

Proposed Temporary Organic Farmland cum Education Centre at Pak Shui Wun, Sai Kung

Tree Care Measures

The Applicant would provide a growing environment for trees by :

- allowing adequate space for future growth both above and below grounds;
- regularly pruning tree crowns and remove dead/broken branch;
- monitoring the health conditions of trees within the site; and keeping a suitable distance between trees and the structures on site;
- leave at least 2 m between the trees;
- preserve all existing trees particularly mature trees, as far as possible and minimise disturbance to existing mature trees on the application site;
- ensure regular maintenance, especially adequate watering, of the plants to keep them in good condition;
- replacement of dying or dead plants will be necessary during the planning approved period;
- screen and soften the visual impact on the surrounding areas; and
- enhance the landscape quality of the area where possible.

Tree Protection Measures

The Applicant would NOT:

- excavate near tree roots;
- step on tree roots;
- place or store heavy objects near trees (including no parking near trees);
- place liquids such as chemical near trees;
- damage tree bark (including no graffiti or bark removal);
- hang nor attach items on trees permanently;
- cut or damage the tree roots, stem /trunk or branches; and
- change the soil / ground level around trees.

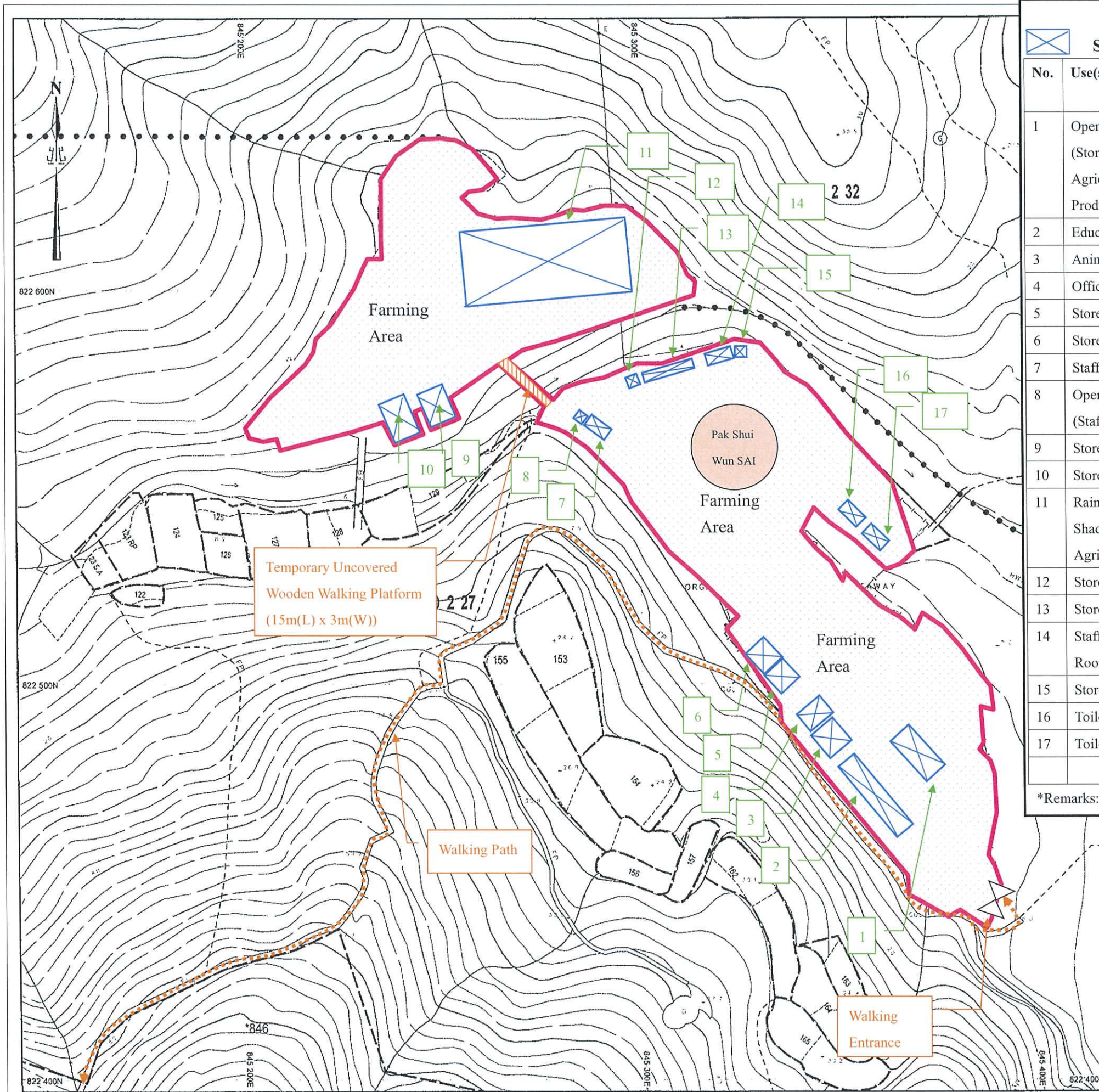
Tree Maintenance Measures

The Applicant would:

- not make a flush out;
- not make a wound dressing;
- not make a large pruning cut;
- not leave stub;
- avoid bark tearing;
- not nail items on trees;
- store materials or chemicals near trees;
- not raise or lower soil level;
- not top trees;
- not hang or attach items on trees;
- not leave stake for too long;
- not let guy wire girdle trunk; and
- not leave wrap around trunk for too long.

Appendix 3

Revised Layout Plan



Legend				
Single-Storey Structure(s)				
No.	Use(s)	Size(m)	GFA(m ²)	Covered Area (m ²)
1	Open Shelter (Storage of Agricultural Products)	13(L) x 6(W) x 3.5(H)	78	78
2	Education Centre	22(L) x 5(W) x 3(H)	110	110
3	Animal Shed	7.2(L) x 6.8(W) x 4.3(H)	48.96	48.96
4	Office	7.2(L) x 5.3(W) x 4(H)	38.16	38.16
5	Storeroom*	6(L) x 6(W) x 4(H)	36	36
6	Storeroom*	6.6(L) x 6(W) x 4(H)	39.6	39.6
7	Staff Kitchen	6(L) x 3.2(W) x 3.3(H)	19.2	19.2
8	Open Shelter (Staff Rest Area)	2.5(L) x 2.5(W) x 3(H)	6.25	6.25
9	Storeroom*	8.5(L) x 6.5(W) x 3.5(H)	55.25	55.25
10	Storeroom*	10(L) x 6.5(W) x 3.5(H)	65	65
11	Rainproof and Shading Shed for Agricultural Use	40(L) x 18(W) x 4.5(H)	720	720
12	Storeroom*	3.2(L) x 1.8(W) x 2.5(H)	5.76	5.76
13	Storeroom*	12.5(L) x 2.35(W) x 3.8(H)	29.375	29.375
14	Staff Changing Room	6.5(L) x 3(W) x 3.8(H)	19.5	19.5
15	Storeroom*	2.8(L) x 2.7(W) x 3.8(H)	7.56	7.56
16	Toilet	6(L) x 3.3(W) x 4(H)	19.8	19.8
17	Toilet	6(L) x 3.6(W) x 4.5(H)	21.6	21.6
Total:			1,320.015	1,320.015

*Remarks: Storeroom for Agricultural Products and Farming Instruments

比例尺 SCALE 1:1000
metres 10 0 10 20 30 40 50 metres

Application Site

For Identification Only

Locality :

Lot Index Plan No. : ags_S00000093430_0001

District Survey Office : Land Information Centre

Date :05-May-2022

Reference No. : 12-NW-6A

Appendix Ic of RNTPC
Paper No. A/SK-CWBN/71A

LANBASE
Surveyors Limited

宏 基 測 量 師 行

9/F, Heany Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 Email: info@lanbase.com.hk
香港九龍尖沙咀彌敦道9號海運大廈9樓
Estate Agent Licence (Company) No. C006243 地產代理(公司)牌照號碼: C-006243

Our Ref.: SK/TPN/2515A/L08

3 April 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP,
138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158,
159, 160 and 161 in D.D. 227**

and adjoining Government Land

**Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)**

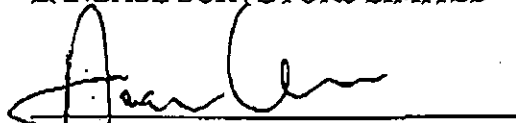
We refer to the captioned planning application.

We refer to the captioned planning application and would like to provide herewith a set of
"Response-to-Comments" ("R-to-C") for re-activating the captioned planning application.

Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869.

Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.

S.S.
DPO/SK&I
The Client

(Attn.: Ms Sylvia Lam

By Email)

Response-to-Comments

	Departmental Comments	Responses
	<p><u>District Lands Officer /Sai Kung, Lands Department (DLO/SK, LandsD)</u></p> <p>(Contact: Mr. Wong Hing-yan at 2792-5187)</p>	
(1)	The application site falls on 32 lots and 3 pieces of Government Land in D.D. 227. The private lots are Old Schedule Agricultural Lots held under the Block Government Lease which contain the restriction that no structures are allowed to be erected without the prior approval of the Government.	Noted.
(2)	<p>LandsD has reservation on the planning application since there are unauthorized structures on the 11 lots (namely Lot Nos. 131S.A, 132, 137S.A, 137RP, 138, 139 S.A, 139RP, 140, 145, 151 and 159 all in D.D. 227) within the application site which are already subject to lease enforcement action according to case priority. Moreover, unauthorized structures were also erected on other private lots namely Lot Nos. 130, 133, 134S.A, 134RP, 135, 136S.A, 136S.B, 136RP, 148, 152 and 158 all in D.D. 227 within the application site. Lease enforcement action will be taken against the said unauthorized structures. The lots owner should rectify / regularize the lease breaches as demanded by LandsD. There is no permission given for occupation of the Government land within the application site boundary. Any occupation of Government Land without Government's prior approval is not allowed and will be subject to land control action by LandsD.</p>	<p>Please note that the Applicant is continuously communicating with Lands Department about regularization of the said existing structures on site and the Applicant is willing to rectify / regularize the lease breaches as demanded by LandsD. In the meantime, the Applicant will immediately make short term waiver and short term tenancy application(s) to Lands Department for the proposed temporary structures on the private lots and occupation of Government Land respectively upon obtaining planning permission from the Town Planning Board for the proposed temporary use at the subject site.</p>
(3)	Should planning approval be given to the subject planning application, the owner of the lots without Short Term Waiver (STW) will need to apply to this office for a STW to permit the structures to be erected	Noted. The owner will apply for STW to permit the structures to be erected or regularize any irregularities on site, if any, and will also apply for STT for occupation of the Government land upon

	<p>or regularize any irregularities on site, if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. As for the government land within the application site, the applicant has to immediately apply for a formal approval prior to the actual occupation of the Government land. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of rent or fee as considered appropriate.</p>	<p>obtaining planning permission for the proposed temporary use at the subject site.</p>
(4)	<p>The applicant should note that there is no guarantee to the grant of a right of way over Government land to the application site or approval of emergency vehicular access thereto. In case any Government land is found to have been unlawful occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken by the Government.</p>	<p>Noted.</p>

宏 基 測 量 師 行

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香港九龍尖沙咀彌敦道9號均華大廈9樓
Estate Agent Licence (Company) No. C006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: SK/TPN/2515A/L09

5 May 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP,
138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158,
159, 160 and 161 in D.D. 227**

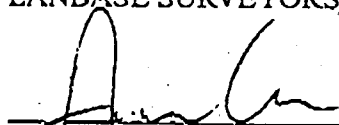
and adjoining Government Land

**Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)**

We refer to the captioned planning application.

We would like to provide herewith a support letter from HKUST at Appendix 1 and a set of "Response-to-Comments" ("R-to-C") for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED



Anson Lee
RK/AL
Encl.



c.c.
DPO/SK&I
The Client

(Attn.: Ms Sylvia Lam

By Email)



Response-to-Comments

	Departmental Comments	Responses
	<u>District Lands Officer /Sai Kung, Lands Department (DLO/SK, LandsD)</u> (Contact: Mr. Wong Hing-yan at 2792-5187)	
	<p>The “Access Route” in the form of walking path as shown on Appendix 1 partly falls on Lot No. 846 in D.D. 227 granted to The Hong Kong University of Science and Technology (HKUST) and across a licence also granted to HKUST. In this connection, the applicant should clarify whether consent or agreement from HKUST has been obtained for the proposed location of walking path within the private lot.</p>	<p>According to the Applicant’s information, please note that the said “Access Road” was provided by the Government for accessing to Pak Shui Wun and it has been used for more than 30 years.</p> <p>In addition, according to SC(44) of New Grant No. 7498 for Lot No. 846 in D.D. 227 granted to the HKUST, the Grantee shall divert or re-route to the satisfaction of the Director of Lands the existing footpath leading to Pak Shui Wun outside the boundaries of the Lot if required by the Director of Lands.</p> <p>Therefore, the consent or agreement from HKUST for the proposed location of walking path within the private lot is not required.</p>
	<u>Antiquities and Monuments Office, Development Bureau (AMO)</u> (Contact: Ms. Amy Cheng at 2780-8944)	
	<u>Appendix 3</u>	
(1)	<p>According to the applicant’s responses, a buffer distance of about 1 metre will be provided surrounding the Pak Shui Wun Site of Archaeological Interest (SAI). The proposed buffer distance should be indicated in the revised layout plan at Appendix 3.</p>	<p>Please see the revised Layout Plan at Appendix 2.</p>
(2)	<p>The boundary of the SAI is imprecisely demarcated in the revised layout plan. Please rectify.</p>	<p>Please see the revised Layout Plan at Appendix 2.</p>

(3)	It is noted that the proposed farming area and some of the proposed single-storey structures are located in close proximity to the SAI. Please inform the subject officer of AMO immediately of discovery of any antiquities or supposed antiquities during the course of works and activities.	Noted.
	<u>Urban Design and Landscape Unit, Planning Department (UD&L, PlanD)</u> (Contact: Ms. Gigi Wong at 3565-3954)	
	<u>Landscape Observation</u>	
(1)	The Site is located in an area of settled valleys landscape character predominated by dense woodlands, low-rise village houses, and university building complex. According to the site photos provided by the applicant, the Site is enclosed by woodland and currently comprises of farmlands, temporary structures, shading shed, paved path etc. and the proposed use under current application is already in operation.	Noted.
	<u>Detailed Comments</u>	
(2)	Having reviewed the submitted information including the R to C and a 'Landscape and Tree Preservation Proposal', please note our comment below from landscape planning perspective:	
(a)	With reference to the planning statement and the further information, the applicant confirmed " <i>no tree felling</i> ", " <i>no landscape impact</i> " and " <i>the existing trees on site would be well preserved</i> " and provided tree care, tree protection and tree maintenance measures to maintain the existing trees on site. However, no landscape proposal was provided.	Please note that no additional tree planting is proposed other than the existing tree preservation. Therefore, no landscape proposal is provided but only the tree preservation proposal.

(b)	The applicant is required to provide landscape sections showing the proposed temporary structure (i.e. Education Centre, Showrooms, Shading Shed etc.) to demonstrate no further landscape impact is generated from the proposed development.	For providing further information of the existing tree condition, please see the Tree Preservation Report at Appendix 3 .
	<u>Advisory Comments</u>	
(3)	The applicant is reminded that approval of the application under Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to approach relevant authority / government department(s) direct to obtain necessary approval on tree works.	Noted.
	<u>Fire Services Department (FSD)</u> (Contact: Mr. Choi Wai-lun at 2733-5845)	
(1)	In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised on the following points:	The Applicant will submit fire service installations proposal for the proposed temporary structures for approval under planning approval conditions upon obtaining planning permission.
(i)	The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and	Noted. The Applicant will submit fire service installations proposal for the proposed temporary structures for approval under planning approval conditions upon obtaining planning permission.
(ii)	The location of proposed FSIs to be installed should be clearly marked on the layout plan.	Noted. The Applicant will submit fire service installations proposal for the proposed temporary structures for approval under planning approval conditions upon obtaining planning permission.
(2)	The applicant is reminded that if the proposed structure(s) is required to comply with the Buildings	Noted.

	Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.	
	District Planning Officer / Sai Kung and Islands, Planning Department (DPO/SK&Is, PlanD) (Contact: Miss Sylvia Lam at 2158-6165)	
	<u>Comments on the original submission and the Further Information No. 2 (FI2) from district planning point of view are as follows:</u>	
	<u>Layout</u>	
(1)	It is stated in the R-to-C in FI 2 that “the proposed structures on the proposed layout plan at Appendix 4 of the Planning Statement are existing structures on site”. Compared to the previously approved planning application No. A/SK-CWBN/8, the number of proposed structures in the current application has increased from 8 to 17. In this regard:	
(i)	Please clarify the rationale and elaborate the operational need for constructing the additional structures on the application site further to the approval of the previous application No. A/SK-CWBN/8 and whether consent/approval from relevant government departments had been sought; and	Compared to the previously approved planning application No. A/SK-CWBN/8, there are additional number of lots (including 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B and 136RP) and site area of 3,987.75m ² (i.e. 10,987.75m ² – 7,000m ²) involved in the current application. In addition, following the gradual development of the existing farmland since the approval of the previous planning application No. A/SK-CWBN/8, additional ancillary agricultural facilities are essential.
(ii)	Please elaborate how the farming areas and the structures proposed on the site will be used to support the delivery of education programmes.	Please note that Structure No. 2 is the only structure proposed for the purpose of education centre while the other proposed structures are for the agricultural use. As mentioned in the planning

		statement, the farming areas would provide data collection and demonstration of farming activities for delivering the theory, knowledge and process of organic farming for supporting the education programme.
	<u>Location Map showing the Access Route</u>	
(2)	Noting that the walking path between the University Road and the application site is quite steep and may involve a considerable walking distance, please clarify if there will be adequate and proper access arrangement for the visitors along the walking path.	<p>Although the walking path between the University Road and the application site is quite steep and may involve a considerable walking distance, it is a proper access road provided by the Government for accessing to Pak Shui Wun and it has been used for more than 30 years.</p> <p>In addition, tour guides will be arranged for leading the visitors to get access to the site and get out from the site in each activity. For safety reason, the accessing time and leaving time will also be arranged in the daytimes only.</p>
	<u>Education Programmes</u>	
(3)	The R-to-C in FI 2 stated that “details of the education programme are subject to future arrangement with the community organization”. Referring to the “supporting and collaboration letter from the Sai Kung District Community Centre” at Appendix 5 of the Planning Statement, it is stated that there would be cooperation between the community organization and the applicant to promote organic farming and ecological conservation. The applicant shall further supplement on the preliminary programme of the proposed education programmes in collaboration with community organization (e.g. charges of the programme – free-of-charge, pay per visit or membership fee, target groups of visitors; preliminary content of the education programmes).	Please note that the detail of the education programme is still being discussed at the moment and cannot be confirmed before obtaining planning permission for the proposed education centre on site. Nevertheless, at the preliminary stage, it is proposed to develop a self-sustainable project with Sai Kung Community Centre for providing social and community service to local family, youth and students with interest of organic farming and ecological conservation. In this connection, charges on different activities are required for the continuation of the whole operation but discounted charge or free of charge would be offered to the deprived families and the youth from low-income families to encourage their visit to help provide

		<p>beneficial input to their growth or health condition. Nature-based education programmes for students with focus on Special Educational Needs (SEN) groups will also be organized.</p> <p>The education programmes would generally deliver the organic farming, environmental and conservation knowledge in forms of seminars, field trips, workshop and demonstration on the existing farming areas. Cleaning of ocean trashes on coastal area will also be one of the environmental protection activities when the season is suitable since the site is located by coast where is always suffered from the ocean trashes carrying along by the tidal wave and seasonal wind.</p>
	Other Issues	
	<p>What is the purpose of animal shed and how it would be managed, including the species and no. of animals, interaction with visitors, waste treatment, how to deal with the environmental nuisance generated by the animals.</p>	<p>Please note the followings:</p> <ol style="list-style-type: none"> 1. the animal shed is to accommodate about 20 nos. of goats for eating the wild grass on site and providing excrements as nutrients for organic farming; 2. there will be no interaction between the animals and the visitors; 3. Some animal excrement will be stored for organic farming use and other waste will be disposed to the toilet septic tank; and 4. Other than the animal waste, there is no other environmental nuisance arising from the animals.
	<p>Whether the structures on site are permanent or temporary? How the site would be reinstated after temporary use? Would the structures be removed upon expiry of the planning permission?</p>	<p>Please note that the proposed structures are temporary in nature. The site will be re-instated to the organic farmland which is always permitted use under the OZP. Upon expiry of the planning permission, the temporary structures for the</p>

		agricultural use would not be removed and the education centre is proposed to be converted to the agricultural use but all are subject to the government's approval.
	What is the drainage arrangement for the site?	Please note that there are existing drainage facilities on site. If required, further drainage facilities would be further enhanced under planning approval condition.
	Please explain the site management and operational plan (including the operation mode and measures to mitigate potential environmental disturbances.	<p>As explained in the planning statement, the site would be operated from 9am to 6pm daily (from Monday to Sunday and Public Holidays) for farming operation. The Site would not open to the public but it would only be open to the exclusive members and/or education programme participants by reservation only for occasional education purpose.</p> <p>Please also note that no public announcement system will be used for the education activities to avoid noise nuisance and there are toilets and septic tank for accommodating the visitors' waste.</p>
	<u>Potential Environmental Impacts and On-site Measures</u>	
(4)	Public comments from some non-governmental organizations were received by the Town Planning Board expressing concerns on the potential environmental impacts arising the planning application. In this regard, the applicant may wish to address the followings:	
(i)	On-site measures to treat and dispose of the waste/waste water from the staff kitchen, toilet and animal shed;	Please note that there is an existing septic tank in the toilet for treating the waste. The waste or waste water from the kitchen will be blocked off for avoiding leaking into the ground and disposed into the toilet septic tank. Some animal excrement will

		be stored for organic farming use.
(ii)	Drainage and irrigation arrangement of the three farming areas;	There are existing drainage facilities on site. The mountain water is being used for irrigation.
(iii)	Preventive measures to avoid potential pollution on the stream passing through the site and flowing to the “Coastal Protection Area” zone on Pak Shui Wun; and	Please note that there is an existing septic tank in the toilet for treating the waste. The waste or waste water from the kitchen will be blocked off for avoiding leaking into the ground and disposed into the toilet septic tank. Some animal excrement will be stored for organic farming use. Therefore, no waste or waste water will flow to the “CPA” zone on Pak Shui Wun.
(iv)	Operational management and provision of utilities to accommodate the visitors.	There are toilets and septic tank for accommodating the visitors.

Appendix 1

Support Letter from HKUST

2 May 2023

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

Dear Sir/Madam,

S.16 Planning Application

**Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138,
139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158, 159, 160
and 161 in D.D. 227
and adjoining Government Land
Pak Shui Wun, Sai Kung, New Territories**

We are writing to express our support for the proposed temporary organic farmland cum education centre in Pak Shui Wun. As a university that values sustainable development, we believe that this initiative is an important step towards promoting organic farming and educating the public on the benefits of sustainable agriculture.

We support the captioned planning application and request the Town Planning Board to approve the application.

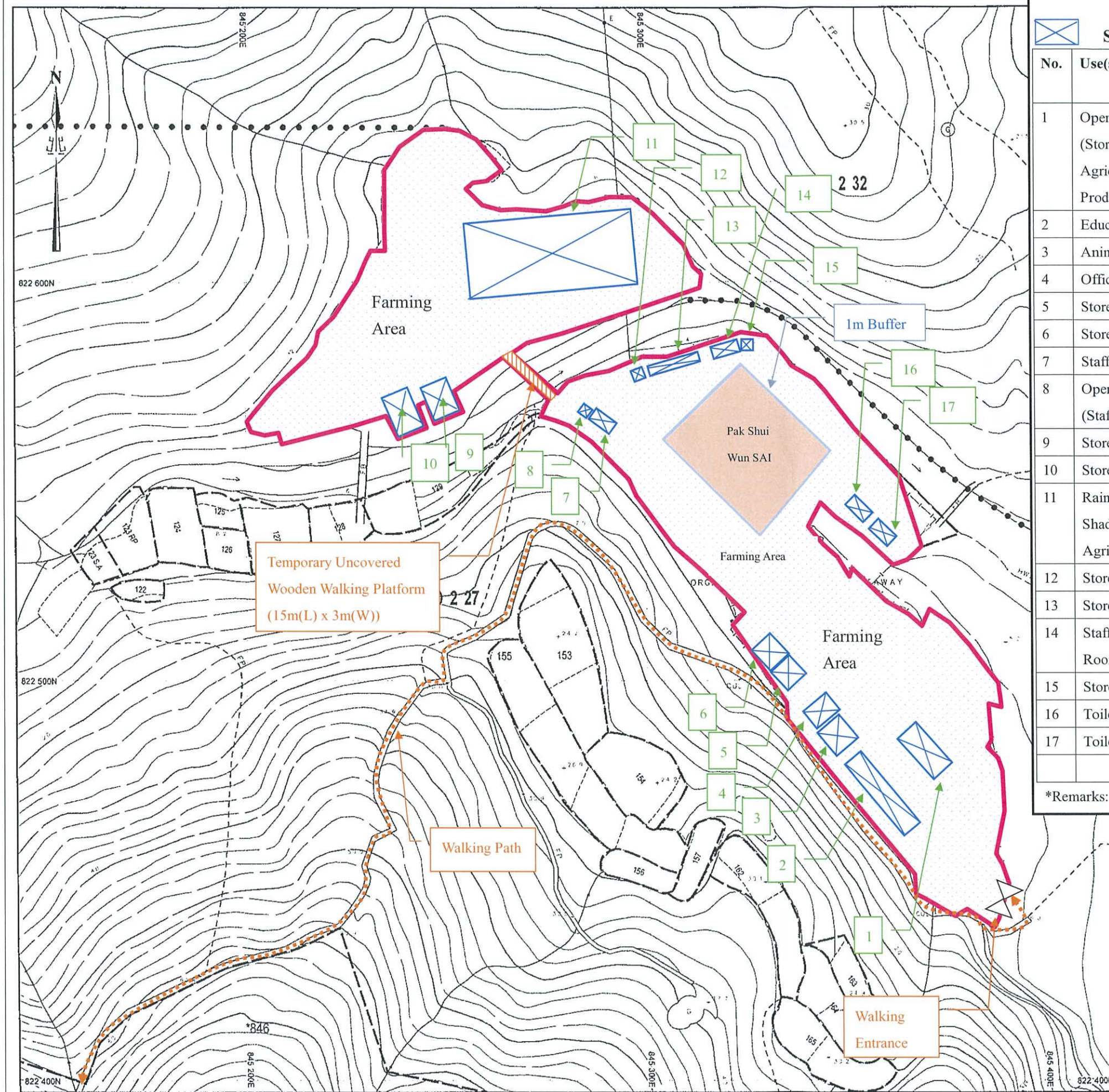
Yours faithfully,



Professor Ting-Chuen Pong
Vice-President for Administration and Business
The Hong Kong University of Science and Technology

Appendix 2

Revised Layout Plan



Legend				
Single-Storey Structure(s)				
No.	Use(s)	Size(m)	GFA(m ²)	Covered Area (m ²)
1	Open Shelter (Storage of Agricultural Products)	13(L) x 6(W) x 3.5(H)	78	78
2	Education Centre	22(L) x 5(W) x 3(H)	110	110
3	Animal Shed	7.2(L) x 6.8(W) x 4.3(H)	48.96	48.96
4	Office	7.2(L) x 5.3(W) x 4(H)	38.16	38.16
5	Storeroom*	6(L) x 6(W) x 4(H)	36	36
6	Storeroom*	6.6(L) x 6(W) x 4(H)	39.6	39.6
7	Staff Kitchen	6(L) x 3.2(W) x 3.3(H)	19.2	19.2
8	Open Shelter (Staff Rest Area)	2.5(L) x 2.5(W) x 3(H)	6.25	6.25
9	Storeroom*	8.5(L) x 6.5(W) x 3.5(H)	55.25	55.25
10	Storeroom*	10(L) x 6.5(W) x 3.5(H)	65	65
11	Rainproof and Shading Shed for Agricultural Use	40(L) x 18(W) x 4.5(H)	720	720
12	Storeroom*	3.2(L) x 1.8(W) x 2.5(H)	5.76	5.76
13	Storeroom*	12.5(L) x 2.35(W) x 3.8(H)	29.375	29.375
14	Staff Changing Room	6.5(L) x 3(W) x 3.8(H)	19.5	19.5
15	Storeroom*	2.8(L) x 2.7(W) x 3.8(H)	7.56	7.56
16	Toilet	6(L) x 3.3(W) x 4(H)	19.8	19.8
17	Toilet	6(L) x 3.6(W) x 4.5(H)	21.6	21.6
Total:			1,320.015	1,320.015

*Remarks: Storeroom for Agricultural Products and Farming Instruments

比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米

Application Site For Identification Only

Locality :

Lot Index Plan No. : ags_S00000093430_0001

District Survey Office : Land Information Centre

Date :05-May-2022

Reference No. : 12-NW-6A

Appendix 3

Tree Preservation Report

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years Lots 130, 131A, 131RP, 132, 133, 134A, 134RP,
135, 136A, 136B, 136RP, 137A, 137RP, 138, 139A, 139RP, 140, 141, 142,
143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158, 159,
160 and 161 in D.D. 227 and adjoining Government Land
Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)**

Tree Preservation Report

1st Submission

by



On Behalf of

Lanbase Surveyors Limited

Date: 26 April 2023

CONTENTS

- 1.0 Introduction
 - 1.1 Objectives
 - 1.2 Reference
- 2.0 The Site and its Context
- 3.0 Methodology of Tree Survey
 - 3.1 Individual Tree Survey
 - 3.2 Health Condition
 - 3.3 Form
 - 3.4 Structural Condition
 - 3.5 Amenity Value
 - 3.6 Suitability for Transplanting
 - 3.7 Conservation Status
 - 3.8 Proposed Treatment
 - 3.9 Remarks
- 4.0 Findings of the Tree Survey
 - 4.1 Existing Conditions
 - 4.2 Impact of Works on Existing Trees
 - 4.3 Tree Protection
- 5.0 Recommendation

Appendices

- Appendix A Tree Survey Schedule
- Appendix B Tree Survey Plan
- Appendix C Photographic Record of Existing Trees
- Appendix D Tree Pruning Proposal
- Appendix E Maintenance Schedule of Soft Landscape Works

1.0 INTRODUCTION

1.1. Objectives

Landes Limited has been employed to carry out the Tree Preservation Proposal for Project – Proposed Temporary Organic Farmland cum Education Centre for a Period of 3 Years at Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP, 138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158, 159, 160 and 161 in D.D. 227 and adjoining Government Land, Pak Shui Wun, Sai Kung, New Territories. The tree survey had been conducted on **24 April 2023** to record the initial status of existing trees. General information of existing trees, in form of tree survey schedule, tree location plan and photographs are to be provided in this report.

1.2. Reference

- General Specification (GS) for Building Works, 2017 Edition;
- Nature Conservation Practice Note No. 2 (Rev. Jun 2006);
- Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation;
- Development Bureau Technical Circular (Works) No. 6/2015 – Maintenance of Vegetation and Land Landscape Features;
- Development Bureau Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
- Lands Administration Office, LAO PN. 2/2020 – Tree Preservation and Removal Proposal for Building Department in Private Projects Compliance of Tree Preservation Clause under Lease;
- Rare and Precious Plants of Hong Kong (AFCD, 2003);
- Forest and Countryside Ordinance (Cap. 96);
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586); and
- IUCN Red list of Threatened Species.

2.0 THE SITE AND ITS CONTEXT

- 2.1 The proposed development is located at Pak Shui Wun, Sai Kung, N.T.. To the immediate east of the Site is Port Shelter while Hong Kong University of Science and Technology is located to its south. There is no direct vehicular access to the Site while the pedestrian access is via the walking path connecting to the University Road at southeast.
- 2.2 The Site itself is occupied as the organic farm. Trees are mainly found along the boundary, particularly to the north of the Site. They are generally in mature size and exhibited fair health conditions. No Old and Valuable Trees (OVT) or protected species have been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) respectively.

3.0 TREE SURVEY METHODOLOGY

- 3.1 All existing individual trees with a trunk diameter larger than 95mm (300mm girth) when measured 1300mm above ground level in accordance with LAO PN No. 2/2020 are surveyed and identified with the following information recorded:

Form

- 3.2 Tree form is graded as good, fair or poor as follows:
- (i) Good: trees with well-balanced form, upright, evenly branching, well-formed crowns and generally in accordance with the standard form for its species;
 - (ii) Fair: trees with generally balanced form with natural compensations for loss of branches or leaning trunks; and
 - (iii) Poor: trees with very unbalanced form, leaning, contorted, bending trunk, suffering from loss of major branches with general damage and growing close to adjacent trees.

Health

- 3.3 The health of the trees is assessed by evaluating the condition of their foliage, twigs, branches and trunks:

- (i) Foliages
 - Evidence of poor leaf colour and small leaf size which may indicate root damage (Webb 1991);
 - Evidence of insect and/or fungal infection; and
 - Evidence of lead damage due to typhoons (although it is recognized that trees are usually able to recover from this within one growing season).
- (ii) Twigs
 - Evidence of poor shoot growth and die-back of twigs in the crown which are often symptoms of root problems caused by a change in the water table level or soil compaction resulting from site development work (Webb 1991);
 - Evidence of insect and/or fungal infection; and
 - Evidence of twig damage particularly if the tree is unbalanced in shape.
- (iii) Branches
 - Presence of dead, broken, cut or crossing branches;
 - Presence of heavy horizontal branches which may cause tree unstable (Webb 1991);
 - Presence of damaged branches which make the tree unbalanced or unstable; and
 - Presence of any special phenomena of the branches likely to cause hazard.
- (iv) Trunks
 - Presence of tightly forked or multi-ascending trunk may be a sign of weakness (depends on species);
 - Presence of heavy cavities or internal/external rot as may be evidenced by presence of discoloured bark, moisture seeping through the trunk, and/or fungi growing on the trunk (Webb 1991); and
 - Open cavities and bark damage.

Based on inspection of the above criteria, the health of the tree is graded as good, fair or poor as follows:

- (i) Good: trees with a low incidence of the less serious features listed above and a high chance of a fast recovery;
- (ii) Fair: trees with a higher incidence of the less serious features and a medium chance of recovery; and

- (iii) Poor: trees with more serious health features and with a low chance of recovery, even with remedial treatment.

Amenity Value

3.4 The amenity value is regarded as the positive contribution of trees to their surrounding urban and landscape context. The evaluation takes account of the following factors:

- Functional value: provide screening, shade or shelter;
- Cultural value: fung shui significance;
- Age and maturity;
- Visual impact: the degree of positive visual impact created by the tree, or conversely, the degree of adverse visual impact that would result from loss of the tree; and
- Status and form: a good representative specimen of its species, present condition, potential hazard and stability.

3.5 The amenity value is graded as high, medium or low as follows:

- (i) High: Mature trees with good health condition and form that have good functional attributes and create large positive visual impact;
- (ii) Medium: Common species with average health, medium condition and acceptable form that have moderate functional attributes and create moderate positive visual impact; and
- (iii) Low: Young and small trees of common species in accordance with the mature size for its species, and common weedy species, with relatively small functional attributes and small positive visual impact.

Suitability for Transplanting

3.6 The survival rate of trees following transplanting is evaluated, taking account of the following criteria:

- Typical ability of the tree species to survive transplanting;
- Tree size, form and existing health condition;
- Presence of any physical impediments to the preparation of root balls, such as wall, utilities, manholes, rocks, foundations etc.; and
- The inclined angle of the tree roots: the steeper the incline, the less the chance of survival.

The "Suitability for Transplanting" of a tree is assessed according to the following criteria and the rationale elaborated in the "Remarks" column:

- Tree Size:
 - Generally the larger a tree, the more difficult to be transplanted in terms of logistics and engineering limitation; and
 - Trees of very large size should not be considered suitable for transplanting, unless the feasibility to transplant is considered financially reasonable and technically feasible.
- Maturity:
 - The more mature a tree, the lower of its post-transplant recovery power; and
 - Trees with evidence of over-maturity and onset of senescence should not be considered suitable for transplanting.
- Anticipated Form after Transplanting.
 - Trees anticipated to have irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting) should not be considered suitable for transplanting.
- Health, Form and Structure:

- Trees with unrecoverable health problem, structural problem or poor form should not be considered suitable for transplanting; and
- If the tree is already in poor health, it is highly unlikely to withstand the stress of transplantation. By the same token, a tree that has a balanced form is in good health has a higher feasibility of successful transplantation.
- Survival Rate of that particular Species:
 - Different tree species have different tolerance to the stress of transplantation and also have different post-transplant recovery rate. The assessment of the survival rate of a species after transplantation is based on the observed performance of that species in previous transplantation experiences. Species with insufficient transplantation data are assumed to have a low survival rate.
- Feasibility of Rootball Preparation:
 - Site topography, ground condition and physical impediments in proximity of above and below ground structures such as wall, utilities, manholes, rocks, foundations, or distance from other trees are all major factors determining the feasibility of rootball preparation; and
 - For example, a tree growing on rock crevices is infeasible to be extracted with a proper rootball. A tree growing on sloped ground has tilted root system that is unsuitable for transplanting to flat area. A tree rooted close to structures, surrounded by hard paving or which is crowded by other trees is unlikely to obtain a sufficiently large rootball after root cutting.
- Accessibility:
 - A proper access to the tree existing location is required for personnel and machineries to safely carry out the transplanting works. A tree cannot be transplanted if it is growing on inaccessible areas such as steep slopes and/ or areas without proper vehicular/ machinery access; and
 - Topography of the proposed route, size limitation on public road transport, and any engineering limitations should also be considered.

Structural condition

3.7 The classification of "Structural Condition" is as follows:

Good: Tree with no or insignificant structural problems.

Fair: Tree with minor structural problems that can be tolerated, or that can be corrected with mitigation measures and a high chance of recovery afterwards.

Poor: Tree with serious structural problems that is not correctable, or requires severe pruning that would lead to extensive removal of live foliage, deformation of natural form, or large unrecoverable wound

The "Structural Condition" of a tree is assessed according to the following criteria:

- Crown and branches:
 - Live crown ratio, symmetry of canopy, evidence of heavy crown load;
 - Evidence of crown reduced, excessively thinned / topped / pollarded;
 - Co-dominant branches / leaders, included bark;
 - Crooks / abrupt bends;
 - Decay and / or open cavity on branches;
 - Dead branches, hangers, cross branches;
 - Wounds, damages, cracks or splits, and
 - Heavy lateral limb / lion's tailing.

- Trunk:
 - Degree of leaning;
 - Co-dominant trunks, included bark;
 - Crooks / abrupt bends;
 - Wounds, damages, cracks or splits; and
 - Decay, open cavity, abnormal bulge that may indicate internal rot.
- Root:
 - Root flare condition;
 - Girdling roots;
 - Soil cracks or root plate movement; and
 - Evidence of restricted rooting area, disturbed roots.

Conservation Status

- 3.8 Indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References are made from below publications and ordinances:

- (i) Rare and Precious Plants of Hong Kong (AFCD, 2003)
- (ii) Forest and Countryside Ordinance (Cap. 96)
- (iii) IUCN Red list of Threatened Species

If the species of the tree is listed in any of the above publication / ordinances, its conservation status is recorded.

Old and Valuable Tree or Important Tree

- 3.9 In accordance with Appendix C of DEVB TCW No. 4/2020 "Tree Preservation", if a tree meets one or more of the following criteria, it is identified as Important Tree (IT) in the Schedule:
- Trees of 100 years old or above;
 - Trees of cultural historical or memorable significance, e.g. fung shui tree, tree as landmark of monastery or heritage monument, and trees in memory of an important person or event;
 - Trees of precious or rare species;
 - Trees of outstanding form taking account of overall tree sizes, shape and any special features, e.g. tree with curtain like aerial roots, trees growing in unusual habitat; or
 - Trees with trunk diameter equal or exceeding 1.0 m (measured at 1.3 m above ground level), or with height/canopy spread equal or exceeding 25 m.

4.0 FINDINGS OF THE TREE SURVEY

4.1 Existing Conditions

4.1.1 Tree survey was undertaken on **24 April 2023**. Total **20** nos. of existing trees, *i.e.* **T01 to T16** and **T21 to T24** were surveyed within the Site while 4 nos. of existing trees, *i.e.* **T17 to T20** were recorded outside the Site, as shown on **Tree Survey Plan in Appendix B**. Tree Assessment Schedule and photographic record of existing trees were shown in **Appendices A & C** respectively.

4.1.2 The recorded species and their quantities are summarized in the following table:

Table 1.0 Tree Species and Quantities of Individually Surveyed Trees

Scientific Name	Chinese Name	Tree Number	Quantity
<i>Bauhinia x blakeana</i>	洋紫荊	T16, T20	2
<i>Cleistocalyx nervosum</i>	水翁	T21	1
<i>Ficus microcarpa</i>	細葉榕	T06, T07, T08, T09, T10, T11, T12, T13, T14, T15, T17, T18, T19	13
<i>Livistona chinensis</i>	蒲葵	T01, T02	2
<i>Microcos nervosa</i>	破布葉	T04	1
<i>Schefflera heptaphylla</i>	鴨腳木	T03, T05, T22, T23, T24	5
		Total:	24

4.1.3 The Site is dominated by *Ficus microcarpa* 細葉榕 (13 nos.) and *Schefflera heptaphylla* 鴨腳木 (5 nos.) which are common plantation species in Hong Kong.

4.1.4 The health condition of the bulk of these trees is generally in Fair condition (95.83%) and the remaining trees are in Poor condition (4.17%).

4.1.5 In accordance with DEVB TCW No. 5/2020, no Registered OVT and no Potentially Registrable Tree is identified within the Application Site Boundary.

4.2 Impact of the Proposed Works on Existing Trees

4.2.1 The proposed (existing) development aims to regularize the on-site existing organic farm use and all existing structures at the Site, with a view to complying the current government regulations, ordinances and requirements. No works and construction will be carried out on Site. The building layout has been overlaid on the Tree Survey Plan in Appendix B for reference.

4.3 Tree Protection

4.3.1 Total **24** nos. of trees will not be affected by the proposed (existing) works of the Project and are recommended to be retained. No works will be proposed under the drip line of the tree canopy. Besides, all the retained trees within Site will be maintained by the Application. The maintenance schedule has been included in **Appendix E** for reference.

4.3.2 2 retained trees are located close to the existing 1-storey container but they can be retained in situ by careful tree works such as crown reduction of the trees. Tree nos. **T17** and **T18** are proposed to be retained and pruned. Please refer to the Pruning Proposal in **Appendix D**. This should be reviewed by a Qualified Arborist and executed in accordance to the latest and applicable guidelines issued by Greening, Landscape and Tree Management Section of the Development Bureau during the construction stage. To avoid structural and health damage to these trees, the following mitigation measures should be implemented:

- Padding and wrapping of branches and trunk;
- Protective plank armouring by steel plates or rumble boards (on top of mulching) on ground to protect the root zone; and
- Works within the drip-line of the tree canopy shall only be executed using hand-held tools.

5.0 RECOMMENDATION

- 5.1 All **24** existing trees should be protected and maintained by the Applicant during the construction period.
- 5.2 Proper tree pruning and protective measures should be carried out on **2** existing trees, i.e. **T17** and **T18** which are in close proximity to the proposed works.

Appendix A

Tree Survey Schedule

Tree	Name	Original Location	Size			Tree Form	Health Condition	Amenity Value	Survival Rate after Transplantation	Proposed Treatment	Justification for Tree Felling	Remark
No.	Botanical Name	Chinese Name	Within/Outside Application Site Boundary	DBH (m)	Height (m)	Spread (m)	(Good/Fair/Poor)	(High/Med/Low)	(High/Med/Low)	(Retain/Fell/Transplant)		
T01	<i>Liriodendron chinensis</i>	葉梨	Within Application Site Boundary	275	8	5	Fair	Med	High	Retain	-	nil
T02	<i>Liriodendron chinensis</i>	葉梨	Within Application Site Boundary	285	8	5	Fair	Med	High	Retain	-	nil
T03	<i>Schefflera heptaphylla</i>	鴨腳木	Within Application Site Boundary	454	6	6	Poor	Low	Low	Retain	-	restricted root, co-dominant trunks, included bark
T04	<i>Miconia nervosa</i>	綠布葉	Within Application Site Boundary	195	4.5	5	Fair	Low	Low	Retain	-	restricted root, multiple trunks, included bark
T05	<i>Schefflera heptaphylla</i>	鴨腳木	Within Application Site Boundary	290	4.5	5	Poor	Low	Low	Retain	-	restricted root, co-dominant trunks, included bark, crack in bark trunk
T06	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	420	6	7	Poor	Med	Low	Retain	-	restricted root, co-dominant trunks, included bark
T07	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	350	7	9	Poor	Med	Med	Retain	-	co-dominant trunks, included bark
T08	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	375	9	8	Fair	Med	Med	Retain	-	broken branch, multiple attachments
T09	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	650	8	9	Fair	Med	Med	Retain	-	multiple attachments
T10	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	445	9	8	Fair	Med	Med	Retain	-	multiple attachments
T11	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	300	6	6	Fair	Med	Med	Retain	-	multiple attachments
T12	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	355	10	7	Fair	Med	Med	Retain	-	multiple attachments
T13	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	350	8	8	Fair	Med	Med	Retain	-	multiple attachments
T14	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	410	11	6	Fair	Med	Med	Retain	-	multiple attachments
T15	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	395	8	8	Fair	Med	Med	Retain	-	nil
T16	<i>Bauhinia x lakkeana</i>	洋紫荊	Within Application Site Boundary	250	8	9	Poor	Low	Low	Retain	-	leaning
T17	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	225	9	7	Poor	Med	Low	Retain and Pruned	-	restricted root, imbalanced crown
T18	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	315	7	7	Poor	Med	Low	Retain and Pruned	-	restricted root, trunk bending
T19	<i>Ficus microcarpa</i>	細葉榕	Within Application Site Boundary	300	5.5	6	Fair	Med	Med	Retain	-	multiple attachments
T20	<i>Bauhinia x lakkeana</i>	洋紫荊	Within Application Site Boundary	275	11	6	Poor	Low	Low	Retain	-	decay trunk, decay branch, trunk crooked
T21	<i>Cleistanthus nervosum</i>	水欖	Within Application Site Boundary	465	8	10	Fair	Med	Med	Retain	-	dead stub on trunk
T22	<i>Schefflera heptaphylla</i>	鴨腳木	Within Application Site Boundary	255	5	5	Poor	Low	Low	Retain	-	restricted root, leaning
T23	<i>Schefflera heptaphylla</i>	鴨腳木	Within Application Site Boundary	175	5	4	Fair	Med	Low	Retain	-	restricted root
T24	<i>Schefflera heptaphylla</i>	鴨腳木	Within Application Site Boundary	251	5	5.5	Poor	Low	Low	Retain	-	restricted root, co-dominant trunks, included bark

Abbreviations in the tree schedule

*Justification for Tree Felling:

1. Tree is in direct conflict with the proposed works.
2. Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures, near pond).
3. Weedy species without special ecological significance or species creating maintenance problem.
4. Tree with poor health and/or form for transplantation.
5. Lack of access for transplantation machinery or vehicle.
6. Species of low post-transplantation survival rate.
7. Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary support will not be sufficient / practical.

Appendix B

Tree Survey Plan

PROJECT :
S16 PLANNING APPLICATION FOR PROPOSED
TEMPORARY ORGANIC FARMLAND CUM
EDUCATION CENTRE FOR A PERIOD OF
3 YEARS AT VARIOUS LOTS IN D.D. 227
AND ADJOINING GOVERNMENT LAND,
AT PAK SHUI WUN, SA KONG, N.T.

DRAWING TITLE :
TREE SURVEY PLAN

PROJECT No. C2321

DRAWING No. TS01

SCALE : 1:100

DATE OF ISSUE : APR 2023

CAD FILENAME : C2321-TS01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

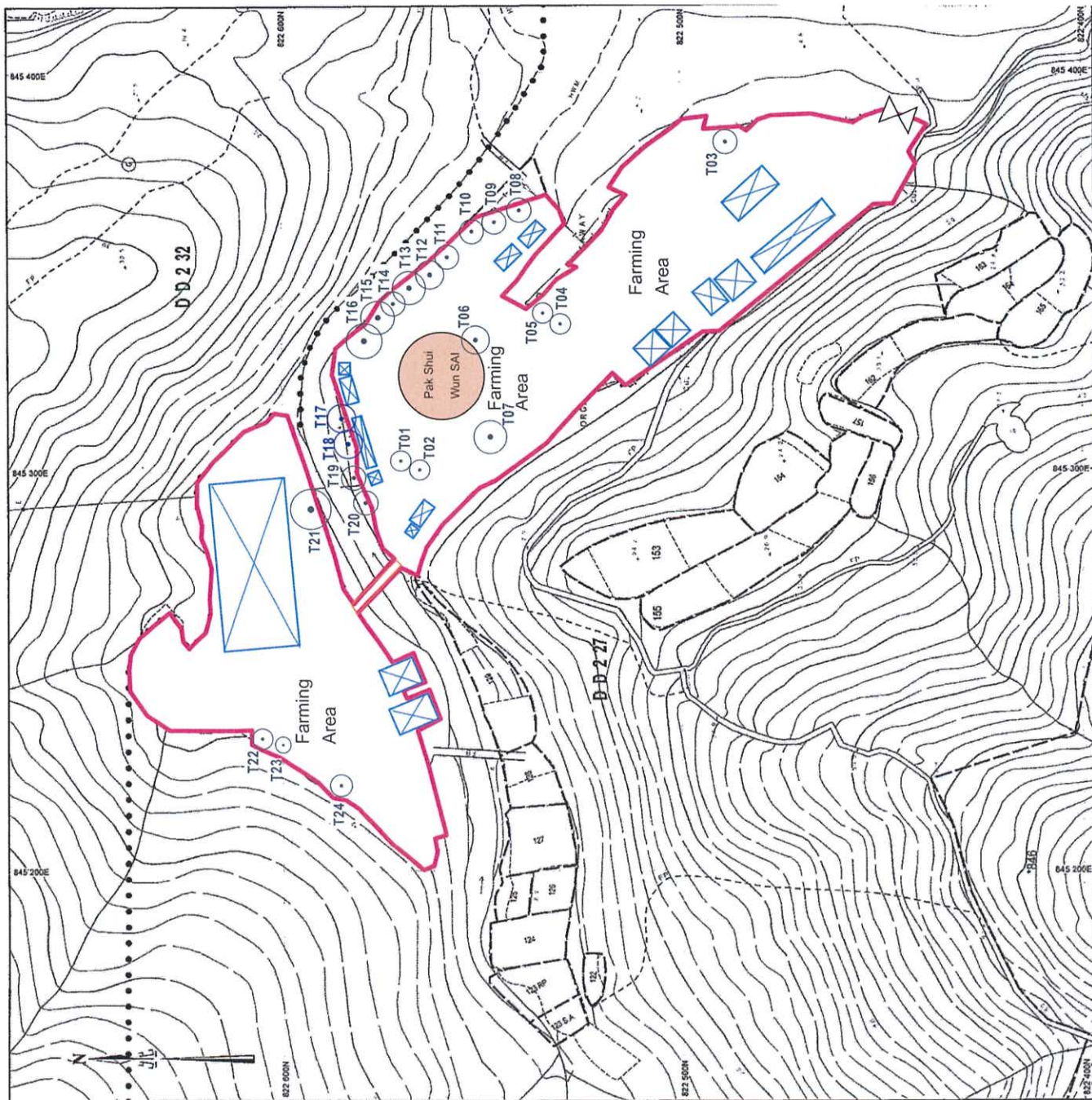
NOTES:
1. DO NOT SCALE DRAWING. FIGURED
DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED
BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED
AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS Dwg IN CONNECTION WITH GEN.
AND PARTS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

Lan Des

LANDES LIMITED
景观设计公司

FLAT A-177, COMMERCE BUILDING
5/F, 177 THOMSON ROAD, HONG KONG
TEL: 2868 0980 FAX: 2868 2203
香港灣仔譚達道5-17號
A座17樓A室
電話: 2868 0980
傳真: 2868 2203

LEGEND:
APPLICATION SITE
BOUNDARY
● T08 TREE TO BE RETAINED
● T17 TREE TO BE RETAINED AND
PRUNED



Appendix C

Photographic Record of Existing Trees



T01



T01



T02



T02



T03



T03



T04



T04



T05



T05



T05 - Crack In Trunk



T06



T06



T07



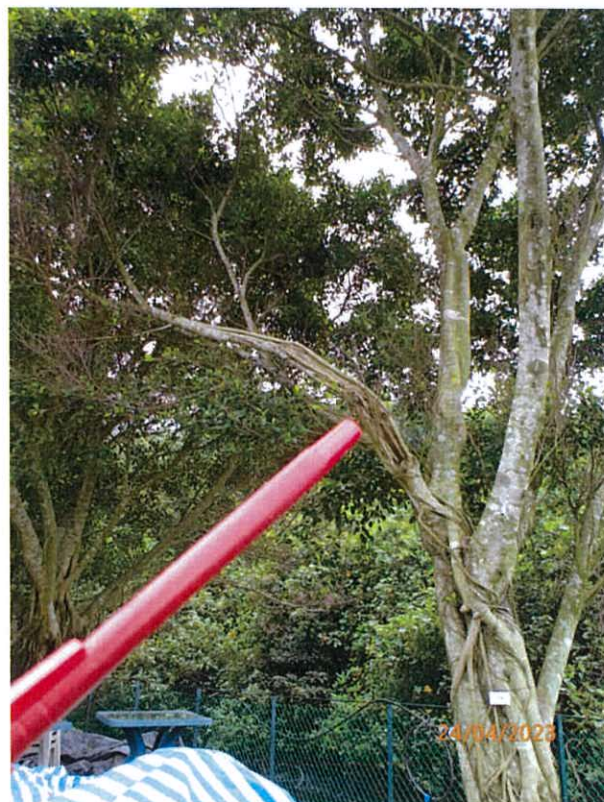
T07



T08



T08



T08 - Broken Branch



T09



T09



T10



T10



T11



T11



T12



T12



T13



T13



T14



T14



T15



T15



T16



T16



T17



T17



T18



T18



T19



T19



T20



T20



T20 - Decay Branch



T21



T21



T22



T22



T23



T23



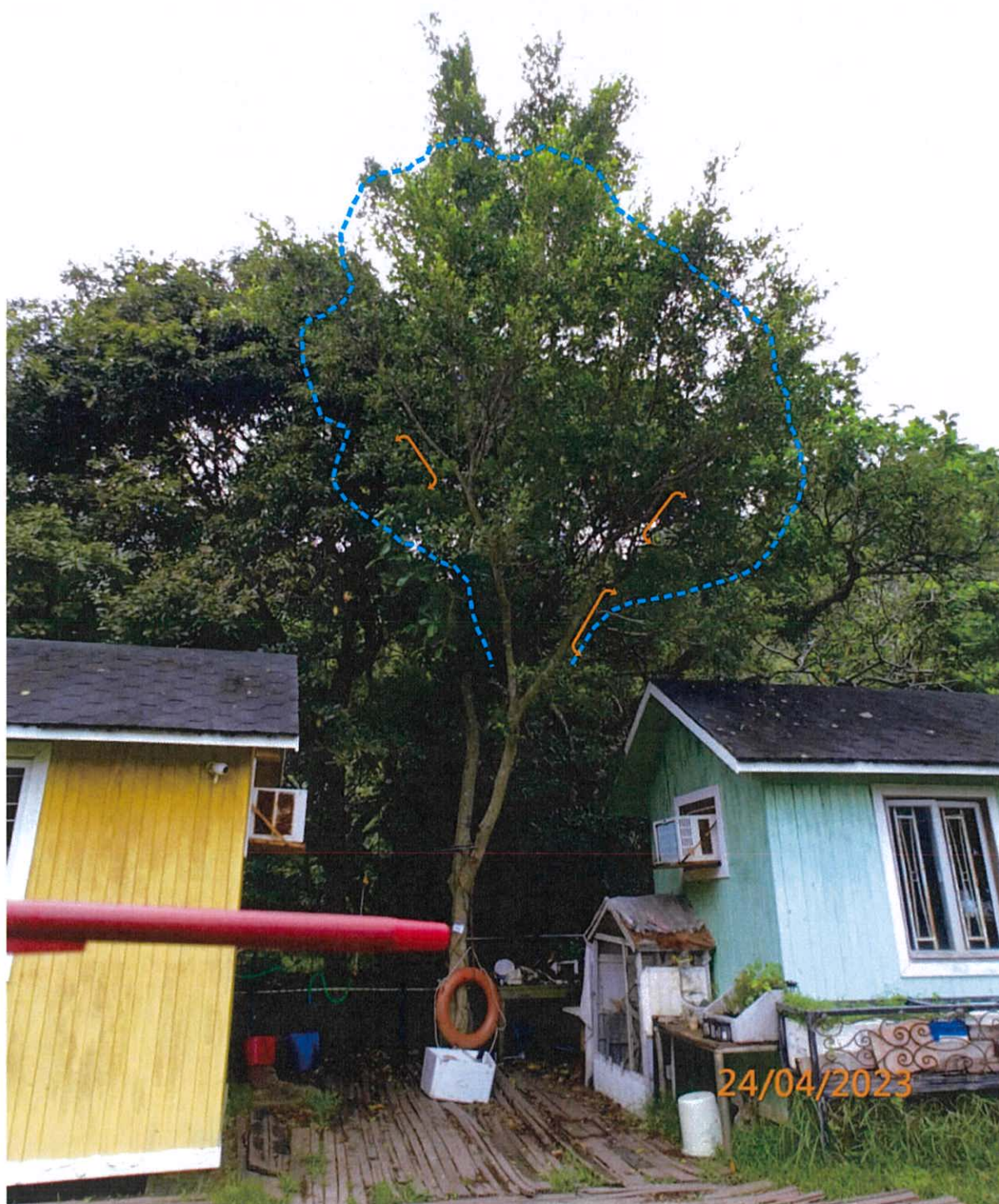
T24





T24

Appendix D



Tree Pruning Proposal



- Legend:
-  Proposed Cutlines
 -  Pruned Profiles

Note: All pruning works shall be carried out in accordance with "Guidelines on Tree Pruning" promulgated by DEVB.



- Legend:
-  Proposed Cutlines
 -  Pruned Profiles

Note: All pruning works shall be carried out in accordance with "Guidelines on Tree Pruning" promulgated by DEVB.

Appendix E
Maintenance Schedule
Of
Soft Landscape Works

OPERATIONS													REMARKS
	SPRING			SUMMER			AUTUMN			WINTER			
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
FERTILIZATION Applications	O						O						
GENERAL PLANT INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	O			O			O			O			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	O			O			O			O			Inspection also after heavy storms and adverse weather. Firm-up operations immediately after detection
WEEDING Weeding operation & litter collection	O	O	O	O	O	O	O	O	O	O	O	O	Additional litter inspection & collection after heavy use
THINNING INSPECTION	O						O						Thinning operations in appropriate pruning season
MULCH Topping up	O						O						And following run off caused by rain / wind storm
PRUNING	O						O						As appropriate
FORKING OVER	O						O						As appropriate
TREE RISK ASSESSMENT	O												As appropriate

KEY:

D = once daily
Bi-W = Bi-weekly

W = once weekly
O = once

2W = twice weekly
R = repeat if necessary

L | A | N | B | A | S | E
Surveyors Limited

Appendix Ie of RNTPC
Paper No. A/SK-CWBN/71A

宏 基 測 量 師 行

Our Ref.: SK/TPN/2515A/L10

9/F, Heony Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong
Tel: (852) 2301 1869 Fax: (852) 2739 1913 Email: info@lanbase.com.hk
香港九龍尖沙咀彌敦道9號海韻大廈9樓
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

11 May 2023

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

By Post and Fax (2877-0245)

Dear Sir/Madam,

**Planning Application for
Proposed Temporary Organic Farmland cum Education Centre
For a Period of 3 Years**

**Lots 130, 131A, 131RP, 132, 133, 134A, 134RP, 135, 136A, 136B, 136RP, 137A, 137RP,
138, 139A, 139RP, 140, 141, 142, 143, 144, 145, 146, 147(Part), 148, 149, 151, 152, 158,
159, 160 and 161 in D.D. 227**


and adjoining Government Land

**Pak Shui Wun, Sai Kung, New Territories
(Planning Application No. A/SK-CWBN/71)**

We refer to the captioned planning application.

We would like to provide herewith a set of "Response-to-Comments" ("R-to-C") for submission. Should you have any queries, please feel free to call our Mr. Anson Lee at 2301-1869. Thank you for your attention.

Yours faithfully,
For and on behalf of
LANBASE SURVEYORS LIMITED


Anson Lee
RK/AL
Encl.

E.C.
DPO/SK&I
The Client

(Attn.: Ms Sylvia Lam

By Email)



ISO 9001 : 2015
Certificate No.: CC 1687
(Consulting & Land Administration)



ISO 9001 : 2015
Certificate No.: CC 1687
(Consulting & Land Administration)

C. K. Chan MHKIS RPS(GP) Rock K. M. Tsang MHKIS MRICS RPS(GP)

Response-to-Comments

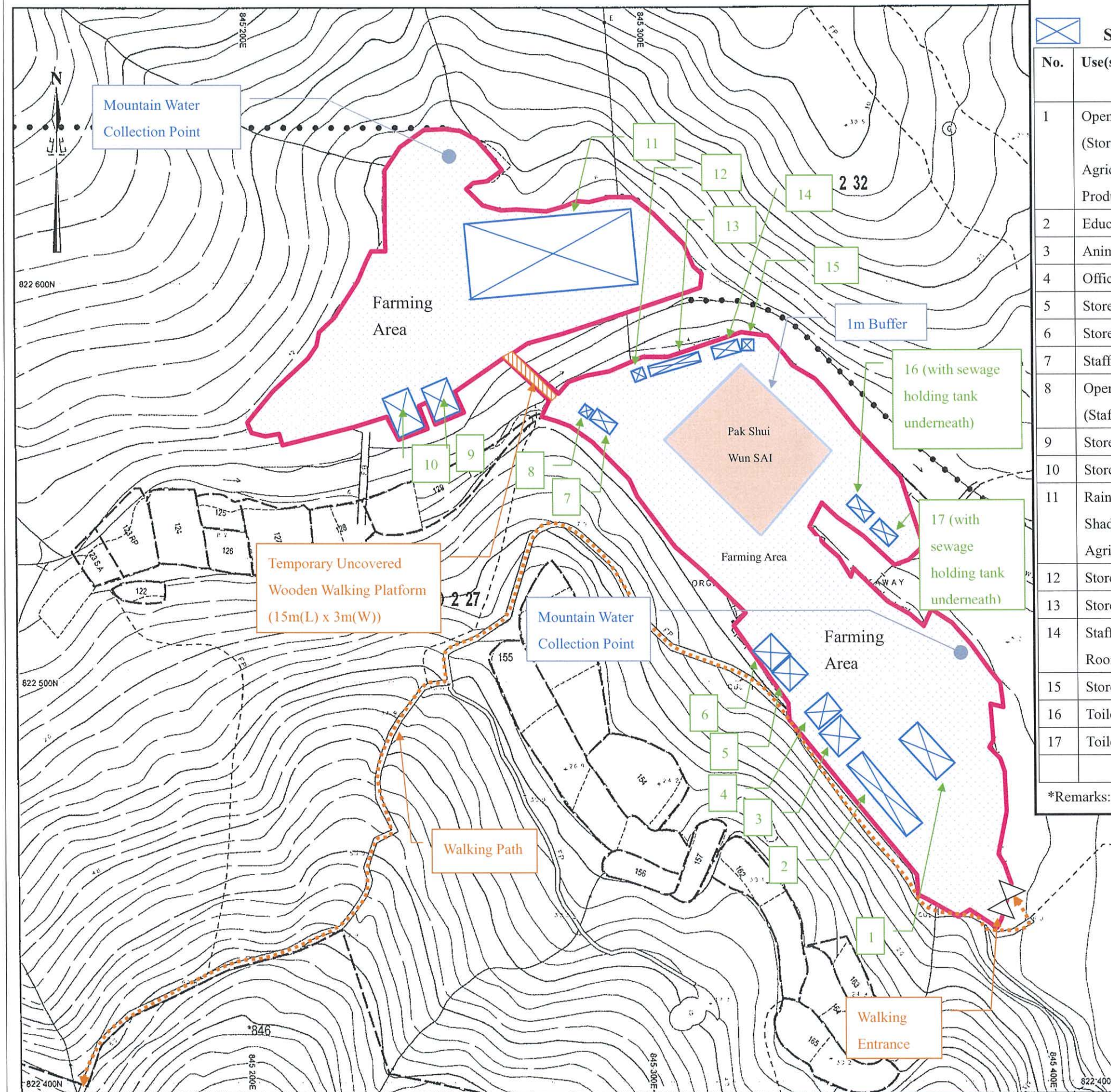
	Departmental Comments	Responses
	<u>Environmental Protection Department (EPD)</u> (Contact: Mr. Henry Leung at 2835-2512)	
(i)	<p>It is understood from the Further Information (FI) received on 08.05.2023 that there is an existing septic tank in the toilet for treating the waste water from the proposed development. The design of existing septic tank should satisfy the requirements stipulated in the ProPECC PN 5/93 including the location of septic tank should satisfy the minimum clearance requirement but such information was not submitted in the FI. In this regard, please the applicant should clearly show the location of septic tank for further checking.</p>	<p>Please be clarified that there are sewage holding tank (or “cesspool”) instead of septic tank(s) on site. Please see the location of the sewage holding tank(s) on the attached indication plan at Appendix 1.</p> <p>According to the Applicant’s information, the sewage arising from the toilets will be temporarily stored in the sewage holding tanks and collected by licensed collector for tankering away. Since no septic tank / soakaway pit system is adopted, ProPECC PN/5/93 Drainage Plans subject to EPD’s comments should not be applied for the sewage holding tank.</p> <p>Please also note that there are on-site sewage treatment and disposal facilities approved under approval conditions (k) and (l) of previous Planning Application No. A/SK-CWBN/8. As the site boundary of current planning application is larger than previous planning application, if necessary, the Applicant is willing to further enhance the existing on-site sewage treatment and disposal facilities under approval conditions upon obtaining planning permission. Attached please find the relevant compliance letter(s) of approval conditions (k) and (l) of previous planning application at Appendix 2 for your ease of reference.</p>

(ii)	<p>The applicant should comply with the requirements under the Water Pollution Control Ordinance, and adopt good housekeeping measures, including those by animal urine/excrement, rubbish etc. in order to prevent water quality pollution. However, subjected to FI regarding the location of the existing septic tank, DEP will further advise whether the water quality of any drainage/sewage discharge is acceptable.</p>	Noted.
	<p><u>District Planning Officer / Sai Kung and Islands, Planning Department (DPO/SK&Is, PlanD)</u> (Contact: Miss Sylvia Lam at 2158-6165)</p>	
(i)	<p>It is stated in FI4 that <i>“following the gradual development of the existing farmland since ... additional ancillary agricultural facilities are essential”</i> and <i>“Upon the expiry of the planning permission, the temporary structures for the agricultural use would not be removed ...”</i>. Having regard to the development scale and nature of the structures, please further elaborate on (i) the materials and type of construction method of the existing structures and (ii) if the erection of the concerned structures involved excavation and land filling / site formation / levelling.</p>	<p>Please note that:</p> <ul style="list-style-type: none"> (i) the existing temporary structures are made of containers and / or precast metals and woods; and (ii) the erection of the concerned structures does not involve excavation and land filling / site formation / levelling.
(ii)	<p>It is stated in FI4 that <i>“there are existing drainage facilities on site. The mountain water is being used from irrigation”</i>. Given that the Site is located in proximity to natural streams in the “CA” zone, please further elaborate on the drainage system on the site and the sources of mountain water being used.</p>	<p>Please note that the existing drainage system was approved under approval conditions (h) and (i) of previous Planning Application No. A/SK-CWBN/8. As the site boundary of current planning application is larger than previous planning application, if necessary, the Applicant is willing to further enhance the existing drainage facilities under approval conditions upon obtaining planning permission. Attached please find the relevant compliance letter(s) of approval conditions (h) and (i) of previous planning application at Appendix 2 for your ease of reference.</p>

		<p>According to the Applicant's information, there are mountain water collection points within the site to collect the mountain water from the high level. Please see the location of the mountain water collection points on the attached indication plan at Appendix 1.</p>
(iii)	In relation to the operation of the Site, please clarify the electricity supply arrangement of the Site.	Please note that there is CLP electricity supply on site.

Appendix 1

Location Plan



Legend				
Single-Storey Structure(s)				
No.	Use(s)	Size(m)	GFA(m ²)	Covered Area (m ²)
1	Open Shelter (Storage of Agricultural Products)	13(L) x 6(W) x 3.5(H)	78	78
2	Education Centre	22(L) x 5(W) x 3(H)	110	110
3	Animal Shed	7.2(L) x 6.8(W) x 4.3(H)	48.96	48.96
4	Office	7.2(L) x 5.3(W) x 4(H)	38.16	38.16
5	Storeroom*	6(L) x 6(W) x 4(H)	36	36
6	Storeroom*	6.6(L) x 6(W) x 4(H)	39.6	39.6
7	Staff Kitchen	6(L) x 3.2(W) x 3.3(H)	19.2	19.2
8	Open Shelter (Staff Rest Area)	2.5(L) x 2.5(W) x 3(H)	6.25	6.25
9	Storeroom*	8.5(L) x 6.5(W) x 3.5(H)	55.25	55.25
10	Storeroom*	10(L) x 6.5(W) x 3.5(H)	65	65
11	Rainproof and Shading Shed for Agricultural Use	40(L) x 18(W) x 4.5(H)	720	720
12	Storeroom*	3.2(L) x 1.8(W) x 2.5(H)	5.76	5.76
13	Storeroom*	12.5(L) x 2.35(W) x 3.8(H)	29.375	29.375
14	Staff Changing Room	6.5(L) x 3(W) x 3.8(H)	19.5	19.5
15	Storeroom*	2.8(L) x 2.7(W) x 3.8(H)	7.56	7.56
16	Toilet	6(L) x 3.3(W) x 4(H)	19.8	19.8
17	Toilet	6(L) x 3.6(W) x 4.5(H)	21.6	21.6
Total:			1,320.015	1,320.015

*Remarks: Storeroom for Agricultural Products and Farming Instruments

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

Application Site

For Identification Only

Locality :

Lot Index Plan No. : ags_S00000093430_0001

District Survey Office : Land Information Centre

Date :05-May-2022

Reference No. : 12-NW-6A

Appendix 2

Relevant Compliance Letters for Approval Conditions under Previous Planning Application No. A/SK-CWBN/8



規 劃 署
Planning Department
Hong Kong

西貢及離島規劃處
Sai Kung and Islands
District Planning Office

來函檔號 Your Reference TPT/KL/001/090414A
本署檔號 Our Reference (27) in TPB/A/SK-CWBN/8
圖文傳真 Fax No.: 2367 2976 / 2890 5194
電 話 Tel.: 2158 6051

Urgent by Fax: 2724 8839

13 July 2009

i-Led Environment Limited
20/F., Podium Plaza,
5 Hanoi Road,
Tsim Sha Tsui
(Attn : Mr.K L LAU)

Dear Mr. LAU,

PODIUM DEVELOPMENT CO. LTD.	
Action	
Copies To	
Received On	15 JUL 2009
By	
Discuss	
Circulate	
Note	

Compliance of Planning Conditions

Organic Farm in Lot Nos. 137A, 137RP, 138, 139A, 139RP, 140-149, 151, 152, 158-160 and 161 in DD227 and Adjoining Government Land, Pak Shui Wun
(Application No. :TPB/A/SK-CWBN/8)

I refer to your letters of 4.5.2009, 25.5.2009, 19.6.2009, 23.6.2009, 26.6.2009, and e-mails of 7.7.2009, 8.7.2009 and 9.7.2009 enclosing submissions for compliance with the planning conditions (d), (e), (f), (g), (h), (i), (j), (k) and (l) as stated in the Secretary of Town Planning Board's letter dated 21.1.2009. On 25.5.2009, the Director of Planning, under the delegated authority of the Town Planning Board, has approved the extension of time limit for compliance planning conditions (d), (f), (h) and (k) from 28.5.2009 to 28.8.2009.

The Director of Marine has been consulted on your submission. As you stated that only small boat would be used for transport purposes and hence no pier would be constructed, the Director of Marine advised that **planning conditions (d) and (e)** are complied with to his satisfaction. Please note that the Director of Marine also advised you that if any sea vessel would be found operating without the proper licence and proper manning, the relevant party would be prosecuted accordingly.

The Chief Town Planner/Urban Design and Landscape of the Planning Department has no adverse comment on your revised version of Landscape Proposal (LP) and Tree Preservation Proposal (TPP) dated 9.7.2009. As such, **planning condition (f)** is considered complied with. In this connection, the submitted landscape plan has been stamped and signed, a copy of which is attached for your retention.

Please proceed to comply with the remaining requirement of **planning condition (g)** regarding the implementation of the LP and TPP. You may wish to inform us whether the landscape works would be self-certified or checked by Planning Department. Please refer to the Practice Note (PN) for Professional Persons No. 1/2004 issued by Planning Department on the processing and compliance checking of landscape submissions in relation to planning applications. The PN can be downloaded from Planning Department's website at http://www.pland.gov.hk/tec_doc/pra_note/pn_1_04e.htm.

The Director of Drainage Services advised that **planning conditions (h)** has been complied with. For the purpose of compliance with **planning condition (i)**, please notify the Director of Drainage Services upon completion of the proposed drainage proposal.

The Head of Geotechnical Engineering Office (GEO), Civil Engineering and Development Department advised that the Geotechnical Inspection Report submitted by you on 25.5.2009 was acceptable to him. For the purpose of full compliance with **planning condition (j)**, please seek confirmation from the Head of GEO whether any plans for remedial works should be submitted to the Buildings Department for approval, and whether the watchman shed (near the southern extremity of the site) should be located away from the hillside to minimise the potential landslide risk.

The Director of Environmental Protection has advised that **planning condition (k)** is considered complied with to his satisfaction. For the purpose of compliance with **planning condition (l)**, please notify the Director of Environmental Protection upon completion of the proposed sewage treatment and disposal proposal.

I would like to remind you that you should strictly adhere to the time limit for compliance with the planning conditions with specified compliance periods as stated in my earlier letter dated 25.5.2009. If any of the planning conditions is not complied with by the specified date, the approval given should cease to have effect and should on the same date be revoked without further notice.

Yours faithfully,



(Alfred Y K LAU)
for Director of Planning

c.c.
DSD (Attn.: Mr KY MA)
EPD (Attn.: Mr Charles PANG)
GEO,CEDD (Attn.: Mr K C NG)
MD (Attn.: Mr Frankie LAM)

Internal
Secretary, Town Planning Board
CTP/UD&L (Attn.: Mr Eric CHAN)

AYKL/ESMW/TT

已獲批準的有機耕種範圍



新種的樹



例如: 桉樹, 相思樹, 宮粉羊蹄甲等

(輕標)

樹與樹相隔 3 - 4 米

⊗ 場內現有圓周超過 95mm 的樹, 亦會繼續保留/保養。農場運作期間, 現有樹木不會受到不必要的干擾

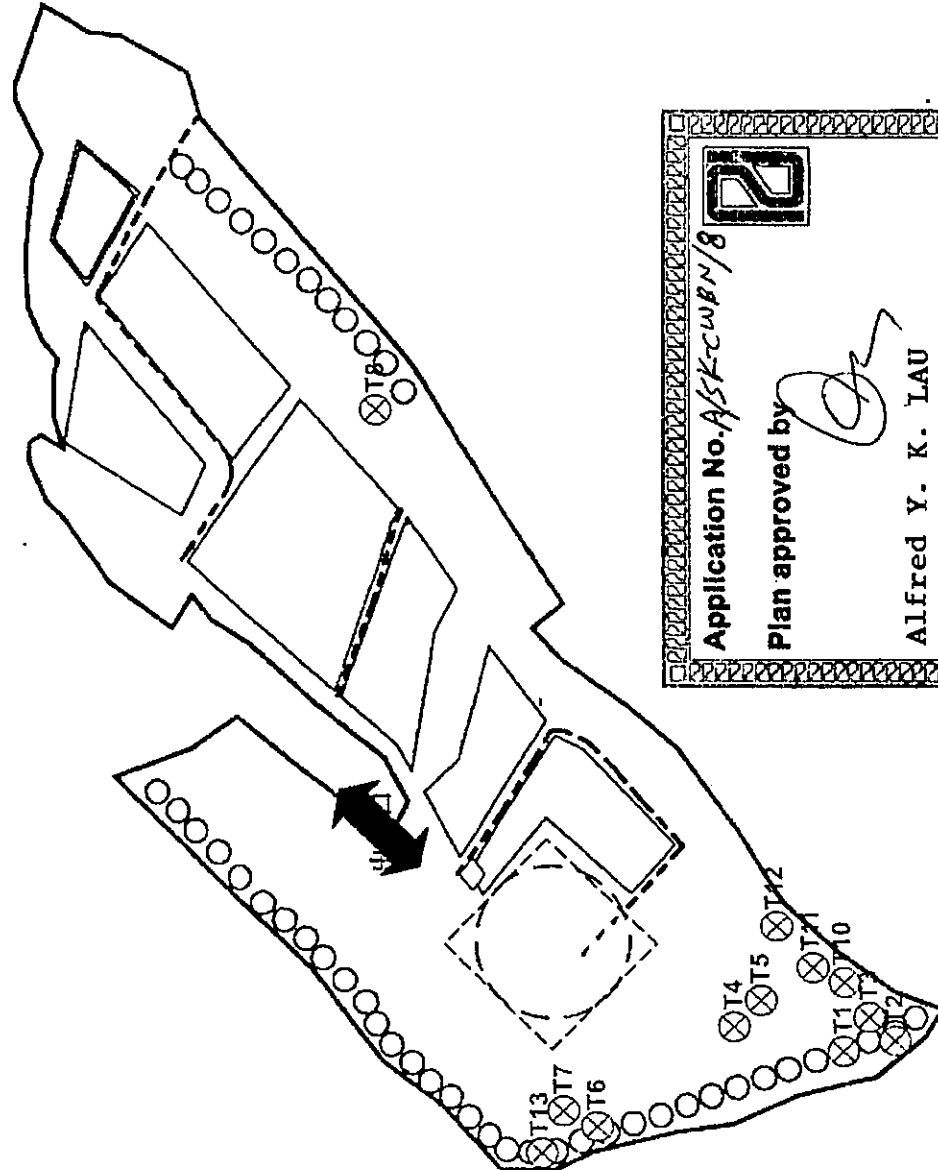
樹木編號 圓周(厘米)* 品種

T1	42cm	不明
T2	75cm	果子榕樹
T3	56cm	鴨腳木樹
T4	94cm	蒲葵樹
T5	95cm	蒲葵樹
T6	73cm	水朗樹
T7	66cm	海雞蛋果樹
T8	62cm	鴨腳木樹
T9	89cm	鴨腳木樹
T10	54cm	鴨腳木樹
T11	51cm	鴨腳木樹
T12	61cm	水湧樹
T13	43cm	水朗樹

(*圓周尺寸為約數)



疑似古跡範圍已經圍起



Application No. **ASK-CWBH/8**

Plan approved by

Alfred Y. K. LAU
for Director of Planning
PLANNING DEPARTMENT
Date: **1 JUL 2009**

修訂園景綠化計劃書 (包括 LP 及 TPP)

白水碗有機耕種

日期: 08/07/2009



i-led group

城規會檔號：TPB/A/SK-CWBN/8
本司檔號：TPT/KL/011/090723A

西貢及離島規劃處
沙田上和嶺路1號
沙田政府合署15樓
Attn: Mr. Tony Tso

by fax & by mail
(2367 2976)

曹先生,

FAXED
DATE: 24 JUL 2009

Operation of Organic Farm

Lots 137A, 137RP, 138, 139A, 139RP, 140-149, 151, 152, 158-160 and 161
In DD227, Pak Shui Wun, Sai Kung
(Application No. A/SK-CWBN8)

收到 貴署 2009 年 7 月 13 日來信，現答覆如下：

1. 《「城規會」批准條件 (d) 及(e)項》
本司根據 2009 年 4 月 14 日及 2009 年 5 月 4 日呈交貴署的信，重申本農場將遵照「海事處」回應的指示運作；
2. 《「城規會」批准條件 (f) 及(g)項》
本司分別於 2009 年 6 月 19 日及 2009 年 7 月 8 日呈交 貴署「園景綠化計劃書」，該計劃已獲 貴署接受。本司現已根據綠化計劃完成種植樹木，該種植完成的相片記錄已於 2009 年 7 月 14 日電郵貴署作記錄， 貴署的相關人員亦於 2009 年 7 月 21 日現場視察；
3. 《「城規會」批准條件 (h) 及(i)項》
本司已在 2009 年 6 月 23 日呈交 貴署的「排水計劃書及履行排水計劃書」，向「渠務處」解釋有關自然排放的處理，該計劃書已獲接受；
4. 《「城規會」批准條件 (j)項》
本司聘請的土力工程顧問，再就「土力工程處」的要求作出澄清，並把看更小屋位置放於距山坡較遠處。本司的工程及建築顧問為合格專業人士，他們都了解到任何涉及需批准才可進行的工程，必須送交相應的政府部門審批，方可開工；
5. 《「城規會」批准條件 (k)及 (l) 項》
流動廁所安置完成，相關相片已在 2009 年 7 月 23 日電郵到 貴署及「環保署」備案。

謝謝!



i-led Environment Limited

二零零九年七月二十三日

Kong GR



規 劃 署
Planning Department
Hong Kong

西貢及離島規劃處
Sai Kung and Islands
District Planning Office

來函編號 Your Reference

TPT/KL/001/090414A

本署編號 Our Reference

() in TPB/A/SK-CWBN/8

圖文傳真 Fax No.: 2367 2976 / 2360 5194

電 話 Tel:

2158 6156

Urgent by Fax: 2724 8839

30 July 2009

i-Led Environment Limited
20/F., Podium Plaza, 5 Hanoi Road,
Tsim Sha Tsui
(Attn : Mr K L LAU)

Dear Mr LAU,

Compliance of Planning Conditions
Organic Farm in Lot Nos. 137A, 137RP, 138, 139A, 139RP, 140-149, 151, 152,
158-160 and 161 in DD227 & Adjoining Government Land, Pak Shui Wun
(Application No.: TPB/A/SK-CWBN/8)

I refer to your letter of 23.7.2009, email of 23.7.2009 enclosing submission for compliance with the **planning condition (I)** and email of 27.7.2009 enclosing submission for compliance with **planning condition (i)**.

The Director of Environmental Protection and the Director of Drainage Services have examined your submissions and advised that **planning condition (I)** and **planning condition (i)** are considered complied with respectively.

For the avoidance of doubt, **planning condition (j)** is not yet complied with. Your letter of 23.7.2009 is being considered by the Geotechnical Engineering Office, Civil Engineering Development Department. I shall let you know once the outcome is available.

I would like to remind you that you should strictly adhere to the time limit for compliance with the planning conditions with specified compliance periods as stated in my earlier letter dated 25.5.2009. If any of the planning conditions is not complied with by the specified date, the approval given should cease to have effect and should on the same date be revoked without further notice.

Yours faithfully,



(Wilfred C H CHENG)
District Planning Officer / Sai Kung and Islands (Atg.)
Planning Department

c.c.
DSD (Attn.: Mr KY MA)
EPD (Attn.: Mr Stanley LAU & Mr Charles PANG)
GEO, CEDD (Attn.: Mr K C NG)

Internal
Secretary, Town Planning Board

WCHC/ESMW/TT

Previous s.16 Application covering the Application Site

Approved Application

Application No.	Use / Development	Date of Consideration
A/SK-CWBN/8	Filling and Excavation of Land for Agricultural Use	28.11.2008 (on review) (TPB)

Similar s.16 Application within the “Conservation Area” (“CA”) and “Coastal Protection Area” (“CPA”) zones on the Clear Water Bay Peninsula North OZP

Rejected Application

Application No.	Use / Development	Date of Consideration	Rejection Reasons
A/SK-CWBN/66	Proposed Temporary Educational Field Study Centre for a Period of 3 Years and associated Excavation of Land	24.09.2021	(1) and (2)

Rejection Reasons:

- (1) Not in line with the planning intention of the “CA” and “CPA” zones. There is a general presumption against development within both zones. The applicant failed to provide strong justification in the submission for a departure from the planning intention of the “CA” and “CPA” zones, even on a temporary basis.
- (2) The applicant failed to demonstrate that the proposed development would not cause adverse ecological, traffic and sewerage impacts on the site and the surrounding area.

Government Departments' General Comments

1. Geotechnical

Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department:

- the application site (the Site) is overlooked by steep natural terrain and meets the alert criteria for a natural terrain hazard study (NTHS). According to Land Information Centre map and the photographic records provided by Lands Department, existing structures of comparable nature have been constructed at the Site since 2018. Considering that the proposed facilities are existing structures, the requirement of carrying out NTHS for the proposed site will not be imposed under the current application; and
- the advisory comments are at **Appendix IV**.

2. Water Supplies

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the application; and
- the advisory comments are at **Appendix IV**.

3. Other Departments

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

1. Commissioner for Transport;
2. Chief Engineer/Mainland North, Drainage Services Department;
3. Chief Highway Engineer/New Territories East, Highways Department;
4. Chief Building Surveyor/New Territories East (2) and Rail, Buildings Department
5. Chief Engineer (Works), Home Affairs Department (HAD);
6. District Officer (Sai Kung), HAD; and
7. Director of Marine.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Office/Sai Kung, Lands Department (LandsD) that:
- (i) should planning approval be given, the owner of the lots will need to apply to his office for a Short Term Waiver to permit the structures to be erected or regularise any irregularities at the application site (the Site), if any. Besides, given the proposed use is temporary in nature, only application for erection of temporary structures will be considered. As for the government land within the Site, the applicant has to immediately apply for a formal approval prior to the actual occupation of the government land. Application for any of the above will be considered by the LandsD acting in the capacity as landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD including the payment of rent or fee as considered appropriate;
 - (ii) the proposed layout plan indicates a ‘walking path’ on government land linking the entrance at the southeastern part of the Site. The applicant should note that there is no guarantee to the grant of a right of way over government land to the Site or approval of emergency vehicular access thereto. In case any government land is found to have been unlawfully occupied or excavated, enforcement action in accordance with the Land (Miscellaneous Provisions) Ordinance (Cap. 28) will be taken; and
 - (iii) the access route in the form of a ‘walking path’ partly falls on Lot No. 846 in D.D. 227 and across a licence granted to the Hong Kong University of Science and Technology (HKUST). The applicant should liaise with the HKUST on the use of the access route falling within the aforementioned areas.
- (b) to note the comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (AMO) that:
- (i) the mitigation measures agreed with AMO should be implemented prior to the commencement of the works like farming activities (which will likely disturb the cultural layers in the Pak Shui Wun Site of Archaeological Interest (Pak Shui Wun SAI)) to the satisfaction of AMO under the Antiquities and Monuments Ordinance (Cap. 53);
 - (ii) the applicant is required to take into consideration the assessment on the archaeological heritage impact with proposed mitigation measures for comment and agreement by AMO before implementation; and
 - (iii) the proposed farming area and some of the proposed single-storey structures are located in close vicinity to the Pak Shui Wun SAI. The applicant should inform her office immediately

of discovery of any antiquities or supposed antiquities during the course of works and activities.

- (c) to note the comments of Director of Environmental Protection that:
 - (i) the applicant should take appropriate measures including good housekeeping measures for the animal urine/excrement, rubbish, etc. in order to prevent water quality pollution and comply with Water Pollution Control Ordinance. On the other hand, the applicant is advised that the capacity of the sewage holding tanks should be sufficient for the wastewater generated on-site, including effluent from toilets and kitchen, etc., and the sewage should be disposed at a location off-site by licensed collector. Precautionary measures including alarm system, routine inspection and maintenance should be provided to avoid leakage of sewage from the holding tanks; and
 - (ii) the applicant is reminded that all projects including new access road, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in a conservation area are designed projects requiring an environmental permit for their construction and operation unless the works belong to exception (a) - (j) under Item Q.1 of the Environmental Impact Assessment Ordinance.
- (d) to note the comments of the Chief Engineer/Mainland South, Drainage Service Department that the drainage system should be properly maintained at all times during the planning permission period and to be rectified by the applicant if they are found inadequate or ineffective, at all expenses of the applicant.
- (e) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the Site is outside WSD's existing supply zone. For provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the connection, operation and maintenance of the inside services within the private lots to WSD's standards.
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the subject application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should approach relevant authority/government department(s) to obtain necessary approval on tree works.
- (g) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that the applicant shall re-submit the planning application if there are new proposed structures or changes to the locations of the existing structures on the proposed layout plan in future.

- (h) to note the comments of the Director of Fire Services that:
- (i) in consideration of the design/nature of the proposal, fire services installations (FSIs) are anticipated to be required. Therefore, the applicant is required to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - the location of the proposed FSIs to be installed should be clearly marked on the layout plan; and
 - (ii) 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.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Re: A/SK-CWBN/71 DD 227 Pak Shui Wun Nature's Harvest
05/02/2023 04:15

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

From:

Date: Sunday, 5 February 2023 3:30 AM CST

Subject: A/SK-CWBN/71 DD 227 Pak Shui Wun Nature's Harvest

A/SK-CWBN/71 Nature's Harvest

Various Lots in D.D. 227 and Adjoining Government Land, Pak Shui Wun, Sai Kung

Site area: About 10,987.75sq.m Includes Government Land of about 132.75sq.m

Zoning: "Conservation Area"

Applied development: Organic Farmland / Education Centre

Dear TPB Members,

Strong objections to further incursion into Conservation Area

*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.***

Application 8 for 7,000sq.mt approved on review 924th TPB MEETING ON 28.11.2008

After further deliberation, the Board decided to approve the application on review. The planning permission should be valid on a temporary basis for a period of **three**

years up to 28.11.2011 in order to enable close monitoring of the application.

So why have there not been subsequent applications as the site should be subject to monitoring, indicating that the board should have had the opportunity to review use of the site.

It is obvious from Google Maps that the operation has extended for some time further into CA and may also include camping facilities. The following is copied from its website:

*Boutique organic farm with family experiences like **camping experience** or cooking and farm day outing. Guest can pick fresh vegetables and spices to be use in the cooking onsite. There are playgrounds structures along with farm animals and open space for children to run around.*

Members should bear in mind that CA zoning is intended to protect and retain natural flora and fauna. While farming can be permitted on this zoning, it should not be allowed to take over ever larger tracts of CA. **Otherwise why is the area zoned CA and not AG?**

Members should question

Why there have been no renewal applications for the original site?

Why no enforcement action has been taken with regard to the unapproved extension?

As for the provision of outdoor recreational facilities, I would remind members that there are significant tracts of land with the appropriate RECREATION zoning that are currently being used for brownfield use.

It is imperative with the looming climate crisis that the CA zoning be respected and protected in order to provide a buffer against the now inevitable impact of adverse weather conditions.

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)

8th February, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Organic Farmland and Education Centre
for a Period of 3 Years
(A/SK-CWBN/71)

1. We refer to the captioned.
2. We urge the Board to seriously investigate the history of the application site.
3. In the gist of this application and the GeoInfo Map of Lands Department, we can see the name 'Natures Harvest Organic Farm and Leisure Getaway' (清新地有機悠閒莊園) covering the application site. When we used '清新地有機悠閒莊園' as the keyword and searched in the internet, we could see the following websites (data retrieved on 8 Feb 23).
 - a. <https://www.sundaykiss.com/親子好去處/西貢清新地有機悠閒莊園-蒙古包露營-交通收費-sk13-org115-491768/> (date of article: 14 Apr 22)

西貢清新地有機悠閒莊園\$100起！蒙古包露營/小農夫體驗 | 附交通收費詳情

親子好去處

Apr 14 2022

西貢清新地有機悠閒莊園以有機耕種為主題，以教育尊重大自然生態平衡為目標而設的有機悠閒莊園 - 「Nature's Harvest 清新地」。在清新地莊園可以露營，體驗半農半旅，更可參加手工藝工房，編織草蓆、藤藝創作，種子畫創作、沙石畫創作、彩沙創作等。奉行綠色生活的大家，一定要看看接下來為大家介紹的親子好去處。



b. https://www.familygo.com.hk/tc/place_detail.php?refid=615



The screenshot shows the FamilyGo website interface. At the top is the FamilyGo logo and a navigation bar with links: 主頁, FamilyGo Learning, 特輯推介, 活動景點, 會員專區, 邊玩邊學. Below the navigation bar is a breadcrumb trail: 親子遊 > 活動景點 > 清新地有機悠閒莊園 Nature's Harvest Organic Farm and Leisure Getaway. The main heading is "清新地有機悠閒莊園 Nature's Harvest Organic Farm and Leisure Getaway". There are icons for family, food, and a house, and buttons for "讚好 0" and "分享". Below this is a tabbed interface with "資訊", "評論", "相片", and "邊玩邊學". The "資訊" tab is active, showing a large FamilyGo logo on the left and details on the right: 西貢白水碗D.D.227, 星期二至日, 9am - 5pm (公眾假期除外), 其他時間需要先致電預約, 更適合3歲或以上人士, 私人派對 / 生態/大自然 / 參觀/導賞團 / 沙灘 / 野餐 / 燒烤 / 草地 / 公園/遊樂場.

c. <https://blog.ulifestyle.com.hk/article/kimfamilytravel/2625977/親子好去處-西貢-白水碗-清新地有機悠閒莊園-nature-s-harvest-organic-farm-and-leisure-getaway> (date of article: 2016)



The screenshot shows a blog post titled "【親子好去處】西貢 白水碗 清新地有機悠閒莊園 Nature's Harvest Organic Farm and Leisure Getaway". The post has 46403 views. It is categorized as "親子旅遊 · 攝影札記" and was published on 2016.05.09. The text describes a visit to the farm on Qingming Festival, mentioning a group of friends and the desire to go to a farm to get fresh air and water. The text mentions "清新地 Nature's Harvest 有機悠閒莊園". Below the text is a photo of a red windmill on a hillside.

4. From the Statutory Planning Portal 2 website, we can see one approved application covering (partially) the site: ‘Filling and Excavation of Land for Agricultural Use’ (A/SK-CWBN/8, review approved with condition(s) on a temporary basis in 2008; Class B Amendment – extension of time limit approved in 2009); there is no approved planning application for hobby farm or place of recreation covering the site.

5. Indeed, there is already an enforcement case (E/SK-CWBN/0060) covering the application site and Reinstatement Notice was also issued. We urge the Board to investigate with relevant authorities as to whether this case has been settled and whether the site has been reinstated appropriately.

6. We would like to remind the Board the following, which was mentioned in a Government press release dated 4 July 2011¹:

Town Planning Board adopts approaches to deter "destroy first, build later" activities

‘...“The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned,” a spokesman for the Board said...’

7. The site is entirely within Conservation Area (CA) zone and the planning intention of this zone is as follows:

‘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 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.’²

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-CWBN_6_e.pdf#nameddest=CA

8. Besides, the site is also adjacent to Coastal Protection Area (CPA) zone and also adjoining a watercourse discharging into Port Shelter, which is an important coral habitat in Hong Kong.

9. We urge the Board to seriously consider the implication of approving this application which is within CA zone and adjacent to CPA zone; the approval would set a precedent for similar cases in the CA zone and we urge the Board to also consider the potential cumulative impacts of approving this application. To conclude, we urge the Board to reject this application unequivocally as it is unlikely to be in line with the planning intention of CA zone.

10. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Central Enforcement and Prosecution Section of Planning Department



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號, Magnet Place 一期十三樓 1305-6 室 電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

10th February 2023

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/SK-CWBN/71

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Conservation Area (CA) zone

According to the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6, the planning intention of CA zone 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 Country Park from the adverse effects of development.”

“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.”

From the application, however, the applicant failed to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Incompatible development scale

A similar planning application A/SK-CWBN/8 has once been submitted to Town Planning Board at part of the same site in November 2008. Compared with the previous application with the current one, we do not think the development scale has been





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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk

substantially decreased, which may create greater environmental impact. Please refer to the table below for reference.

	A/SK-CWBN/8	A/SK-CWBN/71
Site area (m ²)	7,000	10,987.75
No. of structures	8	17
Non-domestic plot ratio	0.038	0.12

3. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- **No plans on land recovery:** Various structures/uses, including 17 temporary structures, including education centre, office, animal shed, storeroom, staff kitchen, open shelter, etc., would be temporarily proposed in the application site. Meanwhile, the proposed single-storey structures will occupy 12% of the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- **Lacking details on the proposed animal shed:** According to the application, there will be an animal shed. However, we cannot see any plans or details to deal with associated potential environmental nuisance generated by the animal shed during construction and operation phase.
- **Adverse sewage and waste impact:** According to the application, we cannot see any details of the proposed toilets and staff kitchen, such as design, collection, treatment and disposal of sewage and waste. As the site is within CA zone and near to a natural stream flowing to Coastal Protection Area (CPA) in Pak Shui Wun directly (Figure 1), we especially worry that leaking of human sewage and waste due to undesirable management can cause serious environmental impact and hygiene problems.
- **Lacking details of drainage design:** Currently we cannot see how the applicant can demonstrate any details on drainage arrangement. In particular, it is believed that the 3 proposed farming areas need stable water source for irrigation. How the irrigation



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網址 Website: www.cahk.org.hk

system operates in the proposed 3 farming areas, and whether the system alters drainage condition of the site remain unknown.

- **Other sources of environmental impacts not clearly addressed:** There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

4. Undesirable precedent of “destroy first, build later”

Although the site had been approved with conditions on a temporary basis until 28/11/2011 (A/SK-CWBN/8), the site keeps operating after the permission period. Besides, the site has been subject to land formation and vegetation clearance since 2013 (Figure 2-4). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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網址 Website: www.cahk.org.hk

Figure 1 The application site (marked in red) is near to a natural stream (marked in blue) flowing to Coastal Protection Area (CPA) in Pak Shui Wun (circled in purple) (Source: Geoinfo map)

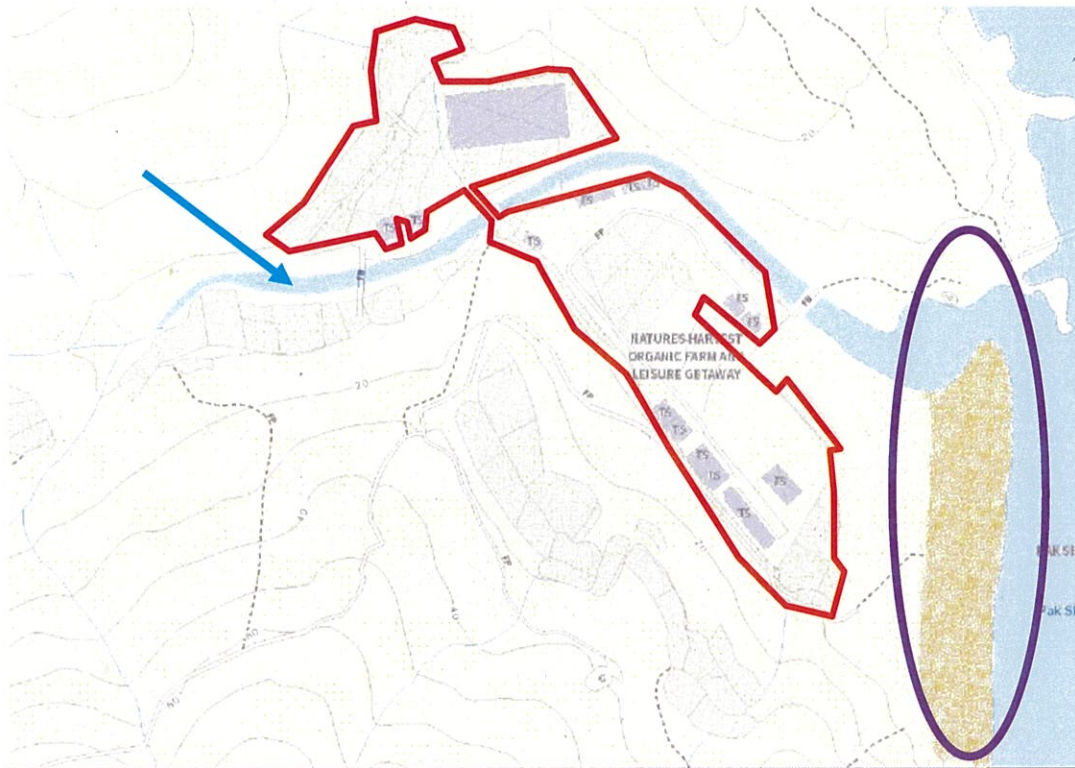


Figure 2-4 According to aerial photos (Source: Google Earth), the application site (marked in red) has been subject to land formation and vegetation clearance (marked in blue) since 2013. It is suspected that this is a case of “destroy first, build later”



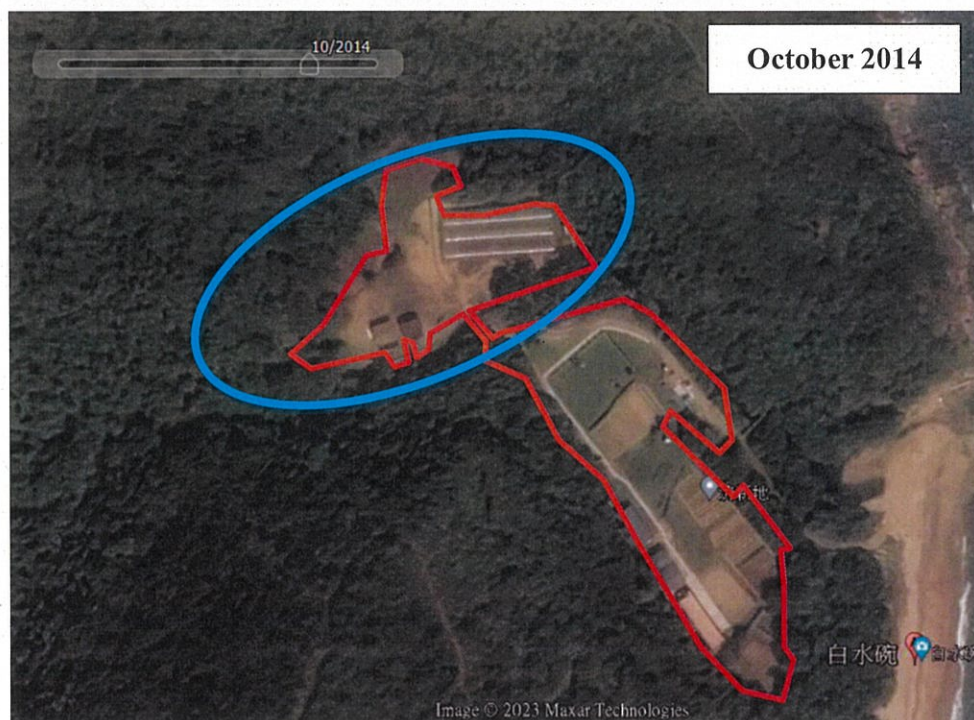
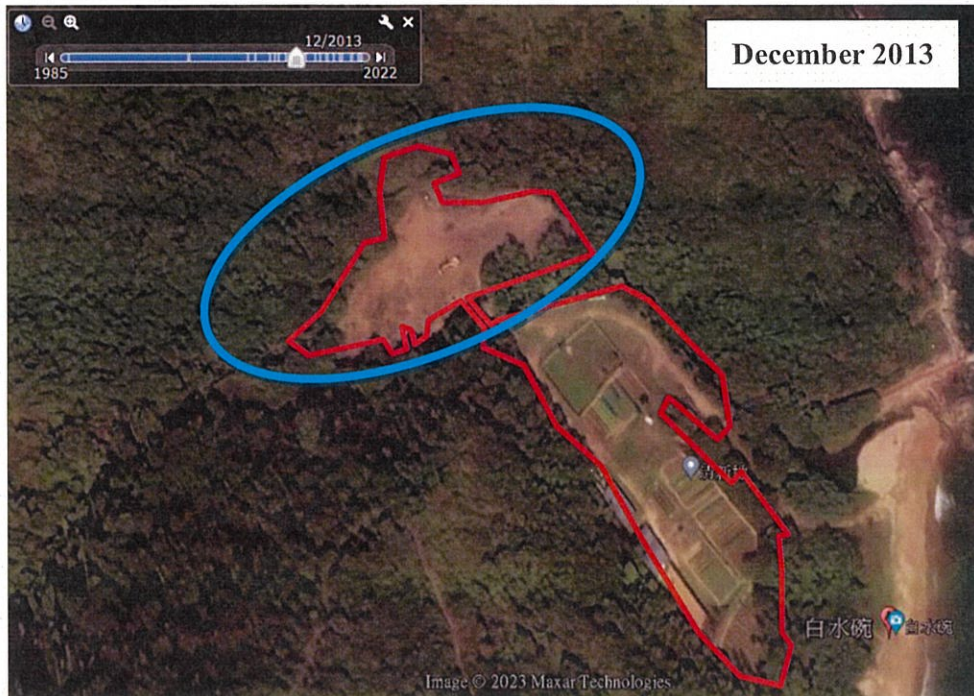


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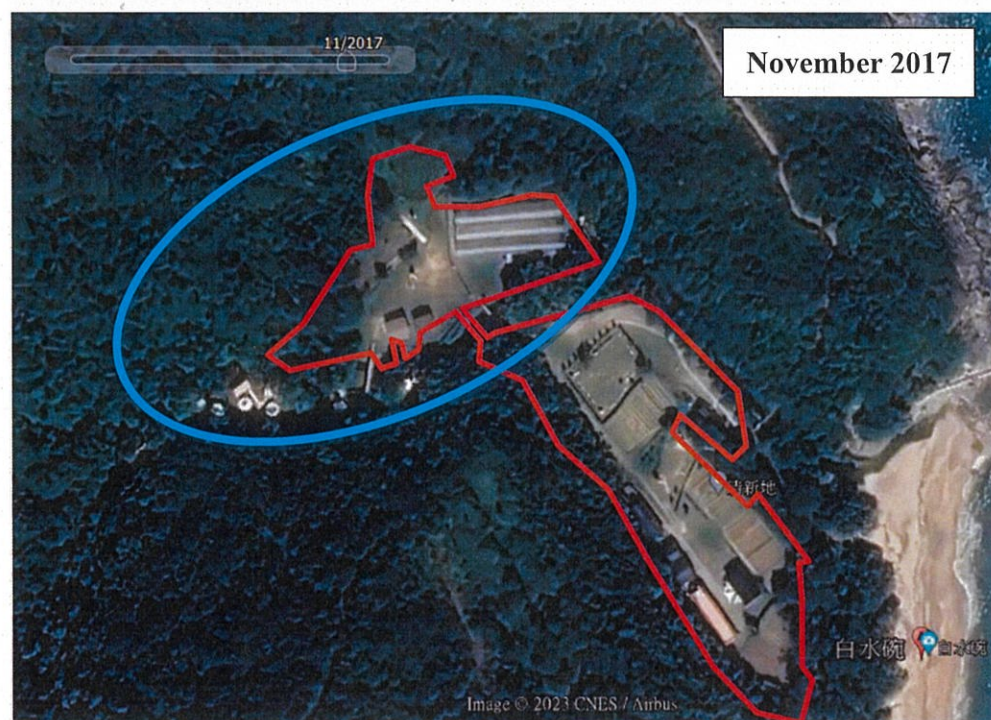
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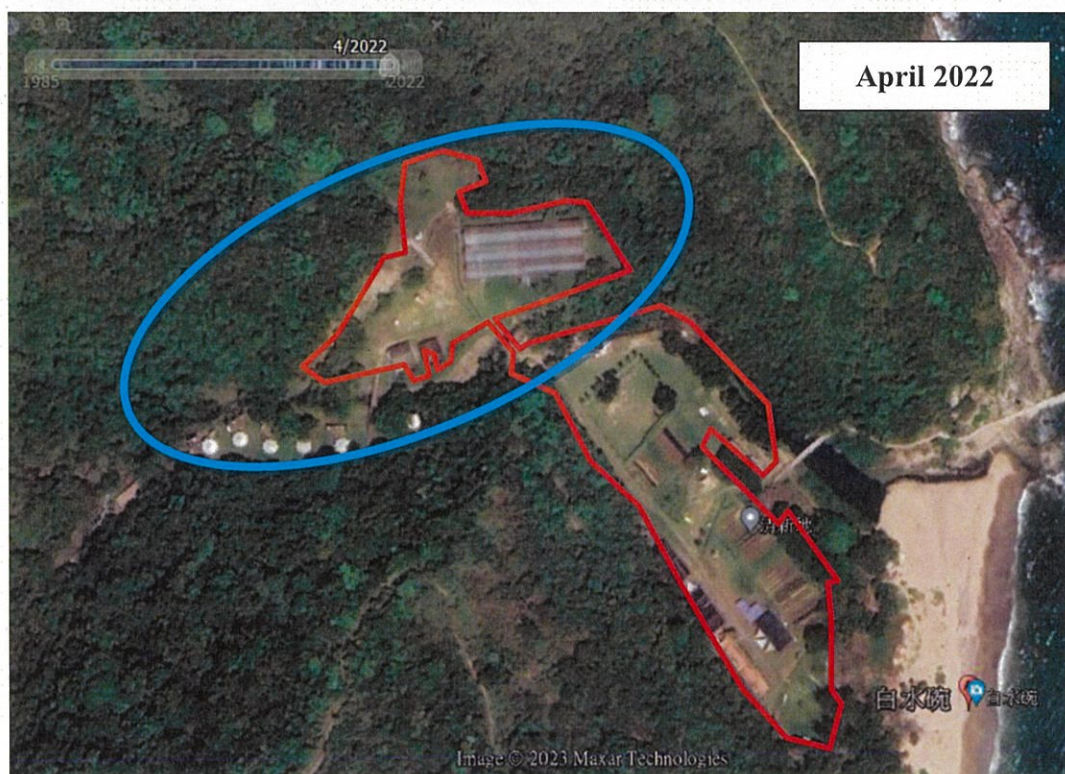


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西貢中心李少欽紀念學校

新界西貢市惠民路18號

電話：2791 6681 傳真：2791 7656



Sai Kung Central Lee Siu Yam Memorial School

18, Wai Man Road, Sai Kung Town, N.T.

Tel: 2791 6681 Fax: 2791 7656

香港城市規劃委員會
北角渣華道 333 號
北角政府合署 15 樓

先生/女士：

規劃申請編號：A/SK-CWBN/71

本校「西貢中心李少欽紀念學校」創校於 1995 年，是由五間西貢區內的村校合併而成，植根西貢。辦學宗旨是本著發掘和發展學生潛能，培養學生的自學精神。

本校每年均會制定工作目標，安排全校各級進行不同校外參觀活動，以協助學生把課本知識與日常生活連結起來。本校相信戶外教育對於培育學生是極為重要的一環，不但可以協助改善學生身心靈健康，適當運用戶外教育，更可以大大提升學習的成效。

本校會不時聯絡地區上不同的機構，定期安排進行合適的戶外活動和教育。近日本校成功聯絡一坐落在西貢白水碗的有機農場，並得知該申請人正向城市規劃委員會作出規劃申請，將靠近白水碗一帶的數個地段，申請用作為期三年的臨時有機農場及教育中心，持續推動有機耕種及宣傳生態保育的工作。

據了解申請人積極推動新時代的可持續生活模式理念，在申請地段內推廣有機耕種，推動本地農業及宣傳環保概念。有意從小向學生灌輸正向新時代思維，希望小朋友自小培養對環保的態度及行為。本校向該申請人提出合作，舉辦相關的講座、戶外觀摩、導賞及分享會等，積極推動環境教育。本校深感該申請人所倡議的計劃內容，可以緊扣同學各學科的學習及於日常生活中應用。

本校各師生全人得知有該規劃申請，均大表雀躍及支持，並相信該規劃可為香港的教育及環保注入新元素及動力。故希望城市規劃委員會，基於香港的可持續發展及新生代的未來需要，能夠通過該申請規劃許可。

西貢中心李少欽紀念學校



二零二三年二月九日




校監：吳仕福



Seg 1 5

嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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

17th March, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Organic Farmland and Education Centre
for a Period of 3 Years
(A/SK-CWBN/71)

1. We refer to the captioned.
2. We urge the Board to seriously investigate the history of the application site, and we urge the Board to read our previous submission in **Appendix 1**.
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)

8th February, 2023.

By email only

Dear Sir/ Madam,

Proposed Temporary Organic Farmland and Education Centre
for a Period of 3 Years
(A/SK-CWBN/71)

1. We refer to the captioned.
2. We urge the Board to seriously investigate the history of the application site.
3. In the gist of this application and the GeoInfo Map of Lands Department, we can see the name 'Natures Harvest Organic Farm and Leisure Getaway' (清新地有機悠閒莊園) covering the application site. When we used '清新地有機悠閒莊園' as the keyword and searched in the internet, we could see the following websites (data retrieved on 8 Feb 23).
 - a. <https://www.sundaykiss.com/親子好去處/西貢清新地有機悠閒莊園-蒙古包露營-交通收費-sk13-org115-491768/> (date of article: 14 Apr 22)

**西貢清新地有機悠閒莊園\$100起！蒙古包露營/小農夫
體驗 | 附交通收費詳情**

親子好去處

Apr 14 2022

西貢清新地有機悠閒莊園以有機耕種為主題，以教育尊重大自然生態平衡為目標而設的有機悠閒莊園 - 「Nature's Harvest 清新地」。在清新地莊園可以露營，體驗半農半旅，更可參加手工藝工房，編織草蓆、藤藝創作，種子畫創作、沙石畫創作、彩沙創作等。奉行綠色生活的大家，一定要看看接下來為大家介紹的親子好去處。

b. https://www.familygo.com.hk/tc/place_detail.php?refid=615

The screenshot shows the FamilyGo website interface. At the top is the FamilyGo logo and a navigation bar with links: 主頁, FamilyGo Learning, 特輯推介, 活動景點, 會員專區, 邊玩邊學. Below the navigation bar is a breadcrumb trail: 親子遊 > 活動景點 > 清新地有機悠閒莊園 Nature's Harvest Organic Farm and Leisure Getaway. A yellow banner displays the location name. Below the banner are icons for family, food, and a home icon, along with a '讚好 0' button and a '分享' button. A tabbed interface shows '資訊', '評論', '相片', and '邊玩邊學'. The '資訊' tab is active, displaying the FamilyGo logo and location details: 西貢白水碗 D.D. 227, 星期二至日, 9am - 5pm (公眾假期除外), 其他時間需要預先致電預約, 更適合3歲或以上人士, 私人派對 / 生態/大自然 / 參觀/導賞團 / 沙灘 / 野餐 / 燒烤 / 草地 / 公園/遊樂場.

c. <https://blog.ulifestyle.com.hk/article/kimfamilytravel/2625977/親子好去處-西貢-白水碗-清新地有機悠閒莊園-nature-s-harvest-organic-farm-and-leisure-getaway> (date of article: 2016)

The screenshot shows a blog post titled '【親子好去處】西貢 白水碗 清新地有機悠閒莊園 Nature's Harvest Organic Farm and Leisure Getaway'. The post has 46403 views. It is categorized under '親子旅遊 · 攝影札記' and was published on 2016.05.09. The text describes a family trip to the farm, mentioning a picnic and a visit to the windmill. Below the text is a photograph of a red windmill in a lush green field. The post includes a '追蹤' button.

4. From the Statutory Planning Portal 2 website, we can see one approved application covering (partially) the site: ‘Filling and Excavation of Land for Agricultural Use’ (A/SK-CWBN/8, review approved with condition(s) on a temporary basis in 2008; Class B Amendment – extension of time limit approved in 2009); there is no approved planning application for hobby farm or place of recreation covering the site.

5. Indeed, there is already an enforcement case (E/SK-CWBN/0060) covering the application site and Reinstatement Notice was also issued. We urge the Board to investigate with relevant authorities as to whether this case has been settled and whether the site has been reinstated appropriately.

6. We would like to remind the Board the following, which was mentioned in a Government press release dated 4 July 2011¹:

Town Planning Board adopts approaches to deter "destroy first, build later" activities

‘...“The Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned,” a spokesman for the Board said...’

7. The site is entirely within Conservation Area (CA) zone and the planning intention of this zone is as follows:

‘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 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.’²

¹ <https://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

² https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_SK-CWBN_6_e.pdf#nameddest=CA

8. Besides, the site is also adjacent to Coastal Protection Area (CPA) zone and also adjoining a watercourse discharging into Port Shelter, which is an important coral habitat in Hong Kong.
9. We urge the Board to seriously consider the implication of approving this application which is within CA zone and adjacent to CPA zone; the approval would set a precedent for similar cases in the CA zone and we urge the Board to also consider the potential cumulative impacts of approving this application. To conclude, we urge the Board to reject this application unequivocally as it is unlikely to be in line with the planning intention of CA zone.
10. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

cc. Central Enforcement and Prosecution Section of Planning Department



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網址 Website: www.cahk.org.hk

21st March 2023

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

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/SK-CWBN/71



The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Conservation Area (CA) zone

According to the approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6, the planning intention of CA zone 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 Country Park from the adverse effects of development.”

“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.”

From the application, however, the applicant failed to justify that the plan would fulfill the above planning intention. We do not think such plan is in line with the planning intention.

2. Incompatible development scale

A similar planning application A/SK-CWBN/8 has once been submitted to Town Planning Board at part of the same site in November 2008. Compared with the previous application with the current one, we do not think the development scale has been



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substantially decreased, which may create greater environmental impact. Please refer to the table below for reference.

	A/SK-CWBN/8	A/SK-CWBN/71
Site area (m ²)	7,000	10,987.75
No. of structures	8	17
Non-domestic plot ratio	0.038	0.12

3. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- **No plans on land recovery:** Various structures/uses, including 17 temporary structures, including education centre, office, animal shed, storeroom, staff kitchen, open shelter, etc., would be temporarily proposed in the application site. Meanwhile, the proposed single-storey structures will occupy 12% of the site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.
- **Lacking details on the proposed animal shed:** According to the application, there will be an animal shed. However, we cannot see any plans or details to deal with associated potential environmental nuisance generated by the animal shed during construction and operation phase.
- **Adverse sewage and waste impact:** According to the application, we cannot see any details of the proposed toilets and staff kitchen, such as design; collection, treatment and disposal of sewage and waste. As the site is within CA zone and near to a natural stream flowing to Coastal Protection Area (CPA) in Pak Shui Wun directly (Figure 1), we especially worry that leaking of human sewage and waste due to undesirable management can cause serious environmental impact and hygiene problems.
- **Lacking details of drainage design:** Currently we cannot see how the applicant can demonstrate any details on drainage arrangement. In particular, it is believed that the 3 proposed farming areas need stable water source for irrigation. How the irrigation



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system operates in the proposed 3 farming areas, and whether the system alters drainage condition of the site remain unknown.

- **Other sources of environmental impacts not clearly addressed:** There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, waste management, additional provision of utilities, and so on. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

4. Undesirable precedent of “destroy first, build later”

Although the site had been approved with conditions on a temporary basis until 28/11/2011 (A/SK-CWBN/8), the site keeps operating after the permission period. Besides, the site has been subject to land formation and vegetation clearance since 2013 (Figure 2-4). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “*the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned*”¹. Therefore, this application should not be given any sympathetic consideration or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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Figure 1 The application site (marked in red) is near to a natural stream (marked in blue) flowing to Coastal Protection Area (CPA) in Pak Shui Wun (circled in purple) (Source: Geoinfo map)

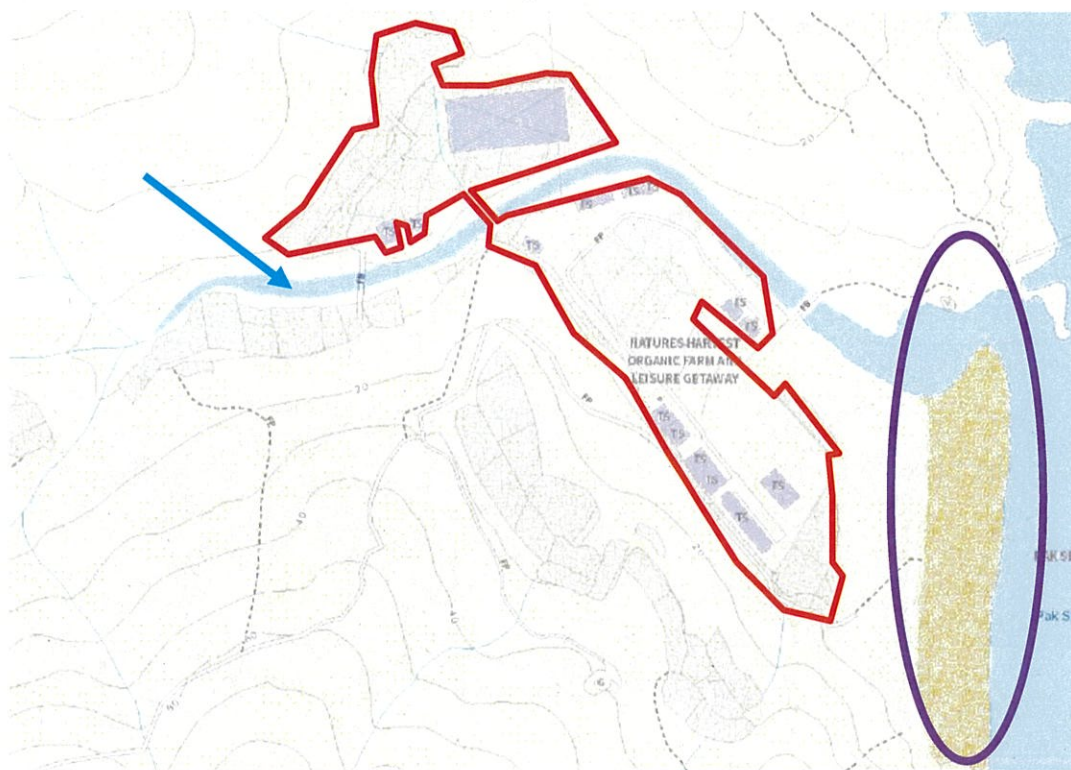


Figure 2-4 According to aerial photos (Source: Google Earth), the application site (marked in red) has been subject to land formation and vegetation clearance (marked in blue) since 2013. It is suspected that this is a case of “destroy first, build later”



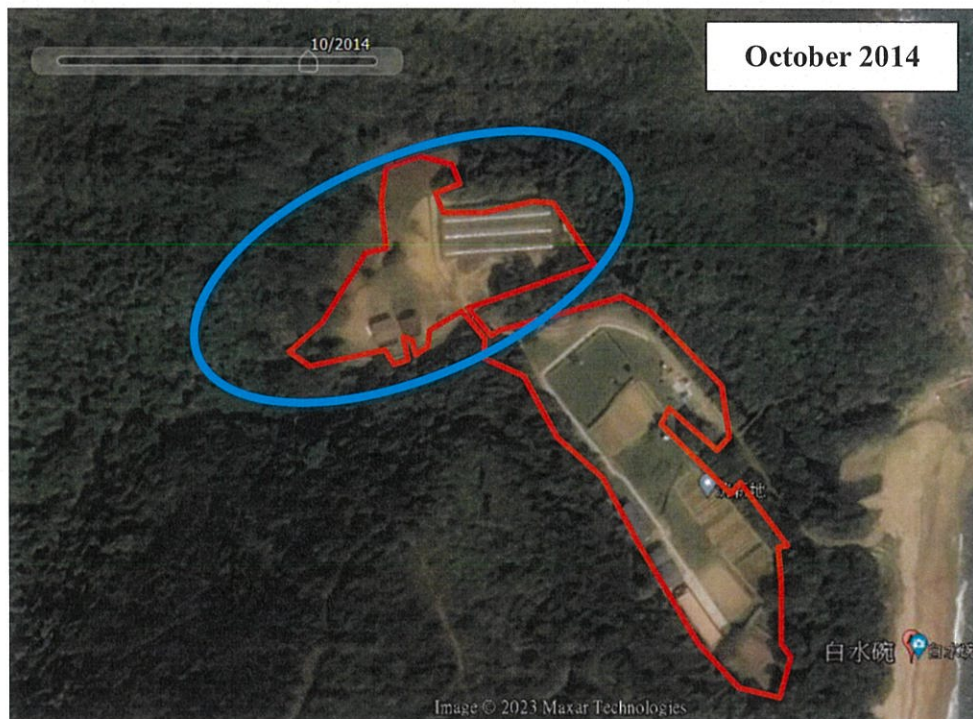
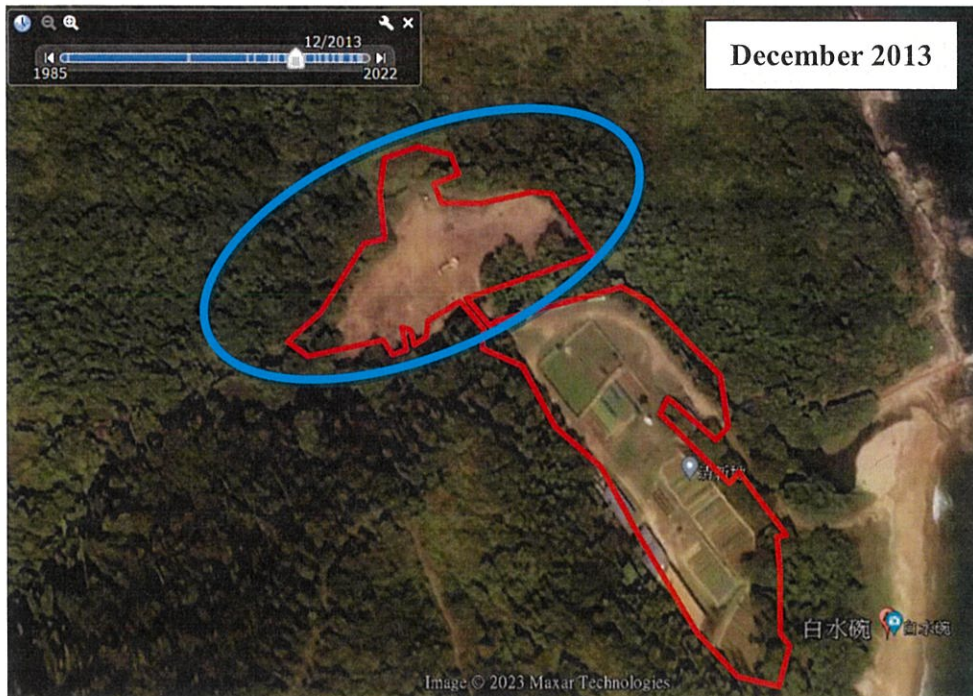


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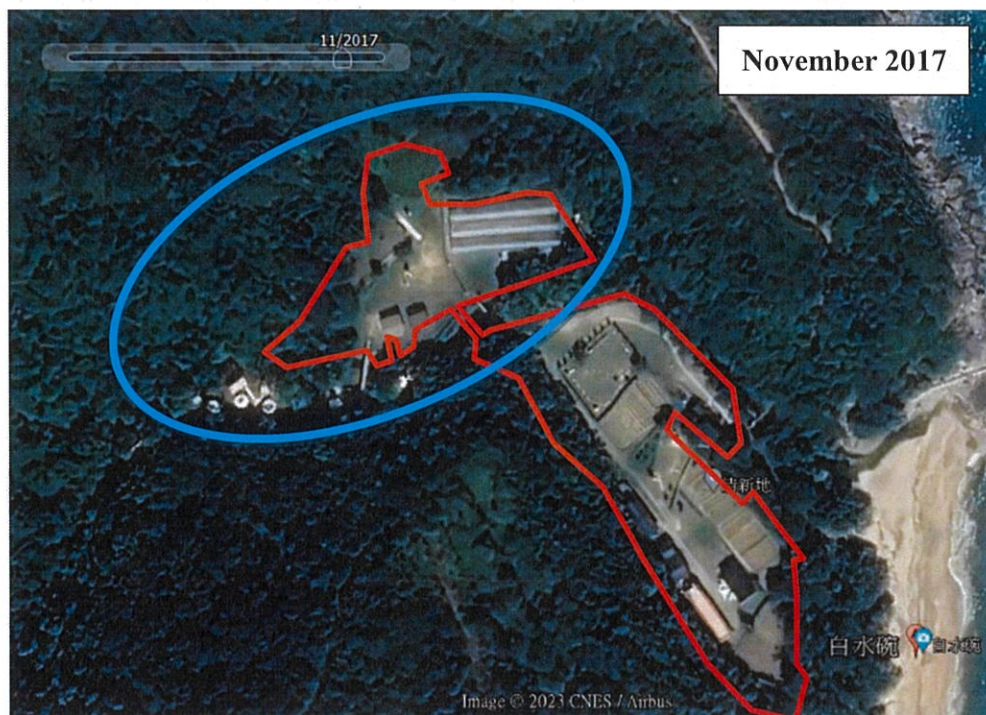


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