

Form No. S16-III
表格第 S16-III 號

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

2021年 5月 25日
此文件在 2021年 5月 25日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 25 MAY 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

根據《城市規劃條例》(第131章)

第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
- & Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

| | | |
|---------------------------------|-------------------------|-------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/SK-TMT/72 |
| | Date Received 收到日期 | 25 MAY 2021 |

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Energizing Sai Kung Research Society 西貢活化研究會

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

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

3. Application Site 申請地點

| | |
|--|---|
| (a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用) | In DD 216 at Former Sai Ying School, Tai Wan Sai Kung (DLO No 161#) 西貢大環前萃英學校 |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input type="checkbox"/> Site area 地盤面積 1987 sq.m 平方米 <input type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) | 1987 sq.m 平方米 <input 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 | Tai Mong Tsai and Tsam Chuk Wan OZP S/SK-TMT/4 and Pak Kong and Sha Kok Mei OZP S/SK-PK/11 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | CA |
| (f) Current use(s) 現時用途 | Vacant School Remesis 空置校社 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

- ☐ is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" #& (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。
- ☐ is not a "current land owner" #.
並不是「現行土地擁有人」 #。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 # 同意的詳情

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展Place of Recreation, sports or culture
(hobby farm and studio for recycling crafts)

(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 1917sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 70sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 1

Proposed domestic floor area 擬議住用樓面面積 0sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 70sq.m ☐About 約

Proposed gross floor area 擬議總樓面面積 70sq.m ☐About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

(1) The existing structure will be used as workshop for making products from recycling materials.
height: around 4 m

(2) Two marquees will be set up temporary around 3 m

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

NA

Motorcycle Parking Spaces 電單車車位

NA

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

NA

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

NA

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

NA

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

NA

Coach Spaces 旅遊巴車位

NA

Light Goods Vehicle Spaces 輕型貨車車位

NA

Medium Goods Vehicle Spaces 中型貨車車位

NA

Heavy Goods Vehicle Spaces 重型貨車車位

NA

Others (Please Specify) 其他 (請列明)

NA

| | | | |
|--|---|---|---|
| Proposed operating hours 擬議營運時間 | | | |
| Weekends and public holidays : 9 am to 7 pm | | | |
| Week days : 5 pm to 10 pm | | | |
| (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 checked="" 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)) <u>Tai Mong Trai Road 大網仔路</u> | |
| | No 否 | <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) <input 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 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) _____ _____ | | Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input 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> |
|--|--|

(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>.....</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）。

see attached proposal

Energizing Sai Kung Research Society (ESKRS)

35 Sun On Tsuen, Sai Kung, N.T.

Tel: 28583368

Email: suzie.ho@gmail.com

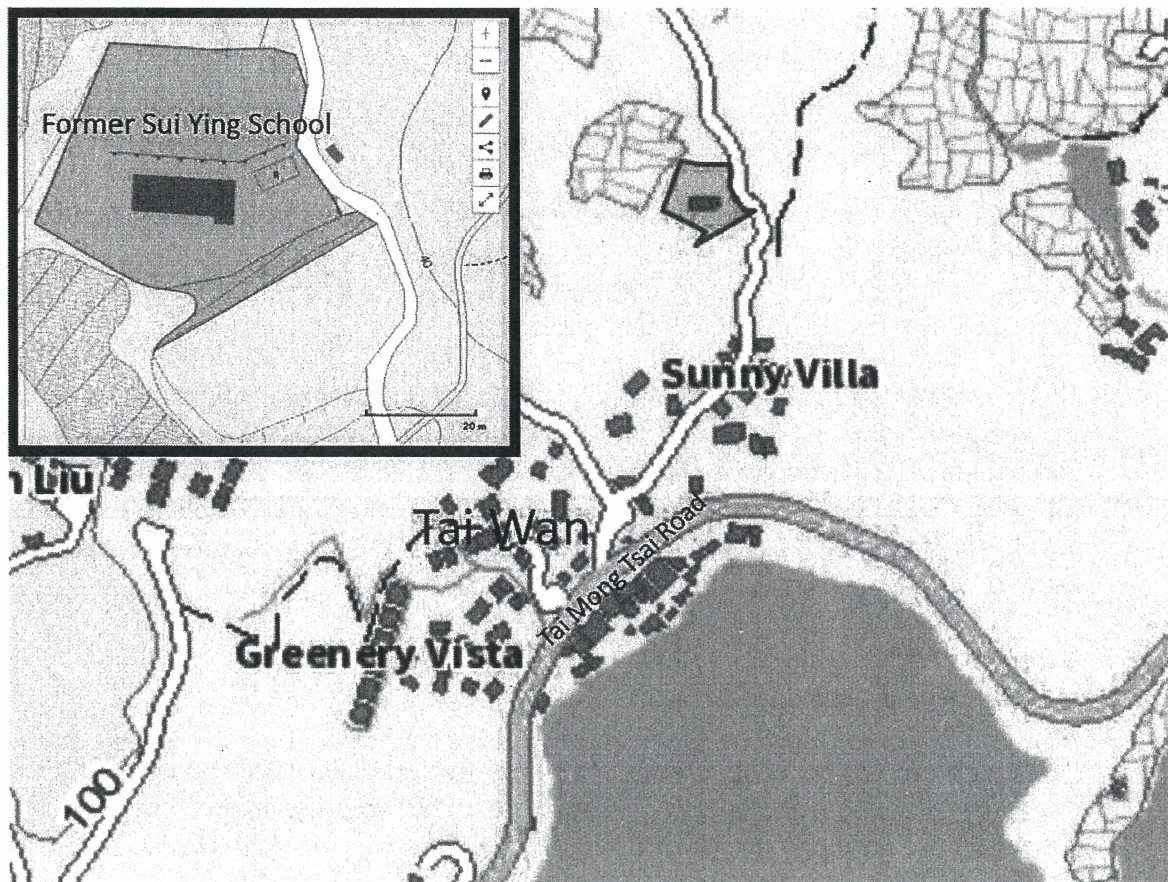
District Lands Office, Sai Kung

3-4/F, Sai Kung Government Offices, 34 Chan Man Street, Sai Kung, NT

Date: 29/1/2021

Re. Application for Short Term Tenancy for setting up a Community Food Garden / Making Something from Nothing by Energizing Sai Kung Research Society (ESKRS).

We would like to apply for the use of the site at Former Sui Ying School, Tai Wan, Tai Mong Tsai Road, Sai Kung, for establishing a Food/Crafts from Nothing Garden (The Garden). The location of the site is shown below for your reference.



Objective of the Proposal

The objective of setting up "The Garden" is to educate the community the importance of food and reduce wastage to save the environment. It also aims to introduce the culture of neighborhood sharing in a community.

Background and Experience of the Applicant

Energizing Sai Kung Research Society is a non-profit making society registered under the Societies Ordinance in Hong Kong and was founded in 2019. Members of the society have been actively participating in various volunteer services in charitable organizations namely, the Caritas, Social Welfare Department, Shing Kung Hui, Bradbury Haven of Hope...etc in the last ten years. The volunteer services include serving the teenage and elderly. Through paying visits to the elderly home far deep in the Sai Kung villages, the members realize the importance to build up the culture of sharing within the community.

The members of the society comprise of an architect, artist and IT professional, who all want to make contribution to the environment.

Target Beneficiaries

At the start up stage (1 year or more), The Garden will mainly be used by a group of volunteers. Eventually, The Garden welcomes everyone from Sai Kung, and/or citizens in Hong Kong who share the same notion.

Implementation Milestones / Commence to operate

We expect The Garden can be brought into operation within 1 year after taking up the site. There will be two stages :

1) Setting up the "Community Food Garden"

Removal of the wild plants, and making good the land for growing pot plants. With soil and seeds provided by the garden, neighbors can bring their own pots, plant and bring home their own organic plants. The garden shall hold seminars where experts will be invited to share knowledge on growing plants. The food to be planted are mainly pot plants, such as herbs, tomato and pepper. All food grown are for sharing and not for making profits.

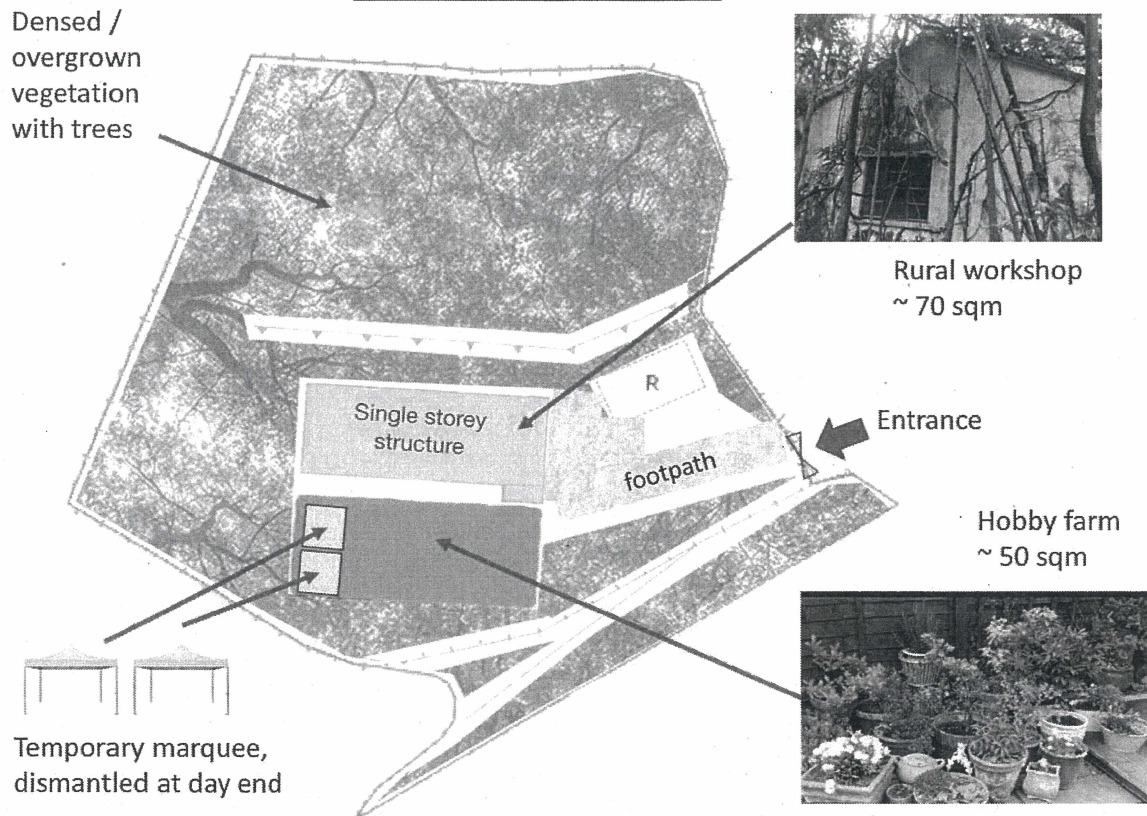
2) Setting up the "Recycling craft - Making Something from Nothing" workshop/community space

Tidy up the existing building, conduct an assessment on whether the building is structurally safe and make necessary renovation of the dilapidated building. (Depending on the conditions of the building, we may consider applying for the Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations). Initially, marquees will be set up to provide some covered area.

Connect electricity, set up workshops for making crafts from re-cycled materials. To start with, the workshop would be for making decorative crafts, homemade soap/detergent. In the later stage, we aim to install machineries for making larger scale products such as furniture out of natural resources and re-cycled materials.

Proposed Site Plan

Former Sui Ying School



Intended Achievement

We hope that everyone can enjoy free/affordable fresh and organic vegetables, repurpose materials to reduce wastage. Most importantly, induce the culture of sharing in the neighborhood.

Yours sincerely,

Suzie Ho
Chairmen
Energizing Sai Kung Research Society

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



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

Ho Chung Ming Suzie

Chairman

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ 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

Energizing Sai Kung Research Society

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

Date 日期

27 Apr 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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) A/SK-TMT/72 |
| Location/address 位置/地址 | In DD 216 at Former Sui Ying School, Tai Wan, Sai Kung 西貢大環前萃英學校 |
| Site area 地盤面積 | 1987 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 1987 sq. m 平方米 <input checked="" type="checkbox"/> About 約) |
| Plan 圖則 | Tai Mong Tsai and Tsam Chuk Wan OZP S/SK - TMT/4 and Pak Kong and Sha Kok Mei OZP S/SK - PK/11 |
| Zoning 地帶 | 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 3 <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 | Place of recreation, sports or Culture (hobby farm and studio for recycling crafts) |

| | | | |
|--|---|---|--|
| (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 | 70 <input checked="" 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 |
| (ii) No. of block 幢數 | Domestic 住用 | | |
| | Non-domestic 非住用 | 1 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) | |
| | Non-domestic 非住用 | 4 <div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於) | |
| | | 1 <div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於) | |
| (iv) Site coverage 上蓋面積 | <div style="text-align: right;">%</div> <input 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 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) _____ _____ | | |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | | |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | <u>Chinese</u> 中文 | <u>English</u> 英文 |
| <u>Plans and Drawings 圖則及繪圖</u> | | |
| 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 type="checkbox"/> |
| <hr/> | | |
| <u>Reports 報告書</u> | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input 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"/> |
| <hr/> | | |
| 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。



SOCIETIES ORDINANCE
(SECTION 5A(1), CHAPTER 151, LAWS OF HONG KONG)
社團條例
(香港法例第 151 章第 5A(1)條)

CERTIFICATE OF REGISTRATION OF A SOCIETY
社 團 註 冊 證 明 書

It is hereby certified that the society known as

茲 證 明 名 為

ENERGIZING SAI KUNG RESEARCH SOCIETY
西貢活化研究會

(Name of society) (社團名稱)

of


G/F, 35, SUN ON TSUEN, SAI KUNG, NEW TERRITORIES

地址在 *(Address of society)* (社團地址) 之社團

is registered in accordance with the provisions of section 5A(1) of the Societies Ordinance
已按照社團條例第 5A(1) 條之規定註冊。

On the 11th day of May, 2020
二 零 二 零 年 五 月 十 一 日




(IP Ching-man)

Assistant Societies Officer

西貢活化研究會

章程

總則

- 一. 本會定名為「西貢活化研究會」，英文名稱為「Energizing Sai Kung Research Society」（以下簡稱「本會」）。
- 二. 宗旨：
 - (1) 致力於研究及促進西貢社區建設；
 - (2) 推動區內藝術發展及科技應用；
 - (3) 透過舉辦課程、工作坊、聚會、康樂等活動藉以提升西貢居民的生活質素。
- 三. 本會以中文為主要運用之語文，如有歧異，一概以原文為準。

成員

- 四. 任何香港居民，凡贊同本會之宗旨，經現任執行委員成員批核，可加入成為一般會員。
- 五. 有意加入本會成為執行委員者，可由現任執行委員成員推薦，於執行委員會上作出宣告，如沒有反對動議，即為本會執行委員成員；如有反對動議，將於週年大會上討論，討論守則以本章程第十一條為準。
- 六. 執行委員成員欲退出本會，需於執行委員會上作出宣告，宣告後隨即退出。一般會員欲退出本會，只需要通知現任執行委員，即可退出。

組織架構

- 七. 週年大會為本會最高權力架構，由所有執行委員會成員組成，其職權為制定或修改章程、選舉主席，決定工作方針及計劃、審批執行委員會工作報告，其所作決議為本會最終決議。
- 八. 週年大會每年召開一次，由執行委員會成員互選，選出主席、秘書及財政。除主席、秘書及財政外，餘者均為幹事，任期二年。執行委員會為週年大會閉會期間之最高決策機關。
- 九. 週年大會法定人數為最少三人，或成員人數之百分之五十，以多者為準。



Re: Application No. TPB/A/SK-TMT/72 - Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm and Studio for Recycling Crafts) for a Period of 3 Years
at Former Sui Ying School in D.D. 216 Sai Kung
28/06/2021 19:45
From: ESKR Society <eskrsoc@gmail.com>
To: vlkma@pland.gov.hk

Dear Ms Ma,

Please find below my response to the questions:

1. The hobby farm will be open only to members and require prior reservation for attending any activity. The anticipated number of users / visitors will be 20-30 per session.
2. The transaction mode from / to the site will be by public transportation such as buses and mini-buses. Visitors can walk from the nearest bus stop at Tai Wan, and walk 5 minutes to arrive at the site.

Please let me know if you need any further information.

Thanks

Suzie
Chairman
Energizing Sai Kung Research Society

Detailed comments of Chief Engineer/Construction, Water Supplies Department
(CE/Construction, WSD)

- (a) in order to safeguard the raw water quality in Water Gathering Ground (WGG), the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the remaining proposed development for agricultural and recreational activities. In particular, the applicant shall provide evidences and/or control measures to ensure that the following conditions are met:
- (i) no discharge of effluent or foul water into adjoining land, storm water drain, channel, stream or river course is allowed. Such foul water or effluent shall be collected and disposed of outside WGG;
 - (ii) all solid waste and sludge arising from the development shall be disposed of properly outside WGG;
 - (iii) the use and storage of pesticides/herbicides, toxicants, chemical solvents, larvicidal oil, rodenticide, tar and petroleum oil are strictly prohibited in WGG;
 - (iv) no chemicals including fertilizers and detergents shall be used/stored without the prior approval from the Water Authority;
 - (v) oil leakage and spillage are not allowed within WGG at all time;
 - (vi) the agricultural structures (if any) and uses under the development shall be located away from any water courses as far as possible. Agricultural structures including but not limited to compost sheds and structures for storage of fertilizers and wastes shall be water-tight;
 - (vii) during refurbishment of the existing structures and erection of marquees and any other structure, no earth and other construction materials which may cause contamination to WGG are allowed to be stockpiled or stored on site. Furthermore, all excavated or filled surfaces shall be protected from erosion and siltation to any water course shall be prevented within WGG. All construction spoils shall be contained and protected; and effluent containing spoils shall be disposed of after desiltation;
 - (viii) fencing shall be erected on the sides facing the nearest stream course to trap all wind-blown litters and refuses within the site of development; and
- (b) in addition to the above requirements, the Applicant shall follow strictly the standard conditions of work during construction as per “Condition for Working within Water Gathering Grounds” as enclosed (**Annex I**).

Conditions for Working within Gathering Grounds

- (a) Adequate measures shall be taken to ensure that no pollution or siltation occurs to the gathering grounds.
- (b) No earth, building materials, fuel, oil or toxic materials and other materials which may cause contamination to the gathering grounds are allowed to be stockpiled or stored on site.
- (c) All surplus spoil shall be removed from gathering grounds as soon as possible.
- (d) Temporary drains with silt traps shall be constructed at the boundary of the site prior to the commencement of any earthworks.
- (e) Regular cleaning of the silt traps shall be carried out to ensure that they function properly at all time.
- (f) All excavated or filled surfaces which have the risk of erosion shall be protected from erosion at all time.
- (g) Facilities for washing the wheels of vehicles before leaving the site shall be provided.
- (h) Any construction plant which causes pollution to the gathering grounds due to leakage of oil or fuel shall be removed off site immediately.
- (i) Any soil contamination with fuel leaked from plant shall be removed off site and the voids arising from removal of contaminated soil shall be replaced by suitable material to the approval of the Director of Water Supplies.
- (j) Provision of temporary toilet facilities is to be subject to the approval of the Director of Water Supplies.
- (k) All waterworks access roads must be maintained unobstructed at all time.
- (l) Site formation plans shall be submitted to W.S.D. for approval prior to commencement of work.
- (m) No structure or temporary works shall be erected in the catchwaters without prior approval of W.S.D.
- (n) The Contractor shall be responsible for cleaning frequently any waterworks roads and associated drainage works of mud and debris.
- (o) The Contractor shall limit the gross weight of the vehicles imposed on the waterworks access to 5 tonnes and the axle load to 3 tonnes. He shall apply to W.S.D. with details of his vehicles for using the access.

- (p) The approval for using the access may be withdrawn on written notice to the Contractor by W.S.D. at their absolute discretion.
- (q) The Contractor shall recover immediately his vehicle which fell into the catchwater or stream bed or pay to Government on demand the cost of recovery that may be necessary through the occurrence of any incident caused by the Contractor.
- (r) The Contractor shall carry out repair or reinstatement works to the satisfaction of W.S.D. or pay to Government on demand the cost of repair and reinstatement to any waterworks installations that shall or may be necessary at any time as a result of damage caused by the Contractor or others under his charge.
- (s) The Contractor shall enter and remain on and use the access at his own risk and he shall indemnify the Government of Hong Kong from all claims, costs, damages and expense arising from the use of the access.
- (t) No excavation with depth more than 2m shall be permitted within 120m from the centerline of WSD water tunnels without the prior approval of WSD.


致城市規劃委員會

5-1

反對編號 A/SK-TMT/72 西貢大環丈量約份第 216
政府土地 (前華英學校) 做康體文娛場所及回
收再做工作室等。

我們堅決反對, 反對理由, 我們西貢拾鄉協會
曾申請用作文娛康樂, 社交慈善, 聯絡等活
動的會址, 沒得到有關部門協助批准, 而
本村大環村也需要一個活動地方給與村民
互動地點, 如能批准, 我們優先申請。

上次申請檔號 (51) in SK CA1201/08VI

 王惠惠

2021年6月3日



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

參考編號

Reference Number:

210603-153016-83472

提交限期

Deadline for submission:

22/06/2021

5-2

提交日期及時間

Date and time of submission:

03/06/2021 15:30:16

有關的規劃申請編號

The application no. to which the comment relates:

A/SK-TMT/72

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Chan, KY

意見詳情

Details of the Comment :

本人反對A/SK-TMT/72申請。因為在申請中所佔用的政府土地約1987平方米，而申請說明希望大眾能享樂免費/可負擔的新鮮有機種植，但只提供約50平方米的土地去種植，似乎並不附合比例，並不能說服大眾為何要佔用大片政府土地。而且擬議營運時間為平日下午5時至10時，造成外來陌生人出入，必定影響附近村民寧靜的生活。

李家良辦事處

新界西貢大街12號 地下

☎: (852) 2792 9512

Fax: (852) 2792 9544

Email: [REDACTED]

香港 北角 渣華道333號

北角政府合署15樓

城市規劃委員會秘書

Fax: 2877 0245

5-3

執事閣下：

反對申請編號：A/SK-TMT/72

就新界西貢大環丈量約份第216約的政府土地〔前萃英學校〕擬議臨時康體文娛場所〔休閒農場及回收再造工藝工作室，為期3年〕，本人表示反對。

前往上址必須經過大環村，但村內路面狹窄，如作上述發展會增加人流，另外該處鄰近民居，如作上述用途擔心會引起噪音問題。本人認為不適宜作上述用途，

因此本人現階段反對「新界西貢大環丈量約份第216約的政府土地〔前萃英學校〕擬議臨時康體文娛場所〔休閒農場及回收再造工藝工作室，為期3年〕」。

謝謝關注。



李家良



日期：2021年6月11日

寄件者: [REDACTED]
寄件日期: 2021年06月12日星期六 10:40
收件者: tpbpd@pland.gov.hk
主旨: [Possible SPAM] 反對
附件: IMG-20210609-WA0000.jpg

5-4

貴署申請編號：A/SK-TMT/72 地點：西貢大環丈量約份第 216 約的政府土地(前萃英學校)
本人反對圖示地段改為休閒農場及回收再造工藝工作室。飼養禽畜及回收再造會發出難聞臭味，也會排出污水，影響自然保育區的環境，更會影響居住附近多條鄉村居民的健康。
以本人所知，申請地段(前萃英學校)建築物頂部用石棉材料製造，早已破爛不堪，野生樹木林立。本人相信申請人需要建造新的建築物才能運作，而建造新的建築物會影響自然保育區的地理環境。因此本人希望貴署能慎重考慮駁回該申請。

規劃申請 PLANNING APPLICATION



| | |
|-------------------------------------|---|
| 申請編號 Application No. | A/SK-TMT/72 |
| 地點 Location (見下圖 See Plan Below) | 西貢大墳丈量約份第216約的政府土地 (前萃英學校) Government Land (Former Sui Ying School) in D.D. 216, Tai Wan, Sai Kung |
| 地帶及圖則 Zoning and Plan | 「自然保育區」, "Conservation Area" 大網仔及新竹灣分區計劃大綱核准圖編號 S/SK-TMT/4及 北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/II Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4 and Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/II |
| 建議 Proposal | 擬議臨時康體文娛場所 (休閒農場及回收再造工藝工作室, 為期 3 年) Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Studio for Recycling Crafts) for a Period of 3 Years |

任何人士均可就這宗申請提出意見。有關意見必須於2021年6月22日或之前,以專人送遞或郵遞(香港北角渣華道333號北角政府合署15樓)、傳真(2877 0245 或 2522 8426)或電郵(tpbpd@pland.gov.hk)方式,向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 22 Jun 2021.

詳情 Particulars

- 這是根據《城市規劃條例》(下稱「條例」)第15條提出的申請。
This is an application made under section 15 of the Town Planning Ordinance (the Ordinance).
- 公眾可在城市規劃委員會(下稱「委員會」)就這宗申請作出考慮前,登入委員會的網頁(https://www.info.gov.hk/tpb/tc/planning_application/A_SK-TMT_72.html)或掃描本通告的二維碼,及到下列地點查閱這宗申請。
Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (https://www.info.gov.hk/tpb/tc/planning_application/A_SK-TMT_72.html) or scanning the QR code in this Notice and at the following locations.

規劃署規劃資料查詢處 Planning Enquiry Counters, Planning Department
(熱線 Hotline: 2231 5000)
香港北角渣華道333號北角政府合署17樓
17/F, North Point Government Offices, 333 Java Road, North Point, H.K.
新界沙田上禾輋路1號沙田政府合署14樓
14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

- 根據條例,所有向委員會提出的意見,均會供公眾查閱。
All comments made to the Board will be available for public inspection under the Ordinance.

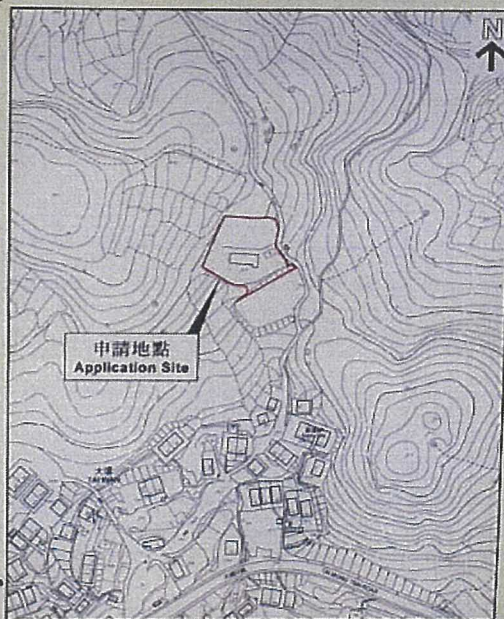
個人資料聲明 Statement on Personal Data
委員會就任何意見所收到的個人資料會交給委員會秘書及政府部門,以根據條例及相關的《城市規劃條例》及《個人資料(私隱)條例》處理。
(a) 處理這宗申請,包括公布有關意見供公眾查閱,同時公布提出意見人士(下稱「意見人」)的姓名與公眾查閱;以及
(b) 方便意見人與委員會秘書及政府部門之間進行聯絡。
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:
(a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments
In accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

重要提示 Important Notes:

- 委員會考慮申請的暫定會議日期已上載於委員會網頁(www.info.gov.hk/tpb/)。考慮這宗申請而舉行的會議(進行考慮的部分除外),會向公眾開放。如欲觀看會議,請於在會議日期的一天前以電話(2231 5001)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配。
The tentative date of the Board to consider the application has been uploaded to the Board's website (www.info.gov.hk/tpb/). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5001), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.
- 供委員會考慮申請時所需的文件,會在發給委員會秘書處後存放於規劃署的規劃資料查詢處(查詢熱線: 2231 5000),以及在會議當日存放於會議室,以供公眾查閱。
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting.
- 在委員會考慮申請後,可致電2231 4810或2231 4835查詢有關決定。或是在會議結束後,在委員會網頁上查詢決定。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

位置圖 Location Plan

(只作識別用 for identification purpose only)



城市規劃委員會
2021年6月1日
Town Planning Board
1 Jun 2021



(任何人在未經委員會許可而塗污、篡改、毀壞或移走本通告,均可被檢控或判處罪行。)
(Any person who obliterate, defaces, destroys or removes this notice without the authorization of the Board may commit a criminal offence.)

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

5-5

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/SK-TMT/72

意見詳情 (如有需要，請另頁說明)

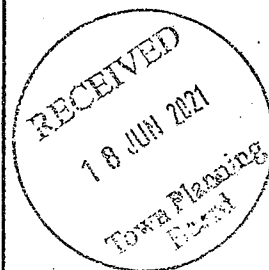
Details of the Comment (use separate sheet if necessary)

反對意見見下一頁

「提意見人」姓名/名稱 Name of person/company making this comment 西貢區鄉事委員會

簽署 Signature

日期 Date 17.6.2021



5-5

關於申請編號(A/SK-TMT/72)，新界西貢大環丈量約份第 216 約的政府土地(前萃英學校)擬議臨時康體文娛場所(休閒農場及回收再造工藝工作室，為期 3 年)。

收到大環村村代表及村民的強烈反對，反對的意見如下，請 貴署考慮。

1. 大環村村代表及村民擔心休閒農場及回收再造工藝工作室，必定會產生噪音影響村民寧靜的作息生活。
2. 休閒農場及回收再造工作室的廢物垃圾，會嚴重影響村內的衛生環境。
3. 該申請位置在大環村範圍的盡頭，出入必經過村內的主要道路，多著閒雜人士出入，不但滋擾村民的日常生活亦會引起治安問題，到時村民與營運商產生不必要的糾紛。
4. 該擬營運時間為平時下午 5 時至 10 時，通常休閒農場在白天正常營運，為何要在夜晚時間營運，故此村代表及村民質疑，究竟該營運商申請何用途？

有見及此，本會反對上述的申請。



西貢鄉事委員會主席王水生啟

二零二一年六月十七日

致：西貢及離島規劃署
新界沙田
上禾輦路1號
沙田政府合署15樓

日期：4-6-2021

5-6

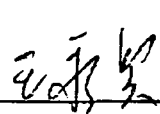
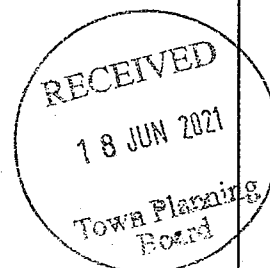
貴署檔號：TPB/A/SK-TMT/72

對於西貢大環丈量約份第216約的政府土地（前萃英學校）
作為康體文娛場所作出反對

本人大環村居民代表王哲希及大環村原居民代表王永賢代表大環村村民反對規劃署將西貢大環丈量約份第216約的土地（前萃英學校）作為康體娛樂場所，居民認為在該處作休閒農場有機會會飼養禽畜會影響衛生。作為回收工再造工藝工作室，居民不了解會回收何物去作工藝，擔心回收的垃圾會令環境衛生影響及臭味問題。

該地所在的位置在大環村內，要到達該地必須經過整個村落才能到達，十分影響本村居民的日常生活，如日後計劃通行後必定會有十分多非本村居民在本村來往，滋擾及保安問題亦變得嚴重，村民對此十分擔心，因此本代表希望貴署能慎重考慮駁回該申請，如有任何建議或最新一步資訊，希望貴署跟本人聯繫（大環村居民代表王哲希，電話：[REDACTED]）。

此致！


大環村居民代表王哲希
大環村原居民代表王永賢

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

5-7

21st June, 2021.

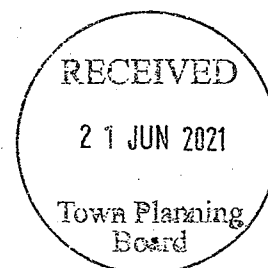
By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Studio
for Recycling Crafts) for a Period of 3 Years**
(A/SK-TMT/72)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities/ parties as to whether the proposal would involve large-scale vegetation clearance and/ or tree felling.
3. We would like to remind the Board that the application site is within Conservation Area (CA) zone. Approval of this application would set a precedent for other similar applications in this CA zone and we urge the Board to seriously consider the potential cumulative impacts on the CA zone of approving this application.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年06月22日星期二 3:05
收件者: tpbpd
主旨: Former Sui Ying School DD 216 Tai Wan, Sai Kung Conservation

5-8

A/SK-TMT/72

Government Land (Former Sui Ying School) in D.D. 216, Tai Wan, Sai Kung

Site area : About 1,987sq.m

Zoning : "Conservation Area"

Applied use : Hobby Farm and Studio for Recycling Crafts / Parking?

Dear TPB Members,

The Applicant Energizing SK Research Centre appears to have no intention of altering the existing structure and will provide roof top planting in pots only. No removal of greenery at the back has been proposed.

If this is the case then the proposal is worth supporting as there is no negative impact on the local ecosystem.

Mary Mulvihill



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

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

22 June 2021

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

5-9

By E-mail ONLY

Dear Sir/Madam,

RE: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm and Studio for Freecycling Crafts) for a Period of 3 Years on "Conservation Area" zone at Tai Wan, Sai Kung (A/SK-TMT/72)

WWF would like to lodge our objection to the captioned application with the following reasons:

Not in line with the planning intention of "Conservation Area" zone

The captioned site falls within the "Conservation Area" ("CA") zone of the approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (No. S/SK-TMT/4). As per the Schedule of Uses, the planning intention of "CA" zone is to "*protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a 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 the development is an essential infrastructure project with overriding public interest may be permitted*". According to the last available aerial photo taken in February 2021, the captioned site is covered with dense vegetation (Fig. 1). We worry that the captioned development would involve vegetation clearance, which would affect the ecology and natural landscape of the application site. As such, we



together possible ...

贊助人：香港特別行政區行政長官
林鄭月娥女士、大紫荊勳賢、GBS
上 座：白丹尼先生
署理行政總裁：黃碧南女士
義務秘書：嘉信秘書服務有限公司
義務司庫：匯豐銀行
註冊慈善機構

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

Honorary Company Secretary:
McCabe Secretarial Services Limited
Honorary Treasurer: HSBC
Registered Charity

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

5-9

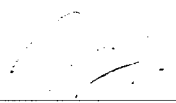
opine that the captioned development is not in line with the planning intention of "CA" zone and therefore should be rejected.

Setting undesirable precedent

Dense vegetation can be found nearby the application site, which is also currently zoned as "CA". As such, we worry that approving the captioned development would set an undesirable precedent for future developments to encroach onto the "CA" zone in the vicinity of the application site, which could lead to further loss of vegetation and cumulative ecological impact in this "CA" zone.

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

Yours faithfully,



Andrew Chan
Senior Conservation Officer, Policy

5-9

Fig. 1 Dense vegetation at the application site (marked approximately with red circle) (Image source: Google Earth)



Advisory Clauses

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that if planning permission for the subject application is given, his office shall process the Short Term Tenancy application according to the prevailing policy including seeking the necessary policy support to the application and consult other relevant departments/bureau. However, there is no guarantee that such application will be approved by the Government. Such application, if eventually approved, will be subject to such terms and conditions including payment of rent and an administrative fee as the Government considers appropriate at its discretion;
- (b) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that the applicant shall provide a risk assessment report to prove and demonstrate to the satisfaction of the WSD that there is no material increase in pollution effect resulting from the proposed agricultural and recreational activities. Detailed requirements are at **Appendix II**;
- (c) to note the comments of the Director of Environmental Protection that attention should be drawn to Item Q.1, Part 1, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), which says *all projects including new access roads, railways, sewers, sewage treatment facilities, earthworks, dredging works and other building works partly or wholly in an existing or gazette proposed country park or special area, a conservation area* would constitute a Designated Project (DP) unless those under the exception list (a) to (j) of Item Q.1, and an environmental permit is required for the construction and operation of DP. Reference can be made to “A Guide to the EIAO” available on Environmental Protection Department’s (EPD’s) website: <https://www.epd.gov.hk/eia/english/guid/index1.html>;
- (d) to note the comments of the Chief Town Planner / Urban Design and Landscape, Planning Department that the applicant should note that approval of the section 16 application by the Town Planning Board does not imply approval of the trees works such as pruning, transplanting and/or felling under lease. The applicant is reminded to approach relevant authority/ government department(s) direct to obtain necessary approval on tree works;
- (e) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department (DSD) that the Site is currently not covered by DSD public drainage networks. Adequate stormwater drainage collection and disposal facilities should be provided in connection with the proposed development to deal with the surface runoff of the Site and the same flowing onto the Site without causing any adverse impacts or nuisance to the adjoining areas;
- (f) to note the comments of the Chief Building Surveyor/ Hong Kong West, Buildings Department that:
 - (i) all existing building works erected on unleased government land do not come under the control of the Building Ordinance (BO), and are not unauthorized for the purpose of the BO;
 - (ii) before any new building works are carried out on leased land, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). Authorized Person (AP) must be appointed to co-ordinate all new

building works in accordance with the BO. However, the carrying out of minor works can follow the provisions laid down under the Minor Works Control System;

- (iii) for UBW erected on leased land, enforcement action may be taken by BA to effect the removal of the UBW in accordance with the policy for control of UBW in the future;

(g) to note the comments of the Director of Fire Services that:

- (i) in consideration of the design/ nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to Fire Services Department for approval. In addition, the applicant should also be advised on the following points:
 - the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (ii) the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.