

2021年 11月 3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。

Appendix I of RNTPC
Paper No. A/YL-LFS/412

This document is received on - 3 NOV 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.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or 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/YL-LFS/412
	Date Received 收到日期	- 3 NOV 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)

Tree Climbing Hong Kong Limited (香港樹木學會有限公司)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
(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 2,080 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 Not more than 580 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) 330 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	Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
(e) Land use zone(s) involved 涉及的土地用途地帶	'Green Belt' ("GB")
(f) Current use(s) 現時用途	Training Centre (Tree Care Training Centre) (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
15/9/2021 (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 7/10/2021 (DD/MM/YYYY)[&]
於..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas**

位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

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

(如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years		
	(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	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	1,500	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	Not more than 580	sq.m	<input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	7		
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 580	sq.m	<input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 580	sq.m	<input 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)			
Structure 1: Tree climbing simulation area (Not exceeding 12m, 1 storey), Structure 2: Classroom (Not exceeding 3m, 1 storey), Structure 3: Store room (Not exceeding 3m, 1 storey), Structure 4: Electricity meter room (Not exceeding 5m, 1 storey), Structure 5: Guard room (Not exceeding 4m, 1 storey), Structure 6: Open shed with classroom and store room (Not exceeding 4.5m, 1 storey), Structure 7: Toilet (Not exceeding 3m, 1 storey)			
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	3 spaces of 5m x 2.5m		
Motorcycle Parking Spaces 電單車車位	Nil		
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	Nil		
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	Nil		
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位	Nil		
Coach Spaces 旅遊巴車位	Nil		
Light Goods Vehicle Spaces 輕型貨車車位	Nil		
Medium Goods Vehicle Spaces 中型貨車車位	Nil		
Heavy Goods Vehicle Spaces 重型貨車車位	Nil		
Others (Please Specify) 其他 (請列明)	NA		

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Sundays including 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 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)) Vehicular access leading from Deep Bay Road	
	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)	
(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。

1. The application site is far from residential settlement so that the operation and training activities at the application site would not affect nearby residents.
2. The application site is grown with mature trees so that it is an ideal place for tree care training.
3. The tree care training to be occurred at the application site includes tree climbing and tree care training.
4. The nature, layout and the form of the development is not incompatible with the surrounding environment.
5. The application site is currently occupied by TCHK which is a qualified training institution accredited by Hong Kong Education Bureau. The application site is occupied as a training ground for the TCHK.
6. The supporting letter from TCHK is attached. Additional information can be seen at web site treeclimbing.hk.
7. The applicant will provide a tree survey report to preserve all the trees at the application site. The applicant also submitted a drainage proposal to drain the stormwater at the site and external catchment to appropriate location. The applicant is sincere to maintain the application site free from drainage, traffic and landscape problems.
8. Being a training centre for tree care and to promote tree care to the society, the impact of the proposed development to the surrounding environment is minimal.
9. Although the site is falling within the 'green belt' zone of which the Town Planning Board Guidelines for Application for Development within Green Belt Zone under Section 16 of The Town Planning Ordinance should be observed, it is note that the development would not adversely affect existing trees or other natural landscape features. Tree survey report which suggested that all the trees will be provided.
10. The ideal location for tree climbing and tree care are hard to find except in vegetated area which is normally green belt. Another tree care training centre operated by also the applicant is zoned 'Coastal Protection Area' at Lau Fau Shan.

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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

8/10/2021

(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)
Location/address 位置/地址	Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.
Site area 地盤面積	2,080 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 330 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/10
Zoning 地帶	'Green Belt' ("GB")
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	Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	580 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	7	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3-12	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	27.88 % <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		3
	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) NA		3 0 0 0 0 0
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	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) NA		0 0 0 0 0 0

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
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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage plan, site plan, vehicular access plan		
Reports 報告書		
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 checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Training Centre (Tree Care Training Centre) for
a Period of 3 Years**

at

**Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D.
129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.**

Annex 1 Drainage Assessment

1. Existing Situation

A. Site particulars

- 1.1 The application site possesses an area of about 2,080m².
- 1.2 It is observed that the land surrounding the application site is vacant. A vehicular track is found to the west of the application site connecting Deep Bay Road.
- 1.3 No site formation will be carried out.

B. Level and gradient of the subject site & proposed surface channel

- 1.4 The application site is gentle in gradient and sloping from west to east from about +20.0mPD to +8.8mPD.
- 1.5 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 1.5 There is a knoll to the west of the application site. As such, the land to the west of the application site commands a higher level and reaches the peak at about +43.0mPD. **(Figure 4)** Under such circumstance, an external catchment is taken into account for the estimation of the size of the proposed surface channel at the application site. The external catchment is about 2,920m² in size and the existing flow of surface runoff is illustrated in **Figure 4**.
- 1.6 The land to the north, south and east commands a similar level or lower than the application site.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.8 According to site inspection, water body is found to the east of the site so that the stormwater will be dissipated to the water body to the east.

2. Runoff Estimation (Q_1)

2.1 Rational method is adopted for estimating the designed run-off

$$Q_1 = k \times i \times A / 3,600$$

2.2 Assuming that:

- The area of the entire catchment (including the application site) is approximately 5,000m². (**Figure 5**);
- Although the catchment is predominant rural in character, it is assumed that the value of run-off co-efficient (k) is taken as 0.5 because the land within the catchment is almost untouched and paved with soil and vegetation.

$$\text{Difference in Land Datum} = 43.0\text{m} - 8.8\text{m} = 11.2\text{m}$$

$$L = 140\text{m}$$

$$\therefore \text{Average fall} = 34.2\text{m in } 140\text{m} \text{ or } 1\text{m in } 4.09\text{m}$$

2.3 According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration } (t_c) = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [140 / (24.43^{0.2} \times 5,000^{0.1})]$$

$$t_c = 4.56 \text{ minutes}$$

2.4 According to the Geotechnical Manual for slope, runoff is calculated based on the Rational Method and a design rainstorm return period of 1 in 50 years for permanent surface drainage systems. The mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 280mm/hr

$$\text{By Rational Method, } Q_1 = 0.5 \times 280 \times 5,000 / 3,600$$

$$\therefore Q_1 = 194.44 \text{ l/s} = 11,666.67 \text{ l/min}$$

2.5 According to the calculation in succeeding paragraph, 300mm U-surface channel at a gradient of 1:8 to 1:10 is considered adequate to dissipate all the stormwater accrued by the application site and the adjacent area.

3. Proposed Drainage Facilities

- 3.1 No land filling will be carried. The proposed development would neither change or divert the flow of stormwater.
- 3.2 Subject to the above calculations, it is determined that 300mm surface U-channel at a gradient of 1:8 to 1:10 along the site periphery is adequate to intercept storm water passing through and generate at the application site (**Figure 5**).
- 3.3 The intercepted stormwater will then be discharged to the water body to the east of the application site.
- 3.4 The applicant will seek consent from the relevant stakeholders or DLO/Yuen Long if the proposed drainage facilities fall outside the application site.
- 3.5 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 3.6 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
 - (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel and landscaping. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) Neither land filling works nor pond filling works will be carried at the subject site. As such, the proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
 - (d) No site fencing is proposed because of the nature of the development so that no fencing would obstruct the flowing of surface runoff from adjacent area.

Annex 2 Traffic Generation and Attraction

- 1.1 The application site is serviced by an existing vehicular track leading from Deep Bay Road.
- 1.2 The estimated average traffic generation and traffic generation rate at peak hours below.
- 1.3 The operation hour of the application site is 9:00a.m. to 7:00p.m. on all days. The proposed development is intended to serve a maximum of 18 persons at the same time. In the reason that the 18 persons can be accommodated by 3 van type vehicle, it is trust that 3 parking spaces as proposed by the applicant would cater for the demand.
- 1.4 In association with the intended purpose, adequate space for manoeuvring of vehicle would be provided within the application site and queueing up of traffic would not be the result especially that the traffic generated is insignificant. The negligible increase in traffic would not aggravate the traffic condition of Deep Bay Road and nearby road networks.

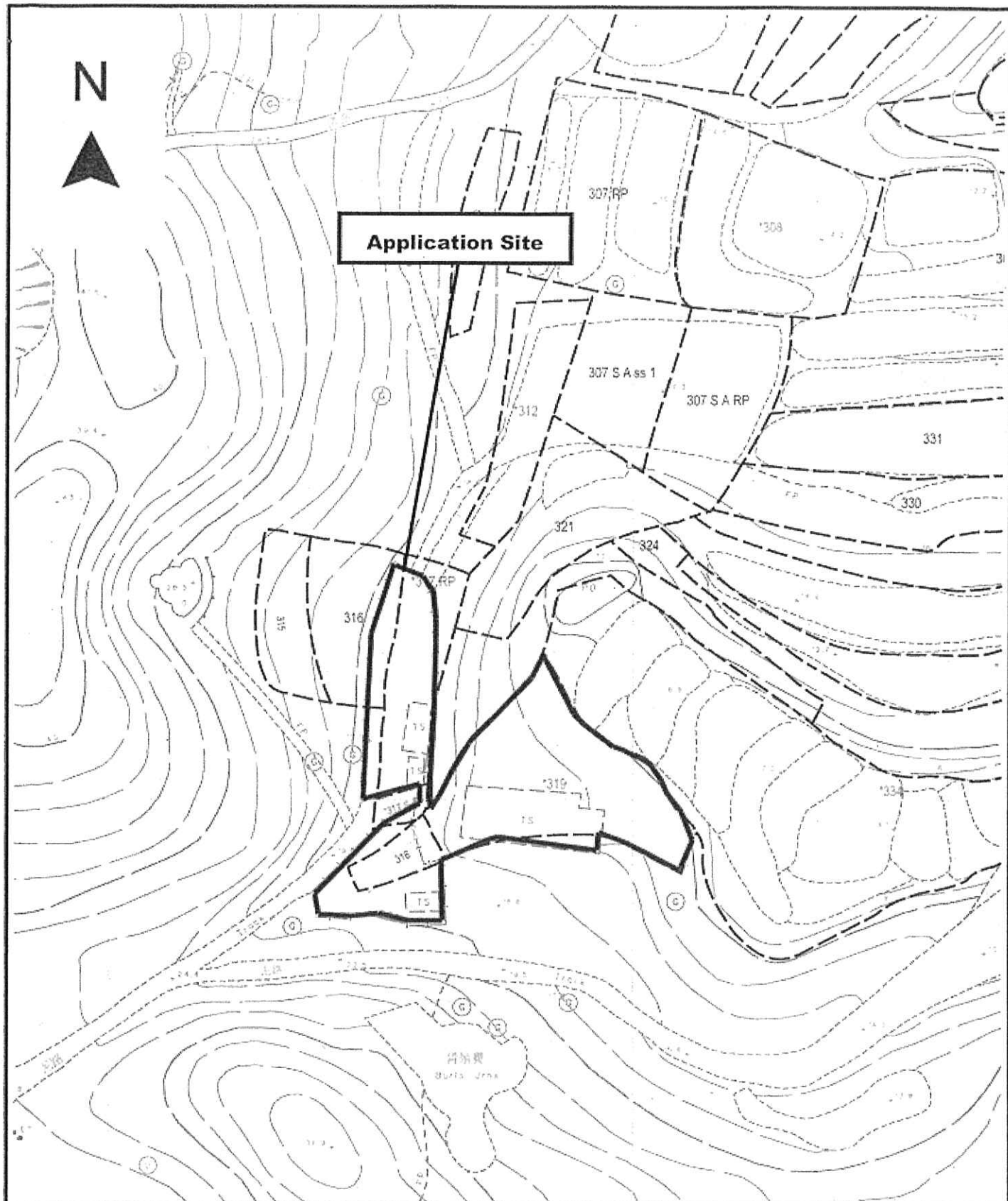
Type of Vehicle	Average Traffic Generation Rate (pcu/hr)	Average Traffic Attraction Rate (pcu/hr)	Traffic Generation Rate at <u>Peak Hours</u> (pcu/hr)	Traffic Attraction Rate at <u>Peak Hours</u> (pcu/hr)
Private car/ Van type vehicle	0.3	0.3	1	1

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Sundays including public holidays

Note 2: The pcu of private car/van type vehicle is taken as 1.

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 1.5 It is anticipated that the proposed development would not generate traffic impact to the area.



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

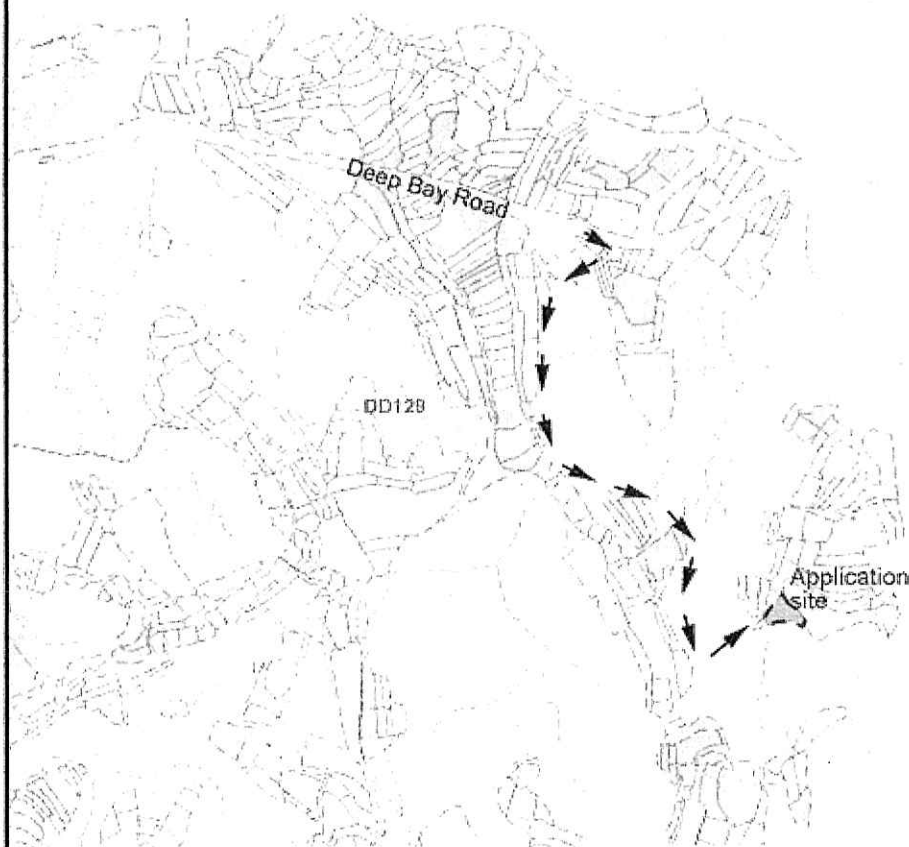
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



From Deep Bay Road
To Application Site
From Deep Bay Road
To Application Site
From Deep Bay Road
To Application Site

DD126

DD123

Project 項目:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

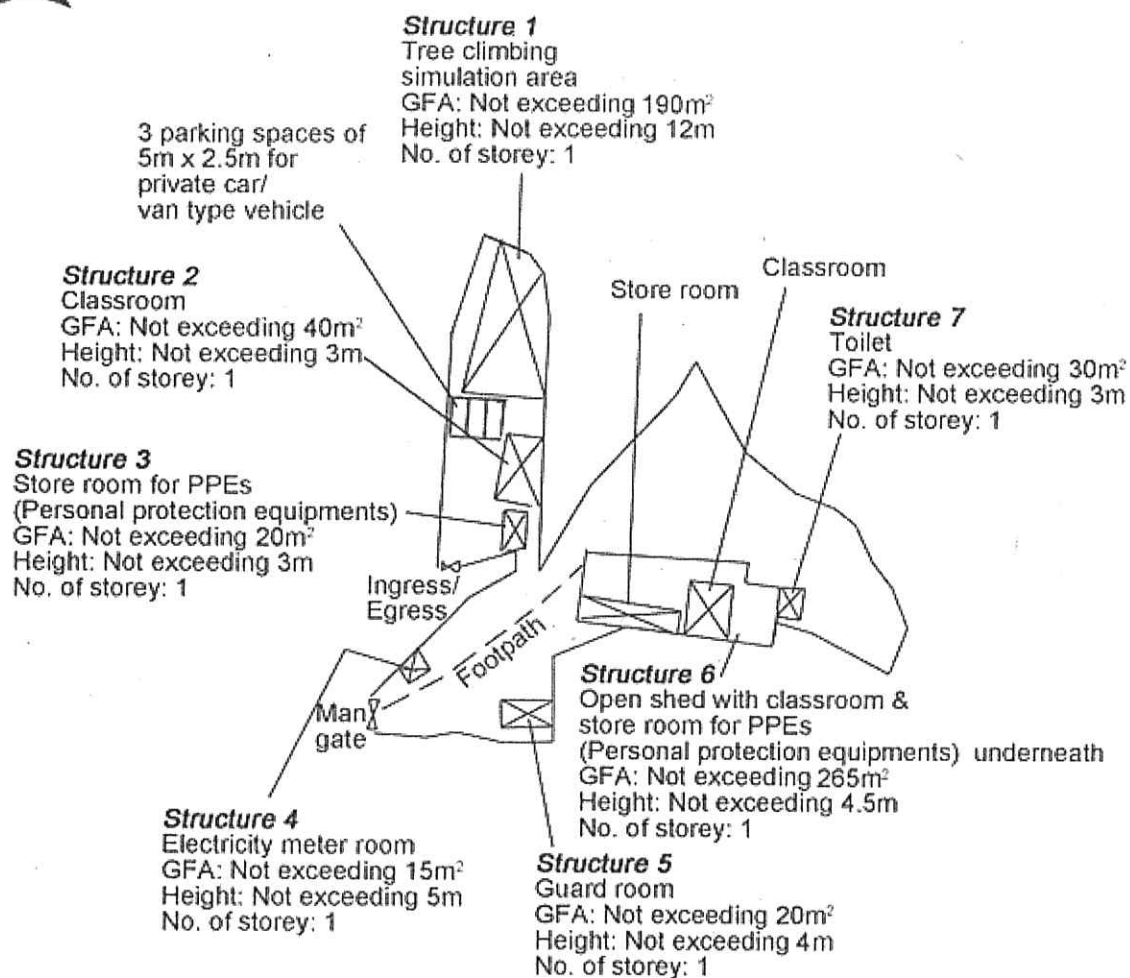
Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

As shown

N



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Layout Plan

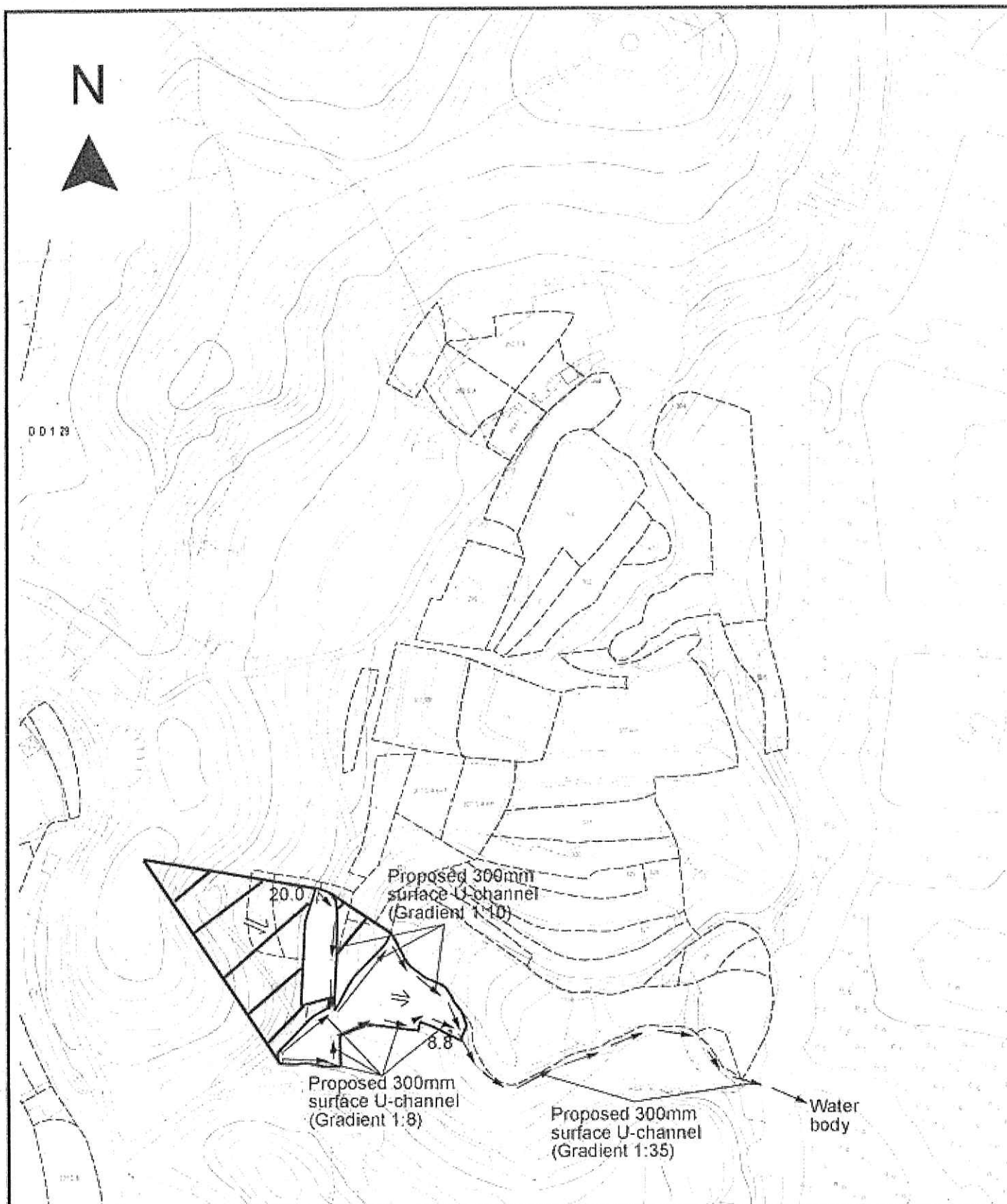
Drawing No. 圖號:

Figure 3

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖名:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:

±21.0 Level (in mPD)

← Flow of surface runoff

□ Proposed catchpit

Scale 比例:

1:2000



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

TCHK
香港樹木學會

(Name of society) (社團名稱) of

ROOM 2407, 24/F, CHUI FU HOUSE, TIN FU COURT,
TIN SHUI WAI, 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 21st day of April, 2020
二 零 二 零 年 四 月 二 十 一 日

Society registered on 2008-01-23
社團於 2008-01-23 登記成立



(IP Ching-man)

Assistant Societies Officer
助理社團事務主任葉靜文



香港樹木學會

TCHK



通訊地址: 天水圍天富苑 J 座聚富樓 24 樓 7 室

電話: 69219723 傳真: 30111264

本會簡介

本會訓練場地址: Lots 316(Part),317RP(Part),318 & 319 in DD 129 & Adjoining Government Land, Lau Fau Shan Yuen Long , N.T.
香港樹木學會成立於 2007 年, 宗旨主要為推廣現代樹木學知識及現時世界流行的攀樹技術。本會主要由 ISA 的樹藝師(CA)及攀樹師(CTW)所組成, 提供訓練及考牌課程, 亦與國際攀樹組織(ISA, TCI 等)結成聯盟, 定期參與國際活動。

關於樹木知識推廣方面, 本會定期開辦樹木學理論課程, 藉以普及現代樹木學知識。此外亦會舉辦不同級別的攀樹技巧訓練課程, 學員在完成課程後, 可在不同的範疇發展, 包括職業攀爬及康樂攀爬。

為提高樹藝行業的安全水平, 本會亦會定期舉辦樹木護理及保養安全操作訓練、樹上拯救課程及樹上流纜等課程。而在社區推廣教育方面, 本會亦會派出資深的樹藝師及攀樹師在各院校、中小學、社團及社區中心提供樹藝知識講座及康樂攀爬推廣等活動。

於 2017 年, 本會通過香港學術及資歷評審局審核, 成功獲取為香港教育局資歷架構認可的培訓機構; 同年本會之【綜合攀樹證書】課程分別獲取資歷級別第二級和第三級。於 2019 年, 本會再接再厲, 成功為【樹上流纜實務技巧證書】課程獲取資歷級別第三級。

未來本會將持續提供更多的資歷認可專業課程, 為業界、各持份者、以及有意入行人士提供不同階梯的訓練, 並以社區教育作為本會履行之社會責任。

香港樹木學會會長

李國文



6-10-2021

Date: 11 November 2021

TPB Ref.: A/YL-LFS/412

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP
(Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land,
Lau Fau Shan, Yuen Long, N.T.**

We are glad to attach a legible Figure 2 to show the vehicular access route leading to the application site from Deep Bay Road. We also take this opportunity to show that the application site is covered with soil as shown in photo 1.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

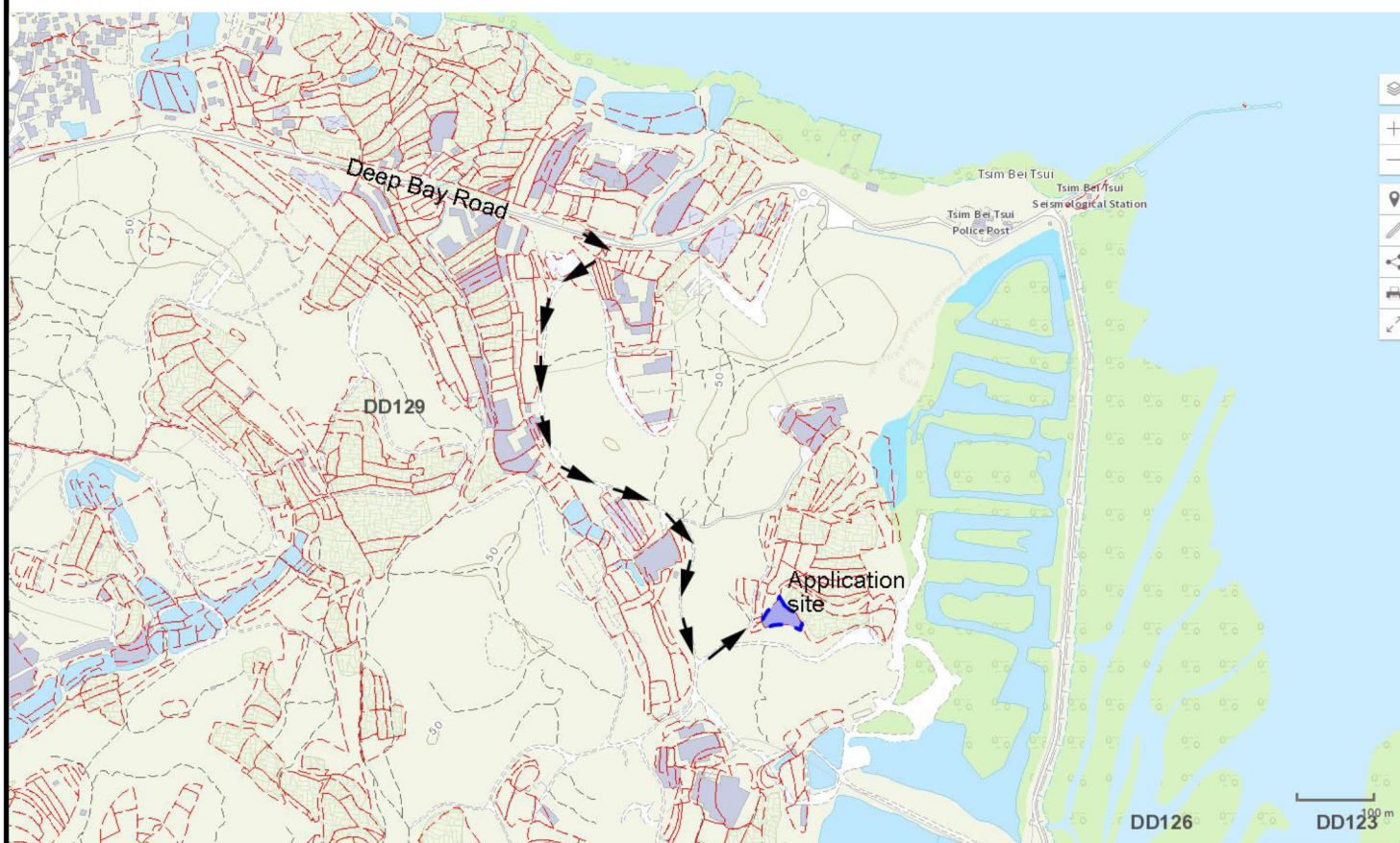


Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email

Photo 1 Site photo showing the man gate of the application site





Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Vehicular Access Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

→ Vehicular access leading from Deep Bay Road

Scale 比例:

As shown

Date: 15 November 2021

TPB Ref.: A/YL-LFS/412

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)


Dear Sir,

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP
(Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land,
Lau Fau Shan, Yuen Long, N.T.**

We are glad to submit the operation of the proposed development and its impact to the existing trees at the application site in the attachment. Only private car and van type vehicle not exceeding 5.5 tonnes will access the application site. The containers at the site are rest upon a layer of bricks for stabilization purpose. The location of the layer of bricks is shown in attached Figure 5.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email

Our Mission

People and trees in Harmony

Trees Conservation Aim

Tree Climbing Hong Kong, 香港樹木學會, has been training tree climbing for over a decade in Hong Kong. Like counterparts worldwide, TCHK maintain the highest safety standard in tree climbing training ANSI 133.1, 美國安全標準 ANSI133.1

Before tree climbing training, Certified Arborist(s), CA and Certified Tree Worker(s)CTW will be appointed to inspect the trees thoroughly to ensure that there are no potential danger(s) such as structural problem in trees.

TCHK uses tree climbing ropes with CE / ANSI / EN mark, are constructed using a braided construction technique. Braided tree climbing ropes have an inner core of a different material to provide bulk with the main strength in the outer sheath. During the course of climbing training, apart from the main rope, climbing trainees are supplied with a lanyard(安全短繩) for each trainee for protection trees.

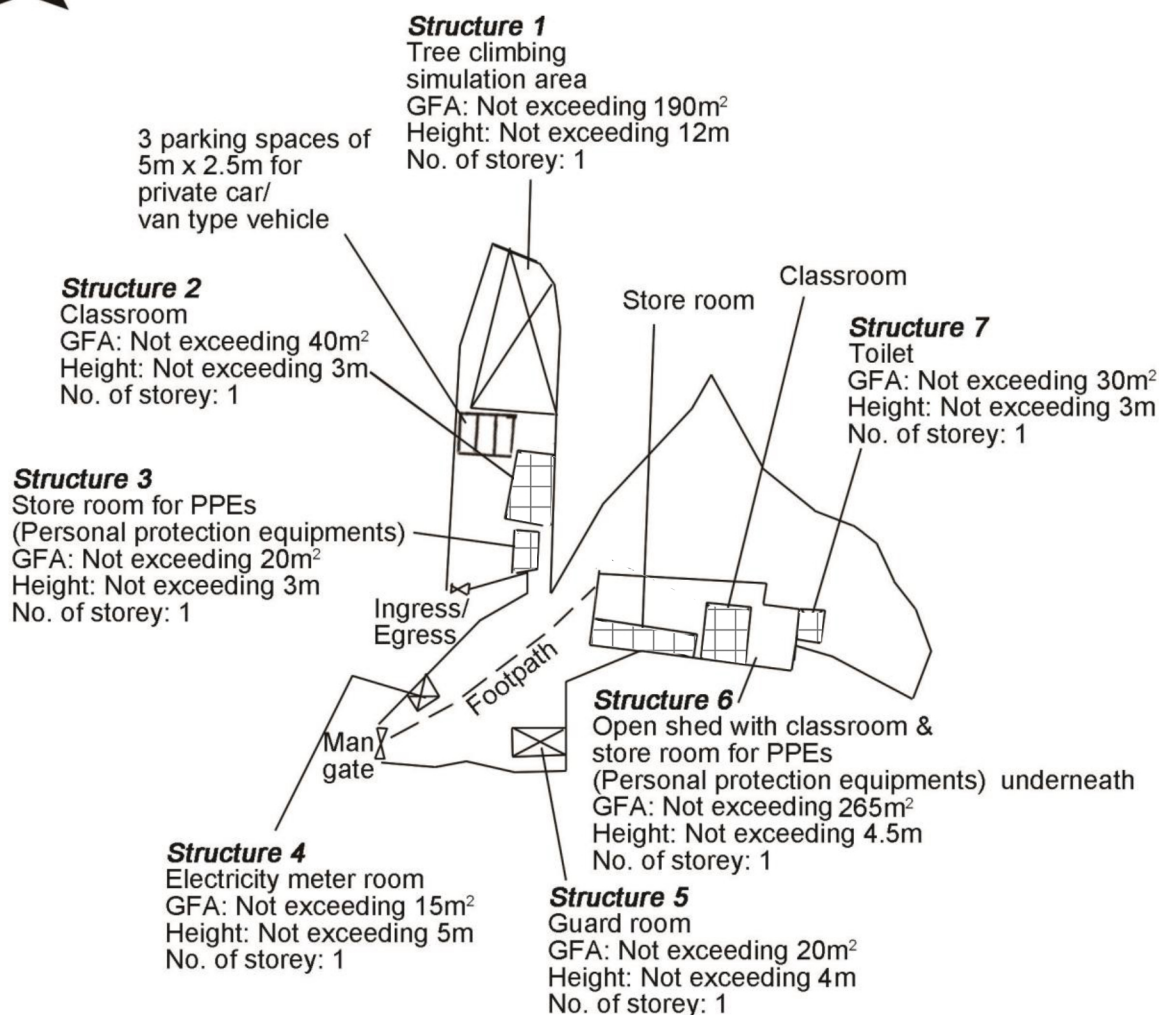
Trees are invaluable, TCHK, therefore, maintain the highest standard, like those advanced countries, to protect trees. Before tree climbing, TCHK sets cambium savers, a braided sling with 2 metal rings, at the anchor points-an artificial anchor, main rope(主繩) passes through the metal rings that no rope will damage the bark of the tree. Please see Diagram 1.



Tree inspection inevitable finds out dieback twigs, decayed branches, hangers and broken branches

TCHK uses saw to prune or trim in order to protect both climbing trainees and trees.

There are insufficient cut logs for climbing trainees to practice how to use saw to cut or prune, therefore, TCHK asks gardening companies to supply cut logs.



Project 項目名稱:

Proposed Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land, Lau Fau Shan, Yuen Long, N.T.

Drawing Title 圖目:

Location of Brick Paved under Converted Containers

Drawing No. 圖號:

Figure 5

Remarks 備註:



A layer of brick (About 10cm high) is paved under converted containers for stabilization purpose

Scale 比例:

1:1000

Date: 16 November 2021

TPB Ref.: A/YL-LFS/412

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

**Proposed Temporary Training Centre (Tree Care Training Centre)
for a Period of 3 Years at Lots 316 (Part), 317 S.A (Part), 317 RP
(Part), 318 & 319 (Part) in D.D. 129 & Adjoining Government Land,
Lau Fau Shan, Yuen Long, N.T.**

The containers at the site are rest upon a layer of bricks for stabilization purpose and about 170m² have been paved with a layer of brick. No further land filling will be carried out.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Keith WONG) – By Email

Photo 1 Site photo showing the man gate of the application site



**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance

of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

**Relevant extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
(TPB PG-No. 12C)**

On 16.5.2014, the Town Planning Board Guidelines for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) were promulgated by the Town Planning Board, which set out the following criteria for the Wetland Buffer Area (WBA):

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (b) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of ecological impact assessment. They are listed in Appendix A and include New Territories Exempted Houses.



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)

7th December, 2021.

By email only

Dear Sir/ Madam,

Temporary Training Centre (Tree Care Training Centre) for a Period of 3 Years and
Filling of Land
(A/YL-LFS/412)

1. We refer to the captioned.
2. 'Filling of land' is shown in the title of this application. However, the 'remarks' at the gist of this application mentions that: '*No additional filling of land will be carried out on site*'. We urge the Board to liaise with the applicant as to whether filling of land is required.
3. The remarks section at the gist also mentions: '*The Site is currently occupied by the Tree Climbing Hong Kong for tree care training centre use.*' We urge the Board to liaise with relevant authorities as to whether this existing 'tree care training centre use' requires planning permission, and if the answer is yes, whether planning permission has already been granted for this existing use. We would like to remind the Board that the site is within Green Belt (GB) zone and quite close to a Site of Special Scientific Interest zone. We would also like to remind the Board that 'Field Study/Education/Visitor Centre' is a Column 2 use (i.e., planning permission is required) in this GB.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

tpbpd@pland.gov.hk

寄件者: [REDACTED]
寄件日期: 2021年12月10日星期五 3:14
收件者: tpbpd
主旨: Re: A/YL-HTF/1102 DD 128 Lau Fau Shan CPA

A/YL-LFS/412

A/YL-LFS/412

Lots 316 (Part), 317 S.A (Part), 317 RP (Part), 318 and 319 (Part) in D.D.129 and adjoining Government Land, Lau Fau Shan Site area : About 2,080sq.m Includes Government Land of about 330sq.m

Zoning : "Green Belt"

Applied use : Tree Care Training Centre / 3 Vehicle Parking

Dear TPB Members,

On 26 May 2020 despite reservations you approved application A/YL-HTF/1102 on CPA.

209. **A Member cast doubts on the identity of TCHK**, the tenant of the site, as it was different from "the International Society of Arboriculture (Hong Kong Chapter)" which granted certification to Arborists. The Member noted the objection from WWF-HK and Kadoorie and expressed reservation on the application as the applied use might bring adverse impact on the "Coastal Protection Area" ("CPA") where the site was located in. Another Member concurred.

210. Some other Members considered that favourable consideration could be given to the application as the applied use was temporary in nature with a small scale of operation. It was not incompatible with the "CPA" zone and concerned government departments had no adverse comment on or no objection to the application. The courses provided by TCHK were recognised by the Education Bureau under the Qualifications Framework and registered on the Qualifications Register. **Members noted that the concerned unauthorised development would be followed up by the Planning Authority and enforcement action would be taken where necessary**

A number of conditions were imposed, but to date **THEY HAVE NOT BEEN FULFILLED.**

Solution for applicant, find another site to trash.

Failure to fulfill conditions was reviewed recent and it was decided that the failure to comply would no longer be treated leniently.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 22 January 2020 3:42 AM CST
Subject: A/YL-HTF/1102 DD 128 Lau Fau Shan CPA

A/YL-HTF/1102
Lots 230 and 581 in D.D. 128, Lau Fau Shan
Site area : About 2,230sq.m
Zoning : "Coastal Protection Area"
Applied use : Tree Care Training Centre / 2 Vehicle Parking

Dear TPB Members,

Tree Climbing HK website is in Chinese only so I cannot determine how genuine this outfit is. Suggest members check it out. <https://treeclimbing.hk/>

Minutes of TPB review of 4 Jan 2013 have ref to illegal structures and enforcement action.

The Director of Leisure, and Cultural Services advised that part of the Site fell within the Sha Kong Miu (North) Site of Archaeological Interest and prior consent must be sought from the Antiquities and Monuments Office on any ground excavation work proposed within the boundary of this Site of Archaeological Interest.

Among the many issues raised KFBG was also concerned that the water quality of Deep Bay could be affected by the sewage generated by the development and the applicant had not provided any information on sewage treatment of the facilities under application;

Images on website show a lot of folk on the site, so what toilet and other facilities are being provided?

Plan D: the development was not in line with the planning intention of the "CPA" zone. There was a general presumption against development in this zone, and only developments that were needed to support the conservation of the existing natural landscape or scenic quality of the area or were essential infrastructure projects with overriding public interest might be permitted. The applicant had not demonstrated why the applied use was needed and how it could support the conservation of the existing natural landscape and scenic quality of the area. No strong planning justification had been given in the submission to justify departure from the planning intention, even on a temporary basis;

As this is CPA I trust that current members will be as diligent as those in 2013 and raise many questions with regard to the current condition of the site.

Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the development with the concerned owner(s) of the Site;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots (OSALs) and GL. The OSALs are held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) no permission is given for occupation of the GL included in the Site (about 330m² subject to verification). The act of occupation of GL without Government's prior approval is not allowed;
 - (iii) it is noted from applicant's submission that the Site is currently occupied by the applicant. With reference to aerial photo in 2017 (**Plan A-3c**), such illegal occupation was commenced after 28.3.2017. According to our prevailing policy, application for regularization by way of Short Term Tenancy (STT) on the concerned GL will not be entertained, even if the planning application is approved by the Board. Besides, it is noted that there will be ingress/egress on part of the GL in the Site (about 53m²) connecting Deep Bay Road, local track and the Site. There is no guarantee that a right-of-way over GL will be granted. In addition, according to the established practice, application of STT for the purpose of ingress/egress on GL will not be entertained, even if the planning application is approved by the Board; and
 - (iv) should planning approval be given to the subject planning application, the lot owner(s) of the lots will need to immediately apply to his office for permitting the structures to be erected or to regularise any irregularities on site, if any. The applicant has to either exclude the GL from the Site or immediately apply for a formal approval prior to the actual occupation of the GL. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/ from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as the vehicular access to the Site;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The

access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. His office should not be responsible for maintaining any access connecting the Site and Deep Bay Road;

- (f) to note the comments of the Director of Environmental Protection (DEP) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on the submitted drainage proposal that invert levels of the proposed catchpits should be shown on the drainage plan for DSD’s consideration; the gradient of the discharge path to the discharge point is flatter than the proposed gradient. The applicant is required to demonstrate the capacity of the proposed 300UC with gradient of 1:35 have sufficient capacity to carry the surface runoff to the discharge water body. Furthermore, the applicant is required to demonstrate the water body to be discharged to have sufficient capacity to cater for the additional flow generated from the proposed development. In the case that it is a local village drains, District Officer/Yuen Long should be consulted; cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given; standard details should be provided to indicate the sectional details of the proposed U-channel and the catchpit; sand trap or provision alike should be provided before the collected runoff is discharged to the public drainage facilities; where walls or hoarding erected are laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site; the Environmental Protection Department should be consulted regarding the drainage and sewerage aspects of the proposed development; the development should neither obstruct overland flow nor adversely affect the natural streams, village drains, ditches and the adjacent areas, etc.; and the applicant should consult DLO/YL of LandsD and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works;
- (h) to note the comments of the Director of Fire Services (D of FS) that recent inspection by his department revealed that the distance of the Site from the nearest available street fire hydrant is more than 500m. In consideration of the design/nature of the proposal, water supply for firefighting and fire service installations (FSIs) are anticipated to be required. Therefore, the applicant shall submit relevant layout plans incorporated with the proposed water supply for firefighting and FSIs to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of where the proposed water supply for firefighting and FSIs to be installed should be clearly marked on the layout plans. 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; and
- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that if the existing structures (not being a New Territories Exempted House) are erected on leased land without approval of the Building Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the application. For UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed

as an acceptance of any existing building works or UBW on the Site under the BO. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO. The Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. The Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Any temporary shelters or converted containers for office, storage, washroom or other uses that are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage.