

2024年12月20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

Form No. S16-I

2024-12-20

This document is received on 2024-12-20  
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 Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/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.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/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.tpb.gov.hk/zh/plan\\_application/apply.html](https://www.tpb.gov.hk/zh/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

2402878

3/12

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PN/83
	Date Received 收到日期	2024-12-20

- 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.tpb.gov.hk/>. 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.tpb.gov.hk/>), 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 樓及新界沙田上禾輋路 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)

HA PAK NAI EDUCATION CENTER LIMITED(下白泥教育中心有限公司)

### 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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

### 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)	新界元朗白泥丈量約份第135約地段第68號(部份)、第69號(部份)、第70號(部份)及71號(部份)土地
(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 ..... 3570 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 631.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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	S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	海岸保護區
(f) Current use(s) 現時用途	郊野教學、教育及遊客中心  (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"<sup>1</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>1</sup> (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"<sup>2</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>2</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>3</sup>.  
並不是「現行土地擁有人」<sup>3</sup>。

- ☐ 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)"<sup>4</sup>.  
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」<sup>4</sup>。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>5</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>5</sup>的同意。

Details of consent of "current land owner(s)"<sup>5</sup> obtained 取得「現行土地擁有人」<sup>5</sup>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)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>&</sup>  
於 06-11-2024 至 19-11-2024 (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<sup>&</sup>

- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>&</sup>  
於 02-12-2024 (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<sup>&</sup>

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 or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/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

擬議臨時郊野教學、教育及遊客中心(為期3年)

(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 ..... 2938.3 ..... sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 ..... 631.7 ..... sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 6 .....

Proposed domestic floor area 擬議住用樓面面積 ..... NA ..... sq.m ☒ About 約Proposed non-domestic floor area 擬議非住用樓面面積 ..... 631.7 ..... sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 ..... 631.7 ..... sq.m ☒ About 約

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

列於布局設計圖 .....

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 ..... 4 .....

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 ..... 0 .....

Coach Spaces 旅遊巴車位 ..... 1 .....

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 星期一至星期日及公眾假期上午 7 時至晚上 7 時			
(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)) 由稔灣路經小路直達申請地點	
	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，請另頁註明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 checked="" type="checkbox"/> 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 or Regulated Areas**  
 位於鄉郊地區或受規管地區臨時用途/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>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. 申請人要求批給規劃許可，准許將申請地點用作臨時郊野教學、教育及遊客中心(為期3年)
2. 地盤面積約3570平方米。申請地點內設有6個構築物：第1個構築物A(1層)面積約61平方米，座地座地不高於4米，用作不密封停車位簷篷用途。第2個構築物B(1層)面積約46.8平方米，座地不高於4米，用作洗手間用途，第3個構築物C(1層)面積約220平方米，座地不高於7米用作不密封簷篷戶外休息區及存物用途。第4個構築物D(1層)面積約157.5平方米，座地不高於4米用作不密封簷篷生育及用品區用途。第5個構築物E(1層)面積約58.4平方米，座地不高於4米用作不密封簷篷清潔沙灘教育及用品區用途。第6個構築物F(1層)面積約88平方米，座地不高於4米用作密封簷篷中國文化教育區用途。總樓面面積約631.7平方米。
3. 場地主要用作教學及參觀用途，亦得到很多村民、十八鄉、學校、有關部門及團體支持，希望規劃署各部門能批給有關申請。
4. 申請地點的營運時間為星期一至星期日及公眾假期上午7時至晚上7時
5. 擬建項目為臨時用途，為期3年，不會損害當前分區的長遠規劃意圖。
6. 城市規劃委員會認為合適的，申請人將遵守規劃條件。
7. 對環境和噪音的影響微不足道，在敏感時間將不會進行任何操作。
8. 本申請地點規模細小，遠離民居，並不會對本區的交通、環境、排水、園景及視察景觀造成不良影響。



**8. 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 this application 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

CHAN YU HIM

Name in Block Letters  
姓名（請以正楷填寫）

Project Manager

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

- ☐ Member 會員 / ☐ Fellow of 資深會員  
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會  
☐ RPP 註冊專業規劃師  
 Others 其他 .....

on behalf of  
代表

FiBi International Project Consultancy Co. Limited(菲比國際項目顧問有限公司)

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

Date 日期

19/11/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:  
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：  
 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及  
 (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.  
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese 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 available 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於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	新界元朗白泥丈量約份第135約地段第68號(部份)、第69號(部份)、第70號(部份)及71號(部份)土地
Site area 地盤面積	3570 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	S/YL-PN/9
Zoning 地帶	海岸保護區
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/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 or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/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	擬議臨時郊野教學、教育及遊客中心(為期3年)



(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	631.7 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	6	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> m 米 (Not more than 不多於)
		NA	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	4-7	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	17.7 % <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		4
	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) _____ _____		4 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		1
	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) _____ _____		0 1 0 0 0

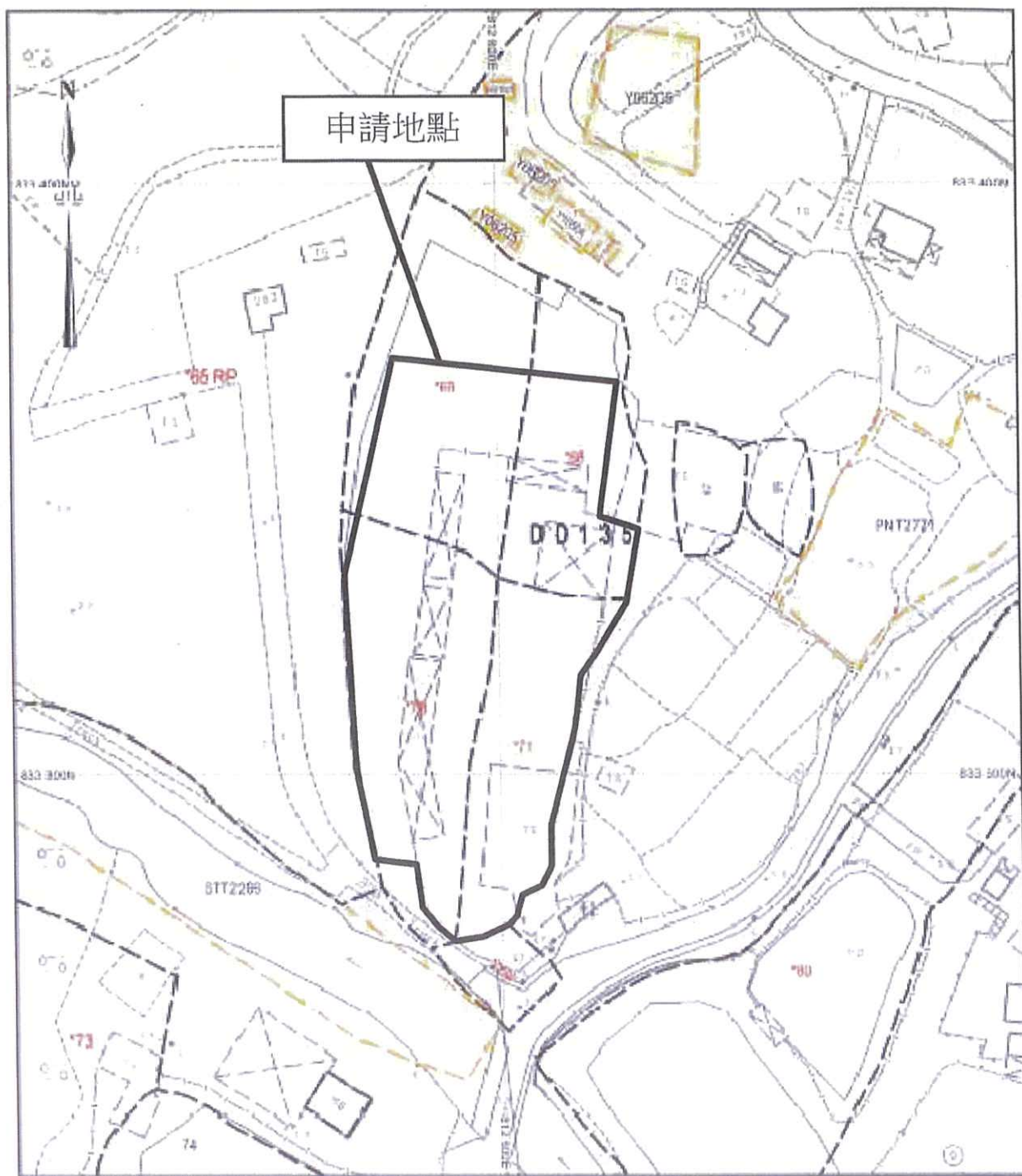
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
位置圖,車輛通道圖,排水建議圖,		
<b>Reports 報告書</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
支持信,活動照片		
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。



# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

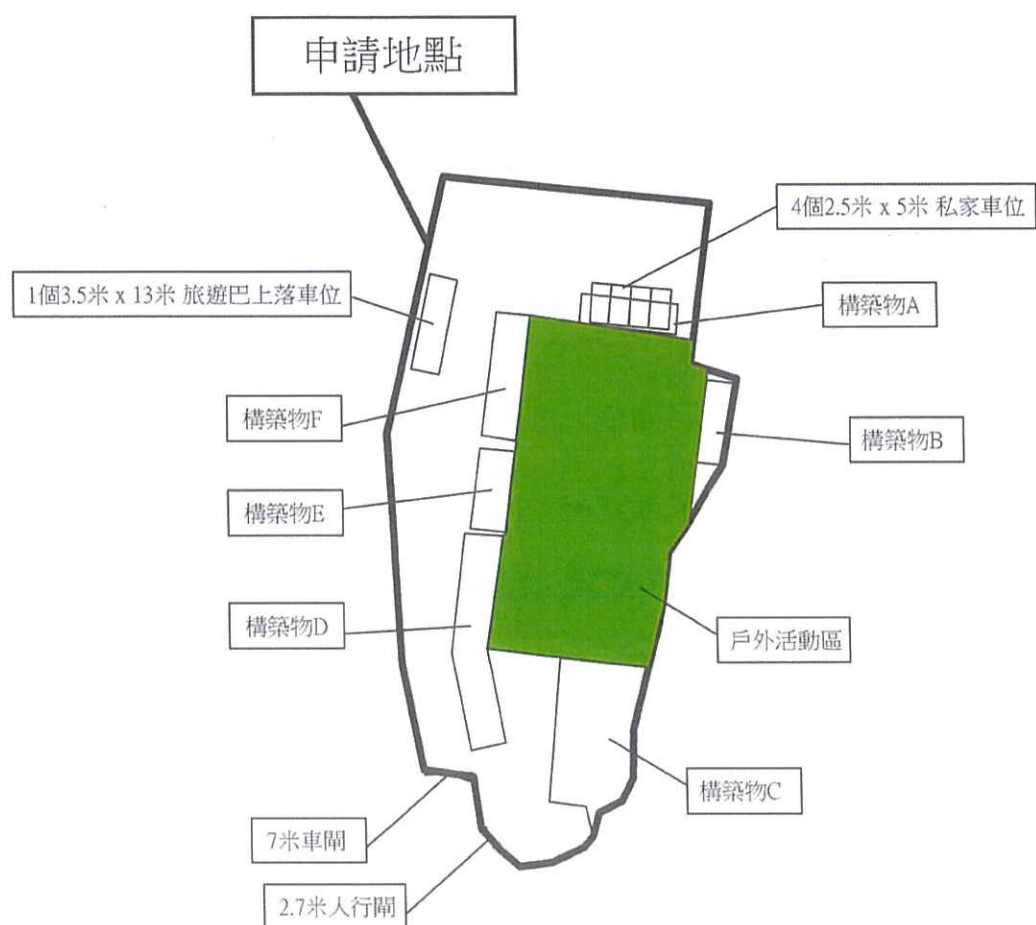
metres 10 0 10 20 30 40 50 metres



Project 項目名稱  新界元朗白泥丈量約份第135約地段第68號(部份)、第69號(部份)、第70號(部份)及71號(部份)土地	Remarks 備註		Scale 比例  1:1000
	Drawing Title 圖紙標題  位置圖	Drawing No 圖紙號  圖 1	 FiBi International Project Consultancy Co. Limited

申請地點內設有6個構築物：

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



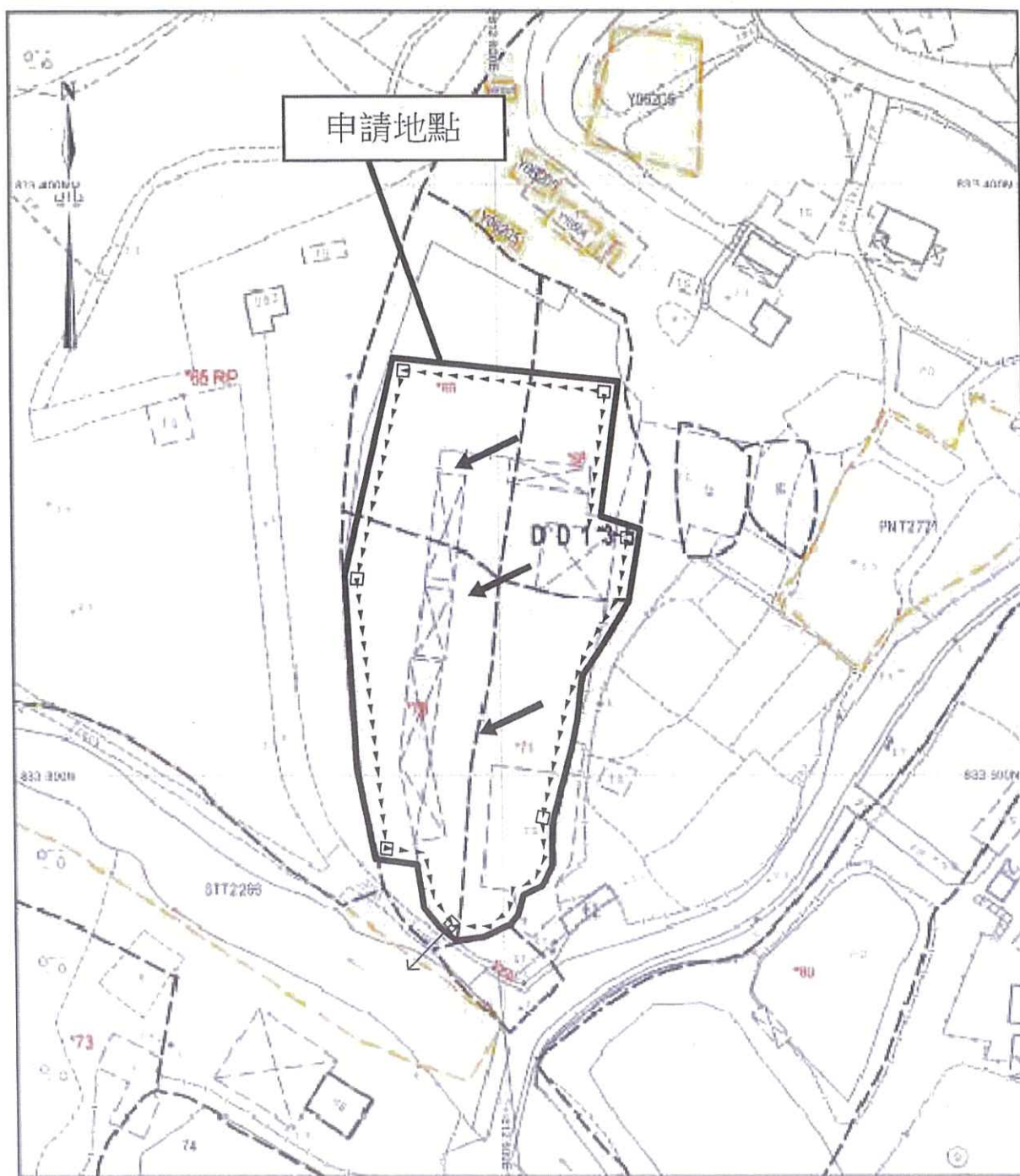
Project 項目名稱  新界元朗白泥丈量約份第135約地段第68號(部份)、 第69號(部份)、第70號(部份)及71號(部份)土地	Remarks 備註		Scale 比例
	Drawing Title 圖紙標題  布局設計圖	Drawing No. 圖紙號  圖 2	 FiBi International Project Consultancy Co. Limited





<p>Project 項目名稱</p> <p>新界元朗白泥丈量約份第135約地段第68號(部份)、第69號(部份)、第70號(部份)及71號(部份)土地</p>	<p>Remarks 備註</p> <p>由稔灣路經小路直達申請地點</p>	
<p>Drawing Title 圖紙標題</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號</p> <p>圖3</p>	 <p>FiBi International Project Consultancy Co. Limited</p>

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres



<p>Project 項目名稱</p> <p>新界元朗白泥丈量約份第135約地段第68號(部份)·第69號(部份)·第70號(部份)及71號(部份)土地</p>	<p>Remarks 備註: <input type="checkbox"/> 擬議的集水坑 → 地面流動方向</p>	<p>Scale 比例</p>
<p>Drawing Title 圖紙標題</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號</p> <p>圖3</p>	 <p>FiBi International Project Consultancy Co. Limited</p>



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

**Tracy Wing Sum LAW/PLAND**

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寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2024年12月30日星期一 9:30  
收件者: tpbpd/PLAND  
副本: Tracy Wing Sum LAW/PLAND  
主旨: Fw: Supplementary Information for Planning Application No. A/YL-PN/83  
附件: P.3-01.jpg

SI for A/YL-PN/83

From: PROJECT CONSULTANCY FBI <[REDACTED]>  
Sent: Thursday, December 26, 2024 3:25 PM  
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
Subject: Re: Fw: Supplementary Information for Planning Application No. A/YL-PN/83

回覆1.及2.點申請地點現時有飲食場所,批准後將不會存在。

4. 現場是會對外開放及有預約服務,會預算不多於80人(包括預約人數),如多於80人將不會給人進場,場地費是收費的。

5. 提交的資料中有錯誤,每天大約有 80 位訪客。

6. 廁所共有四格,有污水缸定期抽走。

7. S16,P.3更改文件



P.3-01.jpg

Wilfred Ka Hing CHU/PLAND <[wkhchu@pland.gov.hk](mailto:wkhchu@pland.gov.hk)> 於 2024年12月24日 週二 下午3:52寫道:

Dear Mr. Chan,

Further to my previous email, you may also wish to review whether the application site would include the remaining parts of Lots 68 and 69 in D.D. 135 (which is currently paved and used as part of the centre).

Thanks and Regards,

Wilfred CHU

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy  
TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

**From:** Wilfred Ka Hing CHU/PLAND  
**Sent:** Monday, December 23, 2024 1:58 PM  
**To:** [REDACTED]  
**Cc:** Ada Siu Man CHAN/PLAND <[asmchan@pland.gov.hk](mailto:asmchan@pland.gov.hk)>; Tracy Wing Sum LAW/PLAND <[twslaw@pland.gov.hk](mailto:twslaw@pland.gov.hk)>  
**Subject:** Supplementary Information for Planning Application No. A/YL-PN/83

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/83, please find below our comments for your further clarification.

1. It is noted that the site is also currently used as an 'eating place'. Hence, the current use on the application form (p.3) should also include 'eating place'.
2. If the proposed use would also include 'eating place', then please revise accordingly on the application form (p.5, 7, 10). Please also check if there are any other uses and include them in the application (e.g. shop and services).
3. Please provide more information on the types of field study / education activities that would take place.
4. Will the site be opened to the public or is reservation required? Is there any control on the number of visitors? Is there any entrance fee or is it free to visit?
5. In your submission, it is mentioned that there will be around 20-40 visitors per day. However, from the photos you provided, there are clearly more than 40 visitors at the site. Hence, please review and provide the accurate number of visitors.
6. Please clarify on the number of toilets within structure B.



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

Grateful if you could provide the revised application form and clarifications by COP today (23.12.2024) in a separate email to the Town Planning Board with copy to us. Thanks.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	海岸保護區
(f) Current use(s) 現時用途	郊野教學、教育及遊客中心及員工飯堂  (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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

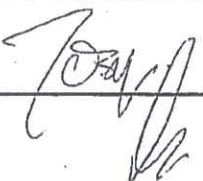


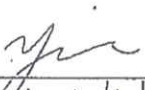



Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (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)

# 支持信

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

我們是上下白泥村村民支持有關申請，我們希望規劃署可批准有關申請，提供地點可給村民使用，謝謝。

數目	姓名	香港身份證號碼 (前頭4英文字連號碼)	簽名	日期	職務
				5/11/2024	村民
				5/11/2024	村民
				5/11/2024	村民
				5/11/2024	村民
			唐模傑	5-11-2024	村民
			梁金玉	5-11-2024	村民
				5/11/24	村民
			麥精樑	5/11/24	村民
			鄧富勝	19/11/24	村民
				19/11/2024	村民
			文瑞明	19/11/2024	村民
				19/11/2024	村民
				19/11/2024	下白泥村代表



支持信

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

我們是上下白泥村村民支持有關申請，我們希望規劃署可批准有關申請，提供地點可給村民使用，謝謝。 英華小學華師

[illegible]

厦村鄉鄉事委員會  
Ha Tsuen Rural Committee

新界元朗厦村鄉厦尾路 60 號  
60, Ha Mei Road, Ha Tsuen, Yuen Long, N.T.  
Tel: 2447 1778 Fax: 2617 6320  
E-mail: hatsuenrc@gmail.com

支持信

致下白泥教育中心有限公司：

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

本會全力支持有關申請，我等希望規劃署可批准有關申請，謝謝。

厦村鄉鄉事委員會主席 鄧善恒  
副主席 鄧焯倫  
鄧永傑

謹啟

二零二四年十一月二十九日

敬啟者：

支持下白泥教育中心管理用地

本校一直得到下白泥教育中心支持，全力協助推動「生態文藝遊」活動，讓本港學童和家長一同了解香港泥灘生物多樣性及濕地的重要性。期望將來下白泥教育中心仍然能夠管理這個珍貴的地方，讓本校師生繼續接觸大自然，學習欣賞，推廣生態保育。

此致

笑寫語文教育中心

校長：張名樂

簽署：



日期：30/11/2024



25<sup>th</sup> November 2024

To: No. 283A, Nim Wan Road,  
Pak Nai Tsuen,  
Ha Pak Nai Education Centre  
Mr. Cheng Wai Kwan, Ken

**Re: TNC support on the continuous operation of the public outreach and education facilities  
at Ha Pak Nai Education Centre**

Dear Mr. Cheng,

I am writing this letter to express our support for the continuous operation of the public outreach and education facilities at Ha Pak Nai Education Centre.

The mudflats of Pak Nai are with rich marine biodiversity and are considered an ecological hotspots in Hong Kong. It is also a popular destination for local and overseas tourists for watching sunsets. Since 2021, The Nature Conservancy (TNC) Hong Kong, with the support of the Ha Pak Nai Education Center, has been carrying out community-based conservation to restore and preserve the delicate ecosystems on site. To date, and as part of this community-based approach, the habitat management work has engaged over 4,500 members of public to participate in hands-on volunteer activities that enhance the biodiversity of Pak Nai; the program has also trained over 40 university interns to conduct on-site visitor surveys and promote sustainable tourist behavior; and hosted field trips for over 1,500 students and teachers to learn about local biodiversity in a way that contributes to their formal school curriculum.

The Ha Pak Nai Education Center, which is managed by you and members of the local community, had been serving as an important hub to support the aforementioned activities, and alongside your stewardship of the important ecological features at Ap tsai hang, has directly contributed to conservation success of the program. Notably, since these activities started in 2021, our scientific surveys have observed an 115% increase in endangered horseshoe crabs. We believe the continuous operation of the facilities and its support to conservation works are crucial for both the local biodiversity and communities.

The community conservation program, alongside the Ha Pak Nai Education Center itself, has served as a model that we hope can inspire sustainable tourism activities in Deep bay, especially given the current plans under the Northern Metropolis policy to develop the coastal areas from Tsim Bei Tsui, Lau Fau Shan and Pak Nai into a Coastal Protection Park system, which will focus on ecotourism and nature conservation. In this regard, the Ha Pak Nai Education Center has been a pioneer in instigating an ecotourism model that can benefit both local communities and local biodiversity, and retracting support to its operation would be short-sighted.

Attached is a list of some of the organizations that have been participating in TNC Pak Nai's activities from 2021 to 2024. If you have any questions, please feel free to contact me at [tom.chan@tnc.org](mailto:tom.chan@tnc.org).

Sincerely,



Tom CHAN Tsz Kin  
Community Conservation Manager,  
The Nature Conservancy Hong Kong

1. 申請地點的車位用作員工及客人之用。
2. 由稔灣路經小路直達申請地點，預算每日出入私家車輛數量約10次  
旅遊巴1次。
3. 客人可乘坐小巴，下車步行約1分鐘前往申請地點。
4. 申請地點只開放星期一至星期日及公眾假期上午 7 時至晚上 7 時  
(只供教育及參觀之用途),預算最多每天最多20-40人。
5. 申請地點只會在工程時有貨車停泊，其他時間不會有貨車停泊。
6. 場地主要用作教學及參觀用途，亦得到很多村民、學校、有關部門  
及團體支持，希望規劃署能批給有關申請。

Project 項目名稱：  新界元朗白泥丈量約份第135約地段第68號(部份)、 第69號(部份)、第70號(部份)及71號(部份)土地	Remarks 備註：		
	Drawing Title 圖紙標題：  補充資料	Drawing No 圖紙號：  圖5	



## (學生及遊客活動)





## (學生及遊客活動)





## (清潔沙灘活動)



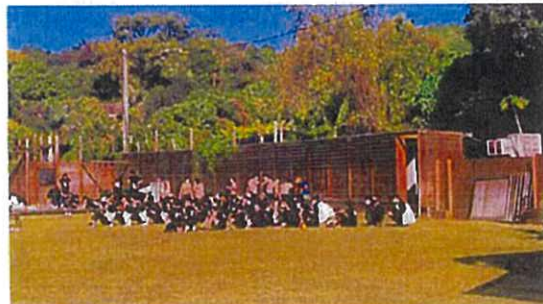


## (清潔沙灘活動)





## (戶外活動)





## (中國文化活動)





(生態教育相片(黑水蛇))





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

**Wilfred Ka Hing CHU/PLAND**

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寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2024年12月30日星期一 14:06  
收件者: tpbpd/PLAND  
副本: Tracy Wing Sum LAW/PLAND  
主旨: Fw: Supplementary Information for Planning Application No. A/YL-PN/83  
附件: CA.pdf; ac1e0a8b-1338-4569-8eef-224cbbdfb68c.jpg

SI for A/YL-PN/83

From: PROJECT CONSULTANCY FBI [REDACTED]  
Sent: Monday, December 30, 2024 12:54 PM  
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
Subject: Re: Fw: Supplementary Information for Planning Application No. A/YL-PN/83

補充文件(支持信)

 CA.pdf  ac1e0a8b-1338-4569-8eef-224cbbdfb68c.jpg

回覆 3.

- 1.定期學校清潔沙灘
- 2.清除入侵外來有害植物
- 3.保護馬蹄蟹繁殖及野放
- 4.教育學生下白泥生態教育

Wilfred Ka Hing CHU/PLAND <[wkhchu@pland.gov.hk](mailto:wkhchu@pland.gov.hk)> 於 2024年12月24日 週二 下午3:52寫道：

Dear Mr. Chan,

Further to my previous email, you may also wish to review whether the application site would include the remaining parts of Lots 68 and 69 in D.D. 135 (which is currently paved and used as part of the centre).

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

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

**From:** Wilfred Ka Hing CHU/PLAND  
**Sent:** Monday, December 23, 2024 1:58 PM  
**To:** [REDACTED]  
**Cc:** Ada Siu Man CHAN/PLAND <[asmchan@pland.gov.hk](mailto:asmchan@pland.gov.hk)>; Tracy Wing Sum LAW/PLAND <[twslaw@pland.gov.hk](mailto:twslaw@pland.gov.hk)>  
**Subject:** Supplementary Information for Planning Application No. A/YL-PN/83

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/83, please find below our comments for your further clarification.

1. It is noted that the site is also currently used as an 'eating place'. Hence, the current use on the application form (p.3) should also include 'eating place'.
2. If the proposed use would also include 'eating place', then please revise accordingly on the application form (p.5, 7, 10). Please also check if there are any other uses and include them in the application (e.g. shop and services).
3. Please provide more information on the types of field study / education activities that would take place.
4. Will the site be opened to the public or is reservation required? Is there any control on the number of visitors? Is there any entrance fee or is it free to visit?
5. In your submission, it is mentioned that there will be around 20-40 visitors per day. However, from the photos you provided, there are clearly more than 40 visitors at the site. Hence, please review and provide the accurate number of visitors.
6. Please clarify on the number of toilets within structure B.

Grateful if you could provide the revised application form and clarifications by COP today (23.12.2024) in a separate email to the Town Planning Board with copy to us. Thanks.

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Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290





心影薈

Mental Health Photographic Society

[Http://www.mhps.org.hk](http://www.mhps.org.hk) E-mail: hkmhps@gmail.com

2024 年 12 月 20 日

規劃署

尊敬的規劃署署長，

心影薈是一個由精神科醫護人員及攝影界熱心人士成立的慈善團體，於 2013 年 3 月 18 日正式成立。我們的宗旨是透過攝影推廣心靈健康，促進文化分享，並舉辦各類攝影活動，提高公眾對心靈健康的認識。

在過去十多年中，下白泥村村長鄭偉君先生對心影薈的外影活動給予了大力支持。通過這些活動，我們不僅提升了身心健康，更見證了鄭先生在上下白泥村積極推廣環保及生態教育的努力，展現了他對社會的貢獻。

隨著氣候變化、生物多樣性喪失和環境污染等問題日益嚴峻，保護我們的生態系統變得尤為重要。我們深信，優質的自然環境對心靈健康至關重要，能提供安全感和舒適感。因此，只有通過共同努力，才能保護我們的香港及其未來。

因此，我們希望通過這封信表達對鄭偉君先生申請將上下白泥地段發展為下白泥教育中心的全力支持。我們相信，這個中心不僅能夠促進環保教育，還將成為市民提升心靈健康的重要場所。

此致，



麥永接 醫生  
創會會長  
心影薈



Department of Chemistry

香港城市大學  
City University of Hong Kong

A Tat Chee Avenue, Kowloon, Hong Kong  
T +852 [REDACTED]  
F +852 [REDACTED]  
W cityu.edu.hk

30<sup>th</sup> Dec 2024

No. 283A, Nim Wan Road,  
Pak Nai Tsuen,  
Ha Pak Nai Education Centre  
Mr. CHENG Wai Kwan, Ken

**Re: A supporting letter for the continuous operation of the public outreach and education facilities at Ha Pak Nai Education Centre**

Dear Mr. Cheng,

I am writing to fully support the continuous operation of the public outreach and education facilities at Ha Pak Nai Education Centre managed by you and members of the local community. I have been collaborating with the Ocean Park Conservation Foundation since 2009 on a school outreach program "Horseshoe Crab Rearing Program". In this program, mating pairs of the tri-spine horseshoe crab are induced to spawn in the laboratory of City University of Hong Kong, and the juvenile horseshoe crabs are provided to participating secondary school students who look after the juveniles in their school laboratories for half a year before releasing them in the summer. The program is very successful and praised by participating schools. In the past few years, with the support of the Ha Pak Nai Education Centre, I was able to obtain mating pairs for the breeding program from Ha Pak Nai. I also conducted field manipulation studies on juvenile horseshoe crabs in Ha Pak Nai to understand their natural mortality and the effect of oyster rubbles on their behaviour and growth. Without the support of the education centre, I was unable to conduct these experiments successfully. The education centre serves as an important field station for the conservation and education work of horseshoe crabs. I fully support the continuous operation of the Ha Pak Nai Education Centre and would like to thank you for your help in the past few years with my research on the horseshoe crabs in Ha Pak Nai and Pak Nai, the most important nursery grounds of horseshoe crabs in Hong Kong.

Yours faithfully,

Siu Gin CHEUNG (Dr.)  
Associate Professor  
Department of Chemistry  
City University of Hong Kong

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**Wilfred Ka Hing CHU/PLAND**

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寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2025年01月07日星期二 9:54  
收件者: tpbpd/PLAND  
主旨: Fw: Further Information on Planning Application No. A/YL-PN/83  
附件: 布局設計圖.pdf

FI for A/YL-PN/83

From: PROJECT CONSULTANCY FBI  
Sent: Monday, January 6, 2025 12:57 PM  
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
Subject: Re: Clarification for Planning Application No. A/YL-PN/83

回覆 1. 不會有涉及動物寄養設施,批准後將會清走  
2. 佈局圖錯誤已更改

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2025年1月3日 週五 下午2:24寫道:

Dear Mr. Chan,

Regarding your submission for planning application no. A/YL-PN/83, grateful if you could clarify on the following:

1. Based on our site inspection dated 31.12.2024, it is observed there are dedicated spaces for cats in the structures at the Site. Please clarify whether the application would involve animal boarding establishment and whether the cats and their dedicated spaces would be kept at the Site in future.
2. Based on our site inspection dated 31.12.2024, the uses of Structures D, E and F do not match with your layout plan. From our observation, Structure F was used for storing beach cleanup related items, Structure E was used for ecological education and Structure D was used for Chinese cultural education and other storage uses. Please review whether the layout plan is correct.

Thanks and Regards,

Wilfred CHU

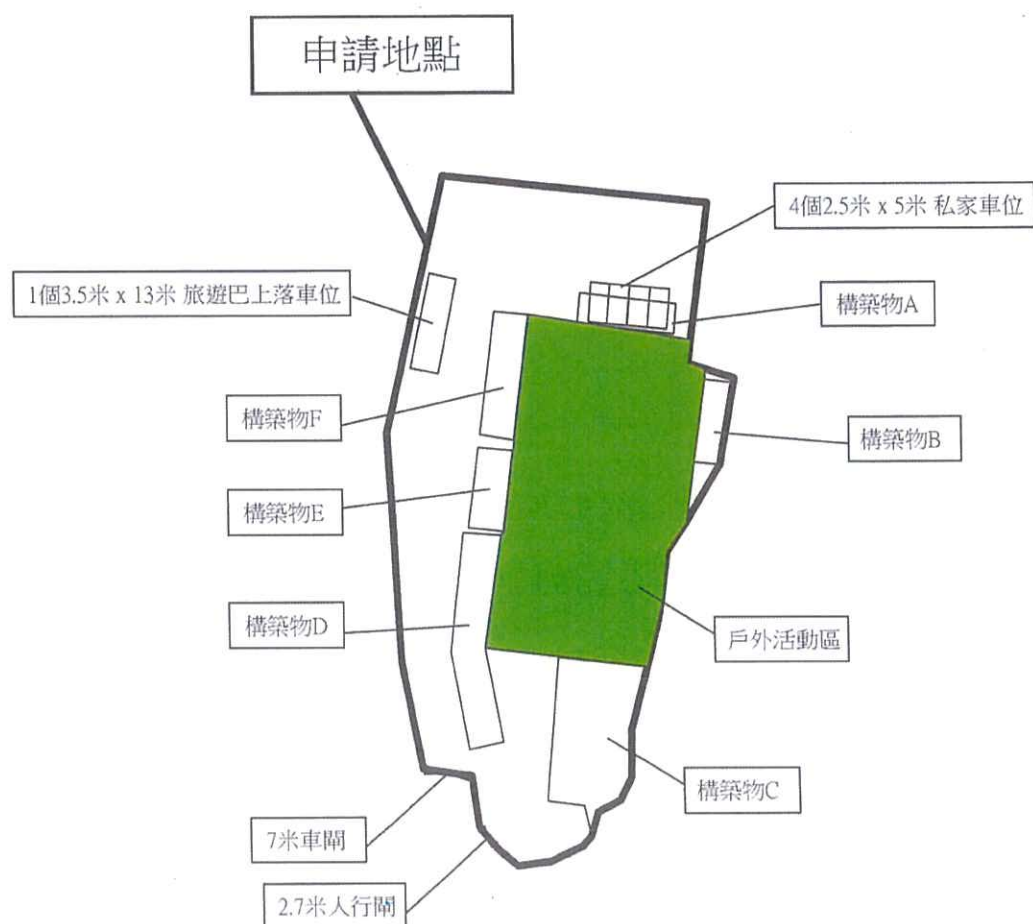



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TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

申請地點內設有6個構築物：

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



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

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**Christina Ki Na LEE/PLAND**

---

寄件者: Wilfred Ka Hing CHU/PLAND  
寄件日期: 2025年01月17日星期五 16:35  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: Fw: Supplementary Information for Planning Application No. A/YL-PN/83.  
附件: 提交致規劃署.pdf

FI for A/YL-PN/83

From: ...  
Sent: Friday, January 17, 2025 12:30 PM  
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>  
Subject: Re: Fw: Supplementary Information for Planning Application No. A/YL-PN/83

回覆第3點補充文件

於 2024年12月30日 週一 下午12:53寫道：

回覆 3.

- 1.定期學校清潔沙灘
- 2.清除入侵外來有害植物
- 3.保護馬蹄蟹繁殖及野放
- 4.教育學生下白泥生態教育

Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk> 於 2024年12月24日 週二 下午3:52寫道：

Dear Mr. Chan,

Further to my previous email, you may also wish to review whether the application site would include the remaining parts of Lots 68 and 69 in D.D. 135 (which is currently paved and used as part of the centre).

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290



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

From: Wilfred Ka Hing CHU/PLAND  
Sent: Monday, December 23, 2024 1:58 PM  
To:  
Cc: Ada Siu Man CHAN/PLAND <[asmchan@pland.gov.hk](mailto:asmchan@pland.gov.hk)>; Tracy Wing Sum LAW/PLAND <[twslaw@pland.gov.hk](mailto:twslaw@pland.gov.hk)>  
Subject: Supplementary Information for Planning Application No. A/YL-PN/83

Dear Mr. Chan,

Regarding your submission of planning application no. A/YL-PN/83, please find below our comments for your further clarification.

1. It is noted that the site is also currently used as an 'eating place'. Hence, the current use on the application form (p.3) should also include 'eating place'.
2. If the proposed use would also include 'eating place', then please revise accordingly on the application form (p.5, 7, 10). Please also check if there are any other uses and include them in the application (e.g. shop and services).
3. Please provide more information on the types of field study / education activities that would take place.
4. Will the site be opened to the public or is reservation required? Is there any control on the number of visitors? Is there any entrance fee or is it free to visit?
5. In your submission, it is mentioned that there will be around 20-40 visitors per day. However, from the photos you provided, there are clearly more than 40 visitors at the site. Hence, please review and provide the accurate number of visitors.
6. Please clarify on the number of toilets within structure B.

Grateful if you could provide the revised application form and clarifications by COP today (23.12.2024) in a separate email to the Town Planning Board with copy to us.  
Thanks.

Thanks and Regards,

Wilfred CHU

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

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290





日期：15-01-2025

編號：FBI-HPL-O2024-11-1

致：規劃署

電郵

尊敬的先生/女士，

有關A/YL-PN/83規劃申請：

回覆第3點意見：

1. 我們與香港大學一起，通過到學校分享、公開講座、教育參觀、大學生大使培訓、成立教育小組和與當地相關持分者的社區會議，清除外來入侵的大米草、清理水產養殖廢料和海洋垃圾。促進可持續的行為並提高公眾怎樣對海岸保護。
2. 我們與高慧娟博士(海洋生物學)一起開展積極保育管理工作，如重整廢棄的養蠔場、蠔礁修復試點，目的是了解修復對當地生物多樣性的影響。由於蠔殼是蠔苗首選定居和成長的基質；以及促進可持續的旅遊行為並提高公眾對蠔礁的認識。
3. 我們與環保大使劉祉鋒先生,MH一起處理塑膠分類回收項目。
4. 我們與城市大學SIU GIN CHEUNG博士及海洋公園多年合作開展馬蹄蟹(保護)放生計劃及沉積物研究、棲息地位置分布、監測馬蹄蟹等科學研究和生態監測，但白泥的泥灘仍然是一個生態熱點，在那裡可以找到瀕臨滅絕的馬蹄蟹和海草品種。然而，白泥目前沒有受到任何法定保護和管理，使其面臨越來越多的威脅，例如不可持續的旅遊業和入侵物種的猖獗蔓延。。
5. 我們亦會組織團體及義工一起清理蛇籠及鬼網幼小的海洋生物都會落入其中，造成濫捕情況。而且蛇籠可以駁連，變成長達數公里的漁具。他們前一晚於香港水域放下綁上浮標的蛇籠，蛇籠沉到海床，大小海洋生物一游經均有入無出。至翌晚，漁民再進入香港水域收網，將海洋生物一網打盡。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們對提交文件有任何疑問，請致電。

電話：

網頁：<https://>

公司地址：

Email:

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

**Christina Ki Na LEE/PLAND**

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寄件者: PROJECT CONSULTANCY FBI < >  
寄件日期: 2025年01月23日星期四 17:43  
收件者: tpbpd/PLAND  
副本: Christina Ki Na LEE/PLAND  
主旨: Re: 有關規劃申請PN/83  
  
類別: Internet Email

回覆古蹟辦申請地點不會掘地

在 2025 年 1 月 23 日 週四 17:00，PROJECT CONSULTANCY FBI <

寫道：

- 1.申請人事慈善團體
- 2.使用的旅遊巴是 19 座以下，謝謝

顯示引用文字

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**Christina Ki Na LEE/PLAND**

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寄件者: PROJECT CONSULTANCY FBI < >  
寄件日期: 2025年02月06日星期四 10:56  
收件者: Christina Ki Na LEE/PLAND; tpbpd/PLAND  
主旨: Re: Planning Application No. A/YL-PN/83  
類別: Internet Email

我們預算做渠才掘土，深度約 300-500mm

在 2025 年 1 月 23 日 週四 19:08，Christina Ki Na LEE/PLAND <[cknlee@pland.gov.hk](mailto:cknlee@pland.gov.hk)> 寫道：

Dear Mr. Chan,

The Antiquities and Monuments Office (AMO) has the following comments for your responses.

“As the application site is situated within the Long Jok Tsuen Site of Archaeological Interest, the applicant is required to confirm / clarify with the Antiquities and Monuments Office (AMO) whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO’ s further comment.”

AMO subject officer: Ms Kelly Lau

Contact number: 2208 4432

Grateful if you would provide to me your clarification on the above.

Should you have any enquiries, you may wish to contact me or AMO subject officer direct.

Thanks and Regards,



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Christina LEE

TP/YLW7, TMYLW DPO

Planning Department

Tel: 2158 6234

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**Christina Ki Na LEE/PLAND**

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主旨:

Fw: 有關規劃申請編號 A/YL-PN/83，補充文件

From: PROJECT CONSULTANCY FBI <[fbi@pland.gov.hk](#)>

Sent: Thursday, February 6, 2025 1:43 PM

To: tpbpd/PLAND <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

Subject: 有關規劃申請編號 A/YL-PN/83，補充文件

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

本署編號  
OUR REF.: EP/193/11/02/03

來信編號  
YOUR REF.:

電話  
TEL NO.: 2872 1750

傳真  
FAX NO.: 2872 0378

網址  
HOMEPAGE: <http://www.epd.gov.hk>

Environmental Protection Department  
Environmental Infrastructure Division

88 Victoria Road,  
Kennedy Town,  
Hong Kong.



環境保護署  
環境基建科

香港西區  
堅尼地城  
威多利亞道88號

新界元朗下白泥  
下白泥村公所  
下白泥村村代表  
鄭偉君先生

鄭村長：

下白泥村教育中心

環保教育活動

環境保護署與下白泥村村代表 鄭偉君先生一直以來都保持  
緊密聯繫，為改善下白泥村的環境事宜共同努力。

自下白泥村公所成立下白泥教育中心以來，積極籌辦不同的  
環保教育活動，致力推廣生態及環保教育，造福社會。我們對  
此十分支持，如籌辦環保教育活動時，需要安排參觀本署的廢  
物處理設施，例如各堆填區，我們樂意提供協助。歡迎聯絡本  
人、梁卓軒先生(新界西堆填區)(電話：2872 1682)或曾海頤女  
士(新界西堆填區擴建計劃)(電話：2872 1760)商討。

環境保護署署長

(林文貞



代行)

2025年1月24日



ISO 14001:2015  
Certificate No. 181



**Similar s.16 Application within the same “Coastal Protection Area” Zone  
on the Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan in the past 5 years**

**Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-PN/59	Temporary Education/Holiday Camp for a period of 3 years	CPA	24.4.2020	(1), (2) & (3)

**Rejection Reasons**

1. Not in line with the planning intention.
2. Failed to demonstrate that the applied use would not generate adverse ecological and environmental impacts on the surrounding areas.
3. Set an undesirable precedent for similar applications within the “CPA” zone

**Government Departments' General Comments**

**1. Environment**

Comments of the Director of Environmental Protection (DEP):

- (a) The applicant seeks planning permission for temporary field study, education and visitor centre for three years at the Site, which falls within an area zoned "CPA" on the approved Sheung Pak Nai and Ha Pak Nai OZP. According to the application and clarifications between the applicant and Planning Department (PlanD), the Site is currently used for the applied use and staff canteen. The applicant clarified that the proposed development will not involve catering service and animal boarding establishment. The proposed operation hours are 7am to pm daily, including Sundays and public holidays.
- (b) The Site will provide one loading/unloading space for coach, and four parking spaces for private cars. However, the applicant clarified that the coach is with less than 19 seats. In view of the proposed nature of the Site and no significant environmental impact is anticipated, she has no objection to the planning application.
- (c) No environmental complaints pertaining to the Site were received in the past three years.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) Should the Town Planning Board (the Board) consider that the application be acceptable from the planning point of view, a condition should be stipulated in the approval letter requiring the applicant to submit a drainage proposal, to implement and maintain the proposed drainage facilities to the satisfaction of this Division to ensure that it will not cause adverse drainage impact to the adjacent area.
- (c) The applicant should note his advisory comments at **Appendix IV**.

**3. Traffic**

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) On the basis of Deep Bay Road is a single track road, vehicles travelling at opposite direction need to negotiate. Adding traffic load involving long vehicles at Deep Bay Road is considered undesirable from traffic engineering point of view.
- (b) The applicant should note his advisory comments at **Appendix IV**.

Comments of the Commissioner for Transport (C for T):

- (a) He has no adverse comment on the planning application from traffic engineering perspective.

- (b) The applicant should note his advisory comments at **Appendix IV**.

**4. Fire Safety**

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations being provided to his satisfaction.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**5. Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) As there is no record of approval granted by the Building Authority for the existing structures at the Site, he is not in a position to offer comments on their suitability for the use proposed in the application.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**6. Agricultural & Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- (a) Although the application falls within the "Coastal Protection Area" zone, it has been paved and used for the applied use and staff canteen for years. It is unlikely that the continued use as temporary field study, education and visitor centre would bring additional adverse ecological impacts. He has no adverse comments on the application.
- (b) The applicant should note his advisory comments at **Appendix V**.

**7. Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) He has no comment on the application from food and environmental hygiene perspective.
- (b) The applicant should note his advisory comments at **Appendix IV**.

**8. Other Department's Comments**

The following Government departments have no comment on the application:

- (a) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (b) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (c) Project Manager (West), CEDD (PM(W), CEDD);



- (d) Commissioner of Inland Revenue (C of IR);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD); and
- (f) Commissioner of Police (C of P).

**Recommended 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 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) the STW/STT holder(s) will need to apply to his office for modification of the STW/STT conditions where appropriate. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
  - (iii) the Government Land (GL) adjoining Lot 71 in D.D.135 (not covered by the planning application) has been unlawfully occupied with unauthorised structure(s) without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap.28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice; and
  - (iv) the Lot owner(s)/applicant shall either (i) remove the unauthorised structure(s) and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structure(s) and the adjoining GL being illegally occupied in the subject planning application for the further consideration by the relevant departments and subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to his office for an STW/STT to permit the structure(s) erected and the occupation of the GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee /rent and administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owner(s)/applicant for any breach of the lease conditions, including the breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL;
- (d) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site or its adjacent area. 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 the access road connecting the Site with Nim Wan Road is not and will not be maintained by his office. His office should not be responsible for maintaining any access connecting the Site and Nim Wan Road. Presumably, the relevant Departments will provide their comments, if any;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to observe relevant environmental protection and pollution control ordinances during construction and to implement appropriate mitigation measures / practices as set out in the Recommended Pollution Control Clauses for Construction Contracts;
- (g) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant should adopt appropriate measures to prevent disturbing (e.g. water pollution, noise) the coastal habitats in the vicinity;
- (h) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. The applicant shall submit relevant layout plans incorporated with the proposed FSIs to the Fire Services 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 FSIs to be installed should be clearly marked on the layout plans. If the proposed structure(s) is required to comply with the Buildings Ordinance (BO)(Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
  - (i) proper licence / permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business / catering service / activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public and the operation of any business should not cause any obstruction. In accordance with Section 4 of Food Business Regulation, Cap. 132X, the expression "food business" means, any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine. But it does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required. Furthermore, pursuant to section 4 of the Food Business Regulation (Cap. 132X) (FBR), the expression of "food business" does not include any club;
  - (ii) proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more,



capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a lecture or story-telling, an exhibition of any one or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iii) there shall be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses;
- (j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
  - (i) the application site should have its own stormwater collection and discharge system to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and rectify/modify the nearby existing/original drainage systems if they are found to be inadequate or ineffective to accommodate the additional runoff arisen from the development of the Site. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure or ineffectiveness of the modified drainage systems caused by their works; and
  - (ii) the cost and work of drainage as well as future maintenance responsibility shall be borne by the applicant(s);
- (k) to note the comments of the Chief Building Surveyor/New Territories West (CBS/NTW), BD that:
  - (i) it is noted that six structures are proposed in the application. 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 BA should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - (ii) 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;

- (iii) 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 building plan submission stage;
- (iv) if the existing structures are erected on leased land without the approval of BA, they are UBW under BO and should not be designated for any proposed use under the application;
- (v) for UBW erected on leased land, enforcement action may be taken by BD 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 BO;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings and are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



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)

21st January, 2025.

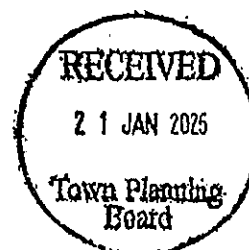
By email only

Dear Sir/ Madam,

**Temporary Field Study, Education and Visitor Centre for a Period of 3 Years**  
**(A/YL-PN/83)**

1. We refer to the captioned.
2. We would like to remind the Board that the site is within Coastal Protection Area (CPA) zone and there is a watercourse close to the site, which drains into the ecologically sensitive Pak Nai shoreline.
3. We urge the Board to investigate the planning intention of CPA, and then to investigate with relevant authorities and/ or parties as to whether the proposal would cause any potential adverse impact(s) (e.g., environmental); if yes, then to consider whether there is adequate impact assessment/ proposal submitted to appropriately address the potential impact(s), or whether it is necessary to submit this assessment/ proposal.
4. Thank you for your attention.

Ecological Advisory Programme  
Kadoorie Farm and Botanic Garden





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From:  
Sent: 2025-01-21 星期二 03:07:57  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Subject: A/YL-PN/83 DD 135 Pak Nai CPA

A/YL-PN/83

Lots 68 (Part), 69 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long

Site area: About 3,570sq.m

Zoning: "Coastal Protection Area"

Applied development: Field Study, Education and Visitor Centre / 5 Vehicle Parking

Dear TPB Members,

Strongest Objections. This is CPA but somehow the applicant has been allowed to fill in a substantial area, erect structures and open a restaurant without any record of approval despite the fact that such a development requires a submission and the requisite approvals.

Ha Pak Nai Education Center Ltd was registered in March 2021 so it cannot be that the operation predates the OZP. There is no information available, at least in English, on its management, experience in coastal environmental projects, etc.

**CPA Planning Intention:** *This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.*

This is a commercial development that fulfils none of the above requirements.

What enforcement action has been taken re the stripping of a large amount of natural vegetation from the site?

Application should be rejected. Development on sensitive coastal lots cannot be justified by pseudo environmental education greenwash.

Mary Mulvihill