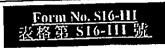
18 JUL 2022

The distances is received on The han Planning Board will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.



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

《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S16-1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.lik/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「ノ」 at the appropriate box 請在適當的方格內上加上「ノ」號

For Official Use Only	Application No. 申請編號	A/YL-37/626	
請勿填寫此欄	Date Received 收到日期	1 8 JUL 2022	

- 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. 申謝人須把填妥的申請支格及其他支持申請的文件(倘有), 送交香港北角巡擊道 333 號北角政府合署 15 搜城市規劃委員會(下稿「委員會」)秘書收。
- 2. 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, I Sheung Wo Che Road, Sha Tin, New Territories). 游先细阅(中游須知)的資料單張,然後填寫此表格。該份文作可從委員會的網頁下載(網址: http://www.info.gov/hk/tpb/),亦可向委員會秘智處(香港北角渣華道 333 號北角政府合署 17 樓及新界沙山上禾綠路!號沙田政府合署 17 樓及新界沙山上禾綠路!號沙田政府合署 14 樓)家取,
- 3. 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. 此次格可從委員會的網頁下載,亦可向委員會秘書處及規劃層的規劃資料套詢處索取;申請人須以打印方式或以正指填寫表格。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 栈椅)

高舜鵬 KO SHUN PANG

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)

許軍兒 HUI KWAN YEE

3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable)	Lot No.1808 in D.D.96, Lok Ma Chau, San Tin, 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	☑Site area 地盤面積 165.0 sq.m 平方米☑About 約 ☑Gross floor area 總接面面積 106.52 sq.m 平方米☑About 約
(c)	Area of Government land included (if any) 所包括的政府上地面積(倘有)	sq.m 平方米 □About 约

	· · · · · · · · · · · · · · · · · · ·								
(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及编號								
(e)	Land use zone(s) involved CA 涉及的土地用途地帶								
	Vacant								
Ø	Current use(s) 現時用途 (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,讀在圖則上顯示	-						
4.									
The	applicant 申請人 —								
Ø	is the sole "current land owner"** 是唯一的「現行土地擁有人」*	(please proceed to Part 6 and attach documentary proc (請繼續填寫第 6 部分,並夾附業權證明文件)。	f of ownership).						
<u> </u>	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 Cor								
(0)	就土地擁有人的同意/组								
(a)	application involves a total of	of the Land Registry as at	(DD/MM/YYYY), this 日的記錄,這宗申請共產						
(b)	The applicant 申請人 —								
	has obtained consent(s) of	"current land owner(s)"#.							
	已取得 名	公「現行土地擁有人」"的同意。							
	Details of consent of "curre	nt 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 (DD/MM/YYYY) 取得同意的日期 (日/月/年)								
	·								
	(Please use separate sheets if the space of any how above is insufficient. 4日 上面は上面に対象的な思想で見、韓ロ音を発用し								

		tails of the "cu	urent land o	owner(s)"	" notified	己獲通	知「現行	土地擁有			
	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 (DD/MM/YYYY) 通知日期(日/月/4								YYY)		
		•									•
			:								
										· .	
	(Plea	se use separate s	hects if the s	pace of an	y box abov	e is insuffic	ient. 如上	:列任何方	格的空間	町不足 ・ 請与	夏說明)
	已採	aken reasonable 取合理步驟以 onable Steps to	取得土地拉	擁有人的	同意或向	該人發給	通知・詳	情如下:		<u>合理步驟</u>	
	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 notic 於							4/YYY	Y)&	4
		posted notice in	-	-		ear applica	tion site/	premises (on "		
		於	(日/月/年)	在申請地	點/申請	處所或附	近的顯明	位置則	出關於該甲	申請的通
•	1	sent notice to re office(s) or run 於 處,或有關的	al committe	ee on 日/月/年			(DD/MM	I/YYYY) ⁽	<u>&</u>	ommittee(s)。 員會/互助委	
•	<u>Other</u>	s 其他									
		others (please s 其他(誚指明		·							
	:					1.	<u></u>				
		, , , , , , , , , , , , , , , , , , , 							_		
	; 				·		,				
		-			•						

6. Type(s) of Application	n申請類別						
(A) Temporary Use/Develop	pment of Land and/or Buildin	g 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 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)					
	臨時郊野學習/教育場地						
(A) Post of the second		•					
(a) Proposed use(s)/development							
擬議用途/發展							
	(Please illustrate the details of the pr	roposal on a layout plan) (請用平面圖說明擬讓詳憐)					
(b) Effective period of	Ø year(s)年	.3					
permission applied for 申請的許可有效期	□ month(s) 個月						
	111111111111111111111111111111111111111						
(c) Development Schedule 發展紅	,	FO. 40					
Proposed uncovered land area	擬識露天土地面積	58.48 ⁻ sq.m ☑About 约					
Proposed covered land area 摄	段	106.52sq.m ☑About 約					
Proposed number of buildings	s/structures 接議建築物/構築物質	4					
Proposed domestic floor area	擬議住用樓面面積	sq.m □About 約					
Proposed non-domestic floor a	· area 擬說非住用樓面面積	106.52					
Proposed gross floor area 擬證	,	106.52 sq.m 2 About 約					
	•						
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足,請另頁說明)							
1.環保教育及太陽能運作展示廳:面積63m 高度3.66m、一層高							
2.紀念品小賣部:面積32m 高度3.66m、一層高							
3.儲物室:面積5.76m高度							

4.流動化學廁所:面積5.76m 高度3.0m、一層高							
Proposed number of car parking s	paces by types 不同種類停車位的	り擬識數目					
Private Car Parking Spaces 私家:	車車位 . '						
Motorcycle Parking Spaces 電單	車車位						
Light Goods Vehicle Parking Spa-							
· Medium Goods Vehicle Parking S							
Heavy Goods Vehicle Parking Sp							
Others (Please Specify) 其他 (請	列明)						
<u> </u>							
Proposed number of loading/unloa	ading spaces 上落客貨車位的擬談	数目					
Taxi Spaces 的士車位		,					
Coach Spaces 旅遊巴車位	•						
Light Goods Vehicle Spaces 輕型	貨車車位						
Medium Goods Vehicle Spaces							
Heavy Goods Vehicle Spaces 重		••••••					
Others (Please Specify) 其他 (讃	***************************************						
	77 1717						

Proposed operating hours 擬議營運時間 星期二至星期日(包括公眾假期),早上十點至晚上十一點							
 							
(d)	Any vehicular acc the site/subject build 是否有車路通往均 有關建築物?	ess to	There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(講註明車路名稱(如適用)) 下褐村東路 連接郷村道路 There is a proposed access. (please illustrate on plan and specify the width) 有一條接綫車路。(請在圖則顯示,並註明車路的闊度)				
		N	o 香				
(e)	(If necessary, please	use separa for not p	osal 擬議發展計劃的影響 te sheets to indicate the proposed measures to minimise possible adverse impacts or give coviding 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。)				
(i)	Does the development	Yes 是	□ Please provide details ij提供詳情				
	proposal involve alteration of existing building? 擬議發展計劃是 否包括現有建築物的改動?	No 否	₩				
-	120日以上文章が:	Yes 是	[(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream				
			diversion, the extent of filling of land/pond(s) and/or excavation of land) (訪用地盤平面圈顯示有關土地/池坳界線,以及河道改道、填坳、填土及/或挖土的細節及/或 範圍)				
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?		□ Diversion of stream 河道改道 □ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □ About 約 Depth of filling 填塘深度 m 米 □ About 約 □ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 □ About 約 Depth of filling 填土厚度 m 米 □ About 約 □ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 □ About 約 Depth of excavation 挖土面積 sq.m 平方米 □ About 約				
		No否	WELVERLY Von STO No TSTO				
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計删會 否 造 成 不 良 影響?	On traffic On water On drains On slopes Affected Landscap Tree Fell Visual In	No 不會				
•		- 					

diamete 請註明 幹直徑	state measure(s) to minimise the impact(s). For tree felling, please state the number, r at breast height and species of the affected trees (if possible) 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、及胸高度的樹及品種(倘可)
(B) Renewal of Permission for 位於鄉郊地區臨時用途/發	Temporary Use or Development in Rural Areas 展的許可續期
(a) Application number to which the permission relates 與許可有關的申請編號	· A/
(b) Date of approval 獲批給許可的日期	(DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	(DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	The permission does not have any approval condition 許可並沒有任何附帶條件 Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件: Reason(s) for non-compliance: 仍未履行的原因: (Please use separate sheets if the space above is insufficient) (如以上空間不足,請另頁說明)
(f) Renewal period sought 要求的續期期間	□ year(s) 年 □ month(s) 個月

7. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明)。
申請地點為一塊空置土地,申請人希望可將申請地點整理妥當用作郊野學習及教育場地用途,
既可活化空置土地,又可為推動環保意識提供一些協助,此亦為香港政府一直提倡及鼓勵,誠
意懇請給予批准,更承諾絕對遵守所有 貴委員會訂立之條款妥善運作,敬請明察。臨時郊野學
習及郊野場地運作時間為星期二至星期日早上十點至晚上十點包括公眾假期在內。

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,本人就道宗申請提交的資料,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 □ Applicant 申請人 / □ Authorised Agent 獲授權代理 簽署	
許軍兒 HUI KWAN YEE Name in Block Letters Position (if applicable)	
姓名(請以正楷填寫) 職位 (如適用)	
Professional Qualification(s) □ 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 香港國境師學會 / □ 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	
□ Company 公司 / □ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)	
Date 日期 2 9 JUN 2022 (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. So materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board's 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,有關申資料亦會上載至委員會網頁供公眾免費瀏覽及下載。	ard
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况下,就道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 到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,包括公布道宗申請供公眾查閱,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。	規
2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purpos 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。	ies
3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Di (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secreta 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。	ary

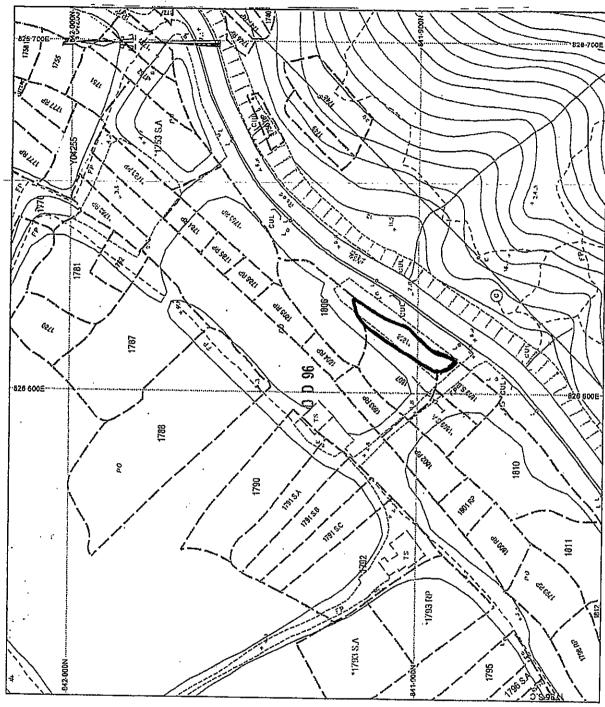
Gist of Appli	cation 申請摘要
consultees, upload available at the Pla (調 <u>盡量</u> 以英文及	etails in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant ed to the Town Planning Board's Website for browsing and free downloading by the public and ming Enquiry Counters of the Planning Department for general information.) 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覧及思劉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	Lot No.1808 in D.D.96, Lok Ma Chau, San Tin, Yuen Long, N.T.
Site area 地盤面積	165.0 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 sq. m 平方米 □ About 約)
Plan 國 則	S/YL-ST/8
Zoning 地帶	CA
Type of Application 申請類別	 ☑ Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 ☑ Year(s) 年3
	□ Year(s) 年 □ Month(s) 月
Applied use/ levelopment 中謂用途/發展	臨時郊野學習/教育場地
ł	

(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		□ About 约 □ Not more than 不多於	<u>-</u>	□About 約 □Not more than 不多於
		Non-domestic 非住用	106.52	☑ About 約 □ Not more than 不多於		□About 約 □Not more than 不多於
(ii)	No. of block 極數	Domestic 住用				
		Non-domestic 非住用	4			
(iii)	Building height/No. of storeys 建築物高度/層數	Domestic . 住用			□ (No	m 米 et more than 不多於)
	·				□ (No	Storeys(s) 層 of more than 不多於)
		Non-domestic 非住用	3.0-3.66		□ (No	m 米 t more than 不多於)
		,	1		□ (No	Storeys(s) 層 t more than 不多於)
(iv)	Site coverage 上蓋面積		64.5		%	☑ About 約
(v)	No. of parking spaces and loading / unloading spaces P事位及上落客貨車位数日	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數				N/A
		Taxi Spaces 的土 Coach Spaces 旅 Light Goods Vehi Medium Goods V Heavy Goods Veh Others (Please Spa	遊巴車位 cle Spaces 輕 ehicle Spaces ticle Spaces 軍	中型貨車位 型貨車車位		N/A

TO 100 100 100 100 100 100 100 100 100 10	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	П	
Block plan(s) 模字位置阎		
Floor plan(s) 模字平面圖		
Sectional plan(s) 微視圖		
Elevation(s) 立視園		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 國境設計總圖/國境設計圖	<u> </u>	
Others (please specify) 其他(謂証明) site layout plan, site tocation plan	Ø	Ø
site layout plant, site location plan	-	
and the site.	- '	
Reports 報告書	_	
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)	_	• _
fraffic impact assessment (on vehicles) 就車輛的交通影響評估		
Fraffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查	□,	
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
lewerage impact assessment 排污影響評估		
Lisk Assessment 風險評估		
Others (please specify) 其他(講註明)	·[
	•	

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.
注: 上述申請摘要的資料是由申請人提供以方便市民大眾参考。對於所職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。

SITE LOCATION PLAN



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

Locality:

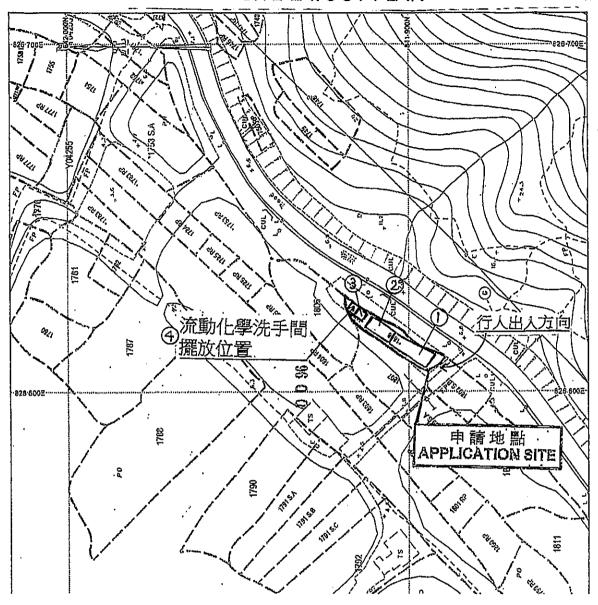
Lot Index Plan No. : <u>ags_S00000095256_0001</u> District Survey Office : Land Information Centre

Date: 09-Jun-2022

Reference No. : 2-NE-23D,2-SE-3B

香港特別行政區政府 — 版權所有 © Copyright reserved - Hong Kong SAR Government SMO-P01 20220609112510 10 损复数明:本地贸索引图在其符条的地形图上指示了各语永久和短期行符的土地的图像界線,均些土地包括私人地段、取耐度地、短期租的批划,以及其地理核准用地的土地。转注意:(1)本公引图上的资料合数不特更新而不存基先短知;(2)累引圈的更新或合理使效效有限取制的實際发更;以及(3)本股引配中期示的非值值性规则之用,资料是否推定可靠、总数的可需土地附益部的意见。负责就明:如因使用本地股份引回,或因所依约的本集引图其将出销、遗漏、经转和有限证项引载任何损失或损害,取后投不来给任何运作责任。

提致有效运河引致任何损失或损害。取历技不乐务任何连接责任。
Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time tag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any lass or derinage howscaver arising from the use of this plan or in reliance upon its correctness.



臨時郊野學習/教育場地建築物資料:

號數	用途	面积	高度
1	環保教育及太陽能運作展示題	(6.0+4.0)/2x12.6=63m ²	3.66m
2	紀念品小寶部	8.0x4.0=32.0m²	3.66m
3	儲物室	2.4x2.4=5.76m²	3.0m
4	流動化學洗手間	2.4x2.4=5.76m ²	3.0m
		建築物總面積:106.52m²	

備註:全部建築物均為一層高。



DD96 Lot No.1808之擬議臨時郊野教育中心連附屬商店及服務行業申請21/07/2022

15:59

From: Victor Hui

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

File Ref: History:

This message has been forwarded.

1 Attachment



2022-07-21 修改頁面Page5,8,10.pdf

敬啟者:

根據指示,現附上再經修改之申請表頁面,請查閱。

Best Regards, Victor, Hui Kwan Yee

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						
		velopment in Rural Areas, please proceed to Part (B))				
以中国江东沙州大厅西西中	(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)					
	擬議臨時郊野教育中	中心連附屬商店及服務行業				
(a) Proposed						
use(s)/development 擬議用途/發展						
3741747 14 722 37 154						
	(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	Ø year(s) 年	3				
permission applied for 申請的許可有效期	□ month(s) 個月					
(c) Development Schedule 發展網	ļ					
Proposed uncovered land area		58.48sq.m ☑About 約				
Proposed covered land area 携		106.52sq.m ☑About 約				
Proposed number of buildings	•	Λ				
Proposed domestic floor area	擬議住用樓面面積	sq.m □About 約				
Proposed non-domestic floor	area 擬議非住用樓面面積	106.52sq.m ☑About 約				
Proposed gross floor area 擬詞	養總樓面面積					
Proposed height and use(s) of dif	ferent floors of buildings/strue	ctures (if applicable) 建築物/構築物的擬議高度及不同樓/				
	-	below is insufficient) (如以下空間不足,請另頁說明)				
1.環保教育及太陽能運作原		₹3.66m、一層高				
2.紀念品小賣部:面積32r						
3.儲物室:面積5.76m2 高度3.0m、一層高						
4.流動化學廁所:面積5.76m2 高度3.0m、一層高						
Proposed number of car parking spaces by types 不同種類停車位的擬議數目						
Private Car Parking Spaces 私家	車車位					
Motorcycle Parking Spaces 電單						
Light Goods Vehicle Parking Spa	aces 輕型貨車泊車位					
Medium Goods Vehicle Parking	-					
Heavy Goods Vehicle Parking Sp						
Others (Please Specify) 其他 (訂	胃列明)	<i>i</i>				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目						
Taxi Spaces 的士車位		,				
Coach Spaces 旅遊巴車位		<u>:</u>				
Light Goods Vehicle Spaces 輕狂						
Medium Goods Vehicle Spaces						
Heavy Goods Vehicle Spaces 重						
Others (Please Specify) 其他 (記	月グリザナノ					

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)。
•
申請地點為一塊空置土地,申請人希望可將申請地點整理妥當用作郊野學習及教育場地用途,
既可活化空置土地,又可為推動環保意識提供一些協助,此亦為香港政府一直提倡及鼓勵,誠
意懇請給予批准,更承諾絕對遵守所有 貴委員會訂立之條款妥善運作,敬請明察。擬議臨時郊
野教育中心連附屬商店及服務行業之營運時間為星期二至星期日早上十點至晚上十點包括公眾
假期在內。
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,
,

Gist of Applica	ation 申請摘要	
consultees, uploaded available at the Plan (請 <u>盡量</u> 以英文及中	ails in both English and Chinese <u>as far as possible</u> . The dot to the Town Planning Board's Website for browsing an ning Enquiry Counters of the Planning Department for gene 文填寫。此部分將會發送予相關諮詢人士、上載至城市劃資料查詢處供一般參閱。)	d free downloading by the public and eral information.)
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)	
Location/address 位置/地址	Lot No.1808 in D.D.96, Lok Ma Chau, San Tin	, Yuen Long,N.T.
Site area 地盤面積	165.0	sq. m 平方米□About 約
	(includes Government land of 包括政府土地	sq. m 平方米 口 About 約)
Plan 圖則	S/YL-ST/8	•
Zoning 地帶	CA	
Type of Application 申請類別	☑ Temporary Use/Development in Rural Areas 位於鄉郊地區的臨時用途/發展為期 ☑ Year(s) 年3 □ Mor	for a Period of nth(s) 月
	□ Renewal of Planning Approval for Temporary Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續	
	□ Year(s) 年 □ Mor	nth(s) 月
Applied use/ development 申請用途/發展	擬議臨時郊野教育中心連附屬商店及服務行	·業

Appendix Ia of RNTPC Paper No. A/YL-ST/626B



FW: URGENT: Application No. A/YL-ST/626 - DD96 Lot No.1808之擬議臨時郊野教育中心連附屬商店及服務行業申請2022/10/26 11:15

From: <tpbpd@pland.gov.hk>

To: <ayycheung@pland.gov.hk>, <fsyledpo@pland.gov.hk>

1 Attachment



2022-10-21 FI.pdf

From: Victor Hui <

Sent: Wednesday, October 26, 2022 11:02 AM

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

Subject: Fwd: URGENT: Application No. A/YL-ST/626 - DD96 Lot No.1808之擬議臨時郊野教育中心連附屬

商店及服務行業申請

----- Forwarded message -----

寄件者: Victor Hui·

Date: 2022年10月21日 週五 下午1:04

Subject: Re: URGENT: Application No. A/YL-ST/626 - DD96 Lot No.1808之擬議臨時郊野教育

中心連附屬商店及服務行業申請 To: <ayycheung@pland.gov.hk>

Further information

<ayycheung@pland.gov.hk>於 2022年8月26日 週五 上午11:16寫道:

Dear Mr HUI

I tried to telephone you and Mr. KO a number of occasions these 2 days but could not get through.

Grateful if you can contact myself or Mr. Ben TUNG (Tel. 3168 4049) of this Office regarding the captioned application at your earliest convenience.

Regards Alice CHEUNG TP/YLE2, DPO/FS&YLE Tel. 3168 4041

---- Forwarded by Benjamin TUNG/PLAND/HKSARG on 22/08/2022 11:09 ----

From: Victor Hui

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

Cc: <u>btung@pland.gov.hk</u>
Date: 21/07/2022 15:59

Subject: DD96 Lot No.1808之擬議臨時郊野教育中心連附屬商店及服務行業申請

敬啟者:

根據指示,現附上再經修改之申請表頁面,請查閱。

Best Regards, Victor,Hui Kwan Yee

[attachment "2022-07-21 修改頁面 Page5,8,10.pdf" deleted by Alice Yuk Yi CHEUNG/PLAND/HKSARG]

Best Regards, Victor,Hui Kwan Yee

Best Regards, Victor,Hui Kwan Yee

貴會檔號:TPB/A/YL-ST/626

致:城市規劃委員會

擬在劃為「自然保育區」地帶的 元朗新田落馬洲第 96 約地段第 1808 號 關設臨時郊野教育中心 並作附屬商店及服務行業用途(為期三年)

本人為上述申請之代理人,由於申請場地現已決定縮短營運時間到 傍晚六時正,故隨函付上需修正之相關頁份以作確認,另就 貴處轉介數 個政府部門對相關申請之意見作以下詳細陳述:—

- 一 · 就運輸署之意見的回應:
 - 1. 現依照指示隨信付上顯示從公共道路網絡以車輛到達申請地點的行車路線圖以供參閱,但特此聲明申請場地祇預算客人是徒步到達。
 - 到達申請場地之一段區內本土通道一直是開放給遊客自由進出遊覽, 亦並沒有指定是通往任何特定場地;
 - 3. 連接到申請場地之私人土地道路一直以來都是開放給附近一帶經過 之車輛使用,正如遊人也是自由出入通過;
 - 4. 再次說明申請場地不會有車輛進出或停泊,故根本就不會在施工及日 後運營期間時對交通狀況造成影響;
 - 5. 申請場地沒有停車位及裝卸區域提供;
 - 6. 申請人在此聲明在規劃許可批准期間絕對不會引致有車輛在公共道 路上排隊、倒車及倒塞之情況出現。
 - 二 · 就漁農自然護理署之意見的回應:
 - 1. 首先,申請場地現已決定將營運時間改為至下午六時正為止;
 - 申請場地是以靜態方式運作,施工建造亦祇用一些輕型之臨時建築物 料處理,絕對會避免在建造階段和營運期間對附近魚塘造成包括光線、 噪音或人為活動之間接干擾影響。
 - 三 · 就環境保護署之意見的回應:
 - 1. 申請場地之佈局已清楚列明於申請表之資料內容之中,並沒有新的通 道及土力工程需要進行,亦將會應用流動化學洗手間,故亦無需要有 新的污水處理工程施行。
 - 四 · 就消防處之意見的回應: -
 - 1. 於批准後申請人會依照消防處之指示聘請認可消防裝置公司設計及完成消防裝置工程。

五· 就規劃署城市規劃師/城市設計及園境總規劃師之意見的回應:一 1. 於批准後申請人會依照規劃署城市規劃師/城市設計及園境總規劃 師的意見提交合適之美化環境建議及在現場落實建議。

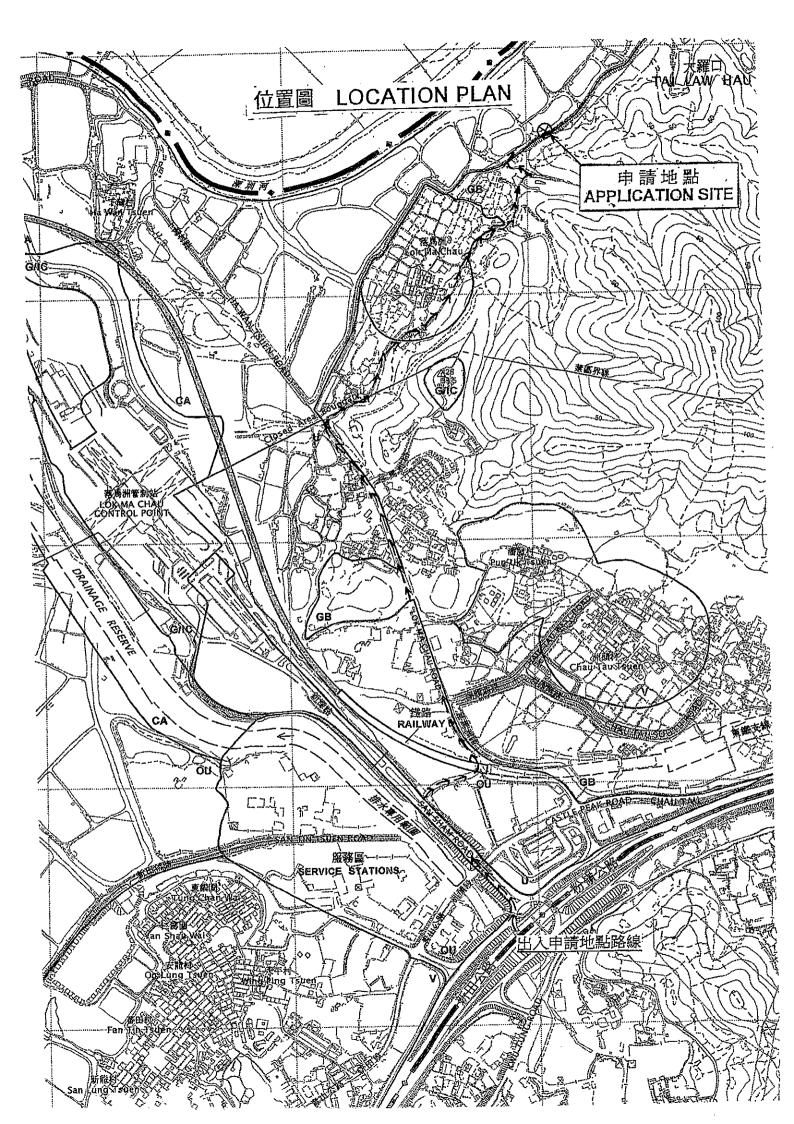
懇請明察,在此感謝 貴會對個案之協助及關注。祝安!

代理人: _______(許 軍 兒)

日期: 20 OCT 2022

聯絡地址:

聯絡電話:



Duan	and appreting hours #3	送茶速時期		- }		
Prop	osed operating hours 擬 月二至星期日(包括公	:战岛连时间 宏假期),早	.上十點至傍晚六點			
生光		Ch. lex 2017				

(d)	Any vehicular acces the site/subject buildir 是否有車路通往地	ng?	 ☑ There is an existing access. (please indicate the street name, whe appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 下灣村東路 連接鄉村道路 ☑ There is a proposed access. (please illustrate on plan and specify the width 	.		
	有關建築物?		有一條擬議車路。(請在圖則顯示,並註明車路的闊度)			
1	•	No 否				
(e)	Impacts of Developm	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	Yes 是	Please provide details 請提供詳情	Ì		
	development proposal involve					
	proposal involve alteration of					
	existing building?			.		
1	擬議發展計劃是 否包括現有建築		b			
·	物的改動?	No否 □ □ □ □				
	•	Yes 是 🗌	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stre	am		
			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	, /Filt		
			(請用地選半面圖顯不有測工地/池港乔然,以及門通以環、疾煙、疾工水/約18年118日間)	, , ,		
		i]	□ Diversion of stream 河道改道			
(ii)			□ Filling of pond 填塘			
	development proposal involve	j	Area of filling 填塘面積sq.m 平方米 □About 約			
	the operation on the		Depth of filling 填塘深度 m 米 □About 約			
	right?		□ Filling of land 填土			
	擬議發展是否涉 及右列的工程?		Area of filling 填土面積sq.m 平方米 □About 約 Depth of filling 填土厚度m 米 □About 約			
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		1				

貴處檔號: TPB/A/YL-ST/626

致:城市規劃委員會

擬在劃為「自然保育區」地帶 關設臨時郊野教育中心 D.D. 96 Lot No.1808

本人為上述申請之代理人,現再就 貴會轉介數個政府部門對相關申請 之意見作以下補充陳述:—

- 一.就運輸署次之意見的回應: —
- (a) 申請場地應祇預算客人是乘搭交通工具或駕駛腳踏車到達;
- (b) 會在本地段內裝卸建造場地設施之物料;
- (c) 日常應用之物料會在本地段內裝卸,每天一次,裝卸時間為上午 11 時至下午 3 時 45 分,隨函亦附上上落物料車輛停泊位置圖以供參閱,亦說明 祇供輕型貨車停泊。
- 二.就漁農自然護理署之意見的回應:一
- (a) 申請人聲明場地內絕對不會有噪音,不會在場所內及場所外用喇叭,不會播放音樂,晚上祇會開啟用作保安的燈光,而用作保安用的燈光是比較暗,更不會照射向魚塘方向,祇會照向馬路方向,如有流光就會作適當的遮擋及修正。其實現有馬路已有路燈,保安用的燈光一定不會亮過馬路燈光,所以不會有光線污染。施工時必定會做好噪音管制,不會使用大型機器施工,只會用儲電手動電鑽施工,材料會在工廠預先做好,只會在現場擺放,如仍發現有噪音會加裝隔音設施,防止噪聲發生,施工會在本地段來進行,施工日期會選擇在3月至6月份,施工時間為上午11時至下午4時45分,而公眾假期則不會施工,施工及日後營運時會做好污水收集,再用污水車運去政府指定污水廠處理,确保污水不流入魚塘及外流到其他地方。
- 三.就環境保護署之意見的回應:一
- (a)本場地段施工不會有土木工程,一切物料及設施會在工場做好整套預製件,以裝箱形式運載到現場才展開安裝擺放,保證不會對環境造成任何影響。

四.就規劃署城市規劃師/城市設計及園境總規劃師之意見的回應:—

(a) 申請人保證不會破壞現有樹木及植物的景觀,不會砍伐現有樹木,不會挖掘及移走現有植物,不會更改現場景觀狀況,不會另外種植樹木及增加植物,承諾會保護好現有的植物及樹木,如發現有樹木及植物接近施工及營運場所,會增設保護欄,防止任何人員及相關設施物料對樹木及植被產生直接或間接的影響損害。

懇請明察,在此感謝貴會對個案之協助及關注。祝安!

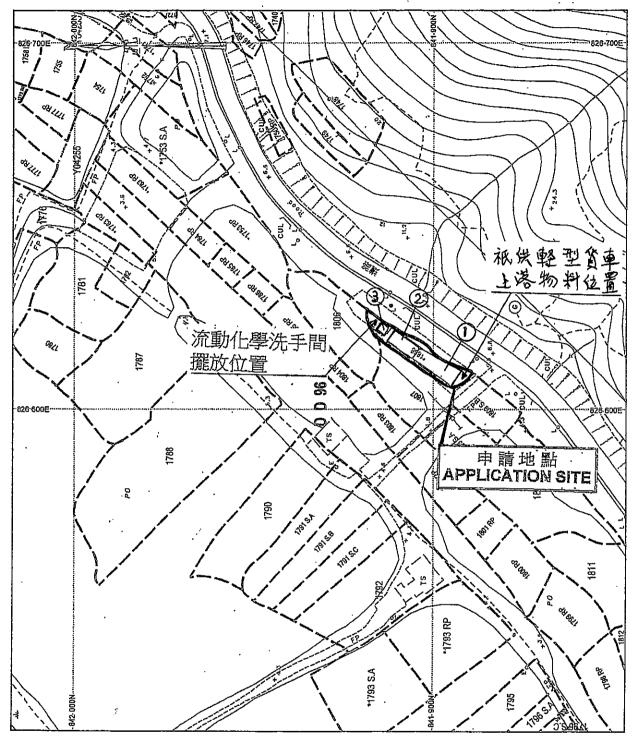
代理人

(許軍兒)

日期: 21 NOV 2022

聯絡地址:聯絡電話:

地段索引圖 LOT INDEX PLAN Site Plan



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

比例尺 SCALE 1 / 1 000 米 米 米 metres 10 0 10 20 30 40 50 metres

Lot Index Plan No. : ags_S00000095256_0001

District Survey Office : Land Information Centre

Date : 09-Jun-2022

Reference No.: 2-NE-23D,2-SE-3B

香港特別行政區政府 一 版權所有 © Copyright reserved - Hong Kong SAR Government SMO-P01 20220609112510 10 据要說明:本地段宗引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府授地、短期租約批地,以及其他作核准用途的土地。請注意:(1)本宗引圖上的資料會被不時更新而不作事先通知:(2)索引圖的更新或會延後於有關資料的實際變更;以及(3)本禁引圖中顯示的界線質供錄別之用,資料是否準確可靠,壓微詢專集土地測量節的黨見。 免質說明:如因使用本地段象引圖,或因所依據的本象引國資料出錯、經濟、過時或有誤差而引致任何損失或損害,政府核不承擔任何法律責任。

Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor. Disclaimer: The Government shall not be responsible for any loss or damage



Appendix Ic of RNTPC Paper No. A/YL-ST/626B



A/YL-ST/626 (Further Information)2022/12/30 16:25

From: Victor Hui
To: tpbpd <tpbpd@pland.gov.hk>
Cc: dlylam@pland.gov.hk, ayycheung@pland.gov.hk

History:

This message has been forwarded.

1 Attachment



2022-12-23 .pdf

Hereby attached the response to the FI. (dated 2022/12/23)

Best Regards, Victor,Hui Kwan Yee

貴會檔號:TPB/A/YL-ST/626

致:城市規劃委員會

擬在劃為「自然保育區」地帶的 元朗新田落馬洲第 96 約地段第 1808 號 關設臨時郊野教育中心 並作附屬商店及服務行業用途(為期三年)

本人為上述申請之代理人,日前接獲 貴處轉介數個政府部門對相關申請之意見,現首先由申請人就決意營運此個郊野教育中心之原因及宗旨以剖白自述信件呈上,亦交代營運方式及保育承諾,誠意請求各部門均可先詳盡細閱,再審視回應各部門之寶貴意見時可多加了解和幫助:一

致:各相關部門官員

各位官員,大家好!多謝細心參閱!本人先要說明本場地之服務對象是以路過的行人、觀鳥人士、郊遊人士等為主。本人 60 多歲,是半退休人士,接觸上述人士比較多,上述人士多時都向本人提議,希望本人在現時申請場地位置內向他們提供觀鳥知識小冊子及綠色太陽能能源知識,加強他們對環保知識及保育區的重要性、認同及支持,積極令環保意識起到宣傳作用,本人會在場地當眼處張貼上述知識的告示,出售相關知識的小冊子及相關的小記念品,展示太陽能示範裝備,令上述人士有親身體驗。

以上的各項目對現有環境不會有任何損壞,衛生間不向外開放,場地祇會有一個及祇工作半天的工作人員,主要以半自助方式提供服務。場地會選用市面合規的化學廁所,化學廁所每天都會清潔,會經合規清潔公司及時清走廁所污水。批准本次申請,對周邊環境美化更有護助,因每年冬季山火多發生在上述位置附近一帶之範圍,山火原因多是雜草在冬天乾燥而引發,本人已多次向政府相關部門反映上述地段周邊實況,並得到相關部門積極回應,會再加多次數清理雜草,並希望我能實時反映實況,共同預防山火,本人也與相關部門達成默契,在本人地段內之雜草會由本人及時清理,至於跟進政府地內之雜草問題,政府相關部門人士與本人曾在現場有過交流商討,本人對土地分類已有初步認識,如發現問題會應政府相關部門要求,及時反映實地實況。所以批准上述項目,只會對保護周邊環境更妥善,更有幫助,也可更加多提供環保、保育及源能知識供更多人士認識,並實時實地提醒上述人士保護環境,保護保育區,是各界人士應盡的本份及義務。

申請人: 高舜鵬

以下再就 貴會轉介數個政府部門對相關申請之意見作以下補充陳述:一

- 一, 就運輸署之意見的回應: -
- 1. 現依照指示隨信付上顯示祇供上落物料車輛停泊之位置圖及現場照 片以供參閱,再次聲明申請場地祇預算客人是路過或徒步到達,所以 並沒有上落客人之車位提供;
- 2. 由於上落物料位置之地面是與現場毗連現有車路之水平高度一致,故 絕對有足夠空間可供車輛進出;
- 3. 連接到申請場地之私人土地道路一直以來都是開放給附近一帶經過 之車輛使用,正如遊人也是自由出入通過;場地設施之施工建造祇用 一些輕型之臨時建築物料處理,故施工物料亦會在上落物料位置卸下 以人手或手推車運送入場地;
- 4. 申請人在此再次聲明在規劃許可批准期間絕對不會引致有車輛在公共道路上排隊、倒車及倒塞之情況出現。
- 二 · 就漁農自然護理署之意見的回應:
 - 1. 申請場地是以靜態方式運作,絕對會避免在建造階段和營運期間對附 近魚塘造成包括光線、噪音、人為活動及水質污染之間接干擾影響, 漁護署可於批准是項申請時加入需履行的附帶條件項目,指示應處理 之評估。
- 三· 就環境保護署之意見的回應: —
- 1. 申請場地之佈局已清楚列明於申請表的資料內容之中,中心及小賣部於施工時必定會做好噪音管制,不會使用大型機器施工,只會用儲電式手動電鑽或其他工具施工,材料會在工廠預先做好,只會在現場進行裝嵌便可完成,並沒有建築及土力工程需要在申請場地內進行。
- 四· 就規劃署城市規劃師/城市設計及園境總規劃師之意見的回應: —
- 1. 現依照規劃署城市規劃師/城市設計及園境總規劃師的意見提交一份美化環境建議以供審閱,並承諾於規劃許可獲批後會立即在現場落實美化環境建議工程。

懇請明察,在此感謝 貴會對個案之協助及關注。祝安!

代理人: _______(許 軍 兒)

日期: 23 DEC 2022

聯絡地址: 聯絡電話:

地段索引圖 LOT INDEX PLAN Site Plan



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1 ½ 1 000 米 metres 10 0 10 20 30 40 50 metres

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Lot Index Plan No. : ags_S00000095256_0001

District Survey Office : Land Information Centre

Date: 09-Jun-2022

Reference No.: 2-NE-23D,2-SE-3B

香港特別行政區政府 — 版權所有 © Copyright reserved - Hong Kong SAR Government SMO-P01 20220609112510 10 摘要說明:本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府接地、短期租約批地,以及其他作核准用途的土地。請注意:(1)本索引圖上的資料會被不時更新而不作專先通知;(2)索引圈的更新或會延後於有閱資料的實際變更;以及(3)本索引圖中顯示的界線僅供檢別之用,資料是否準確可靠,應徵詢專樂土地測量師的意見。 免實說明:如因使用本地段索引圖,或因所依據的本票引閱資料出錯、經漏、過時或有誤差而引致任何損失或損害,政府概不承擔任何法律責任。

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

擬議車輛上落物料位置現場照片

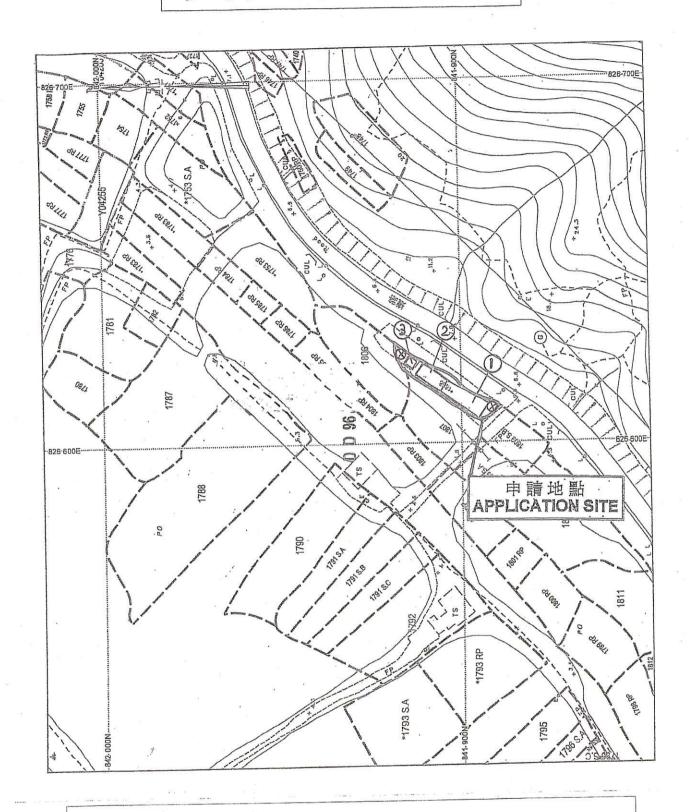








美化計劃建議



比例尺 SCALE 1:1000

圖示: -

※ 擬種植在農地上泥土內不少於 1.2 米深之 2 棵洋紫荊位置 (所有樹木每棵不低於 2.75 米)

|Appendix Id of RNTPC | Paper No. A/YL-ST/626B

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窜郵文件

實會檔號:TPB/A/YL-ST/626

致:城市規劃委員會

擬在劃為「自然保育區」地帶的 元朗新田落馬洲第 96 約地段第 1808 號 <u>闢設臨時郊野教育中心</u> 並作附屬商店及服務行業用途(為期三年)

本人為上述申請之代理人,日前接獲 貴處轉介運輸署對相關申請 之意見,以下再就該署之意見作以下補充陳述:—

- 1. 供上落物料車輛停泊之位置的面積約為 36 米方平:
- 2. 上落物料位置是屬於政府土地,一直以來都會有不同人士或政府部門 或公共機構到這些位置上落物料,由於這路段本身附近一帶根本不會 繁忙,故並不需要特別安排手續去取得同意,亦應接受祇為公眾提供 一些方便,懇請明察;
- 3. 場地之員工會乘搭公共交通工具到達及下班。
- 4. 在施工期間,每天祇會在早上由輕型貨車運送一次材料在上落物料位 置卸下以人手或手推車運送入場地;而在營運期間,每週則祇會有二 至三次由輕型貨車運送物料提供給場地應用。

懇請明察,在此感謝 貴會對個案之協助及關注。祝安!

代理人: ______(許 軍 兒)

日期: -7 FEB 2023

聯絡地址:

聯絡電話:

Best Regards, Victor,Hui Kwan Yee Tel: Address:



Relevant Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)

According to TPB PG-No. 12C, the Site partly falls within the Wetland Conservation Area (WCA) (about 41.25m² / 25% of the Site) and partly falls within the Wetland Buffer Area (WBA) (about 123.75m² / 75% of the Site). The land use concept, development guidelines and key assessment criteria are summarised as follows:

WCA

- (a) the WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The Board may consider development with conservation objectives within the WCA under the "private-public partnership approach";
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an EcoIA to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact;
- (c) for any redevelopment which requires planning permission from the Board, an EcoIA would also be required. Wetland compensation is required for any development involving pond filling and mitigation measures against disturbance would be necessary. They would be imposed as part of the planning approval conditions; and
- (d) subject to submission of EcoIAs, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area; and

WBA

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

Government Departments' General Comments

1. Land Administration

Comments from the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- the proposed access to the Site may straddle the project limit of PWP Item No. 7856CL
 Development of Lok Ma Chau Loop Main Works Package 1 Site Formation and
 Infrastructure Works and some sites under Simplified Temporary Land Allocations
 (STLAs);
- the Acquisition Section of LandsD has reservation on the application if the application affects the resumption limit of the relevant project limit/STLAs; and
- his advisory comments are at Appendix IV.

2. Traffic

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

- the Site is connected to the public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
- the applicant should seek the relevant owner(s) on the right of using the vehicular access and the off-site loading and unloading area;
- having considered the application including the FIs, he has no adverse comment on the application from the traffic engineering point of view; and
- should the application be approved by the Board, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

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

- the proposed access arrangement should be agreed by Transport Department;
- the access road connecting the Site with Ha Wan Tsuen East Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Ha Wan Tsuen East Road; and
- adequate drainage measures shall be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains.

3. Drainage

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

- he has no objection in principle to the application from drainage operation and maintenance point of view;
- the applicant should submit a drainage proposal should demonstrate how he will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. Approval of the drainage proposal should be sought prior to the implementation of drainage works on site;
- after completion of the required drainage works, the applicant shall provide DSD sets
 of record photographs showing the completed drainage works with corresponding
 photograph locations marked clearly on the approved drainage plans for reference; and
- his advisory comments are at Appendix IV.

4. Fire Safety

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

- he has no objection in principle to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction;
- it is noted that the nearest available street fire hydrant is more than 500m away from the Site. In this regard, street fire hydrant system with adequate flow, pressure and size of water tank shall be provided in the Site;
- in consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval;
- 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; and
- his advisory comments are at Appendix IV.

5. Building Matters

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

• 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;

- 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
- 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;
- if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
- his advisory comments are at **Appendix IV**.

6. Other Departments

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

- (a) Commissioner of Police;
- (b) Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department;
- (c) Project Manager (West), West Development Office, Civil Engineering and Development Department (CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD;
- (e) Chief Engineer/Construction, Water Supplies Department; and
- (f) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) Prior planning permission should have been obtained before commencing the proposed use at the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot 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. The lot owner will need to immediately apply to LandsD to permit the structures to be erected or regularise any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications 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 will be approved. If such application 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;
- (c) to note the comments of the Commissioner of Transport (C for T) that the Site is connected to the public road network via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicant. The management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. The applicant should seek the relevant owner(s) on the right of using the vehicular access and the off-site loading and unloading area;
- (d) 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 Ha Wan Tsuen East Road is not and will not be maintained by HyD. Adequate drainage measures should be provided at the Site to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that the Site is in close proximity to the Northern Line (NOL) Spur Line alignment which is under development by MTRCL. The applicant is required to consult MTRCL with respect to the design and construction of the proposed works, whether it would affect the NOL Spur Line. Deep foundation such as piling is not permitted at the Site unless MTRCL's agreement is sought;
- (f) to note the comments of the Director of Environmental Protection to follow the relevant mitigation measures and requirements in the COP to minimise potential environmental impacts on the surrounding areas. If the proposed use will involve any earthworks or building works within the Site (a conservation area), it will constitute a designated project under Item Q.1, Part 1 of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) and an environmental permit under the EIAO is required before its construction;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Applications for

tree removal/tree works should be submitted directly to the relevant authorities for approval;

- (h) to note the comments from the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage proposal should demonstrate how the applicant will collect, convey and discharge rain water falling onto or flowing to the Site. A clear drainage plan showing full details of the existing drains and the proposed drains (e.g. cover and invert levels of pipes/catchpits/outfalls and ground levels justifying waterflow, etc.) with supporting design calculations and charts should be included. For preparation of the proposal, the Guideline on preparation of the drainage proposal is available in DSD homepage at:

http://www.dsd.gov.hk/EN/Files/Technical_Manual/dsd_guideline/Drainage_S ubmission.pdf

- (ii) the applicant is reminded that approval of the drainage proposal must be sought prior to the implementation of drainage works on the Site;
- (iii) after completion of the required drainage works, the applicant shall provide DSD sets of record photographs showing the completed drainage works with corresponding photograph locations marked clearly on the approved drainage plans for reference. DSD will inspect the completed drainage works jointly with the applicant with reference to the set of photographs;
- (iv) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent areas;
- (v) the applicant is reminded that the proposed drainage proposal/works as well as the site boundary should not cause encroachment upon areas outside his jurisdiction;
- (vi) no public sewerage maintained by CE/MN, DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from the Director of Environmental Protection shall be obtained:
- (vii) the applicant should consult DLO/YL, LandsD regarding all the proposed drainage works outside the site boundary in order to ensure unobstructed discharge from the Site in future;
- (viii) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage facilities on site under proper maintenance during occupancy of the Site; and
- (ix) the existing drainage system outside the site boundary might be maintained by District Officer/Yuen Long (DO/YL). The applicant shall seek DO/YL's

comment if he proposes to connect the drainage system within the Site with the existing drainage system outside the site boundary;

- (i) to note the comments of the Director of Fire Services (D of FS) (i) to provide street fire hydrant system with adequate flow, pressure and size of water tank in the Site; and (ii) to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and the location of where the proposed water supply for firefighting and 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 (BPs); and
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) 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;
 - (ii) 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 B(P)R at the building plans (BPs) submission stage;
 - (iii) 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 (BA) should be obtained, otherwise they are unauthorised building works (UBW) under BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with BO;
 - (iv) 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;
 - (v) 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 B(P)R;
 - (vi) if the proposed use under application is subject to issue of a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (vii) detailed checking under BO will be carried out at the BPs submission stage.

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本人反對元朗新田落馬洲丈量約份第96約地段第1808號申請編號為A/YL-ST/626的規劃申請書,本人認為此規劃在此地段是不合理的,此地段為自然保育區,時常會有不同的候鳥在此休息,如果當此規劃實現後,會因規劃而建造的臨時交也交易中心連附屬商店及服務行業而帶來的行人影響候鳥休息時的日常,這對於自然保護區來說,是一種極大的破壞,並且由該規劃帶來的行人,會極度影響附近生活的村民,破壞他們的日常生活,因該規劃而帶來的行人,可能會亂拋垃圾,留下沒人清潔的昂髒物品,對於附近生活的村民來說,是一種非常討厭的行為,而且,現在還有疫情,並不知道因該規劃而來的行人,是否患上新冠肺炎,如有,對附近的村民則會產生麻煩,而且附近村民有老者,有幼童,一旦患上,後果很嚴重,還有,此規劃的地點,是由魚塘填了才有的,他把一部分魚塘填了之後,已經嚴重的破壞了自然保護區,候鳥的生活,現在還要面臨因該規劃而帶來的各種負面後果,因此,本人非常反對此規劃申請,該請將此規劃申請取消。

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申請編號 Application No.

地點 Location (見下圖 See Plan Below)

地帶及圖則 Zoning and Plan

建識 Proposal

A/YL-ST/626

九四百四萬馬州文章的份第86的地段第1808號 Lot 1808 In D.D. 96, Lok Ma Chau, San Tin, Yuen Long

> 自然保育區。 "Conservation Area" 新用分級計劃大綱核准綱組號 S/YL-ST/8 Approved San Tin Outline Zoning Plan No. S/YL-ST/8

東護院野部野教育中心部附属市場及服務行業 (23期 3 年) Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years

任何人上均可就逐宗申請提出意見。有關意見必須於20.3.2.4.5月1.5日或之前 · 以專人送過或郵股(香港 北角後報道 3 3 3號北角政府合署 1 5 楼)、 得真(2877 0245歲2522 8426)或證第(tpbpdepland. gov. bk) 方式、向 據市提到委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 18 Aug 2022.

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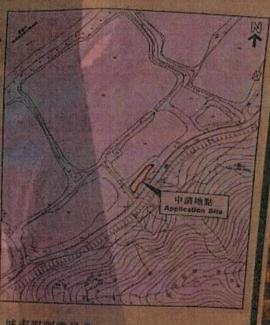
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城市規劃委員會 2 0 2 2 年 7 月 2 6 日 Town Planning Board 26 Jul 2022

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本人反對元朗新田落馬洲丈量約份第96約地段第1808號申請編號為A/YL-ST/626的規劃申請書,本人認為此規劃在此地段是不合理的,此地段為自然保育區,時常會有不同的候鳥在此休息,如果當此規劃實現後,會因規劃而建造的臨時交也交易中心連附屬商店及服務行業而帶來的行人影響候鳥休息時的日常,這對於自然保護區來說,是一種極大的破壞,並且由該規劃帶來的行人,會極度影響附近生活的村民,破壞他們的日常生活,因該規劃而帶來的行人,可能會亂拋垃圾,留下沒人清潔的昂髒物品,對於附近生活的村民來說,是一種非常討厭的行為,而且,現在還有疫情,並不知道因該規劃而來的行人,是否患上新冠肺炎,如有,對附近的村民則會產生麻煩,而且附近村民有老者,有幼童,一旦患上,後果很嚴重,還有,此規劃的地點,是由魚塘填了才有的,他把一部分魚塘填了之後,已經嚴重的破壞了自然保護區,候鳥的生活,現在還要面臨因該規劃而帶來的各種負面後果,因此,本人非常反對此規劃申請,該請將此規劃申請取消。







申請編號 Application No.

地點 Location (見下圖 See Plan Below)

地帶及圖則 Zoning and Plan

建議 Proposal A/YL-ST/626

前新田落馬洲丈量約份第96約地段第1808號 Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long

「自然保育區」 "Conservation Area" 新田分區計劃大網核准調攝號 S/YL-ST/8 Approved San Tin Outline Zoning Plan No. S/YL-ST/8

提識臨時郊野教育中心連附屬商店及服務行業(14期3年) Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years

任何人士均可就這宗申請提出意見。有關意見必須於2022年8月16日或之前 · 以專人送遞或郵遞(香港 北角遺華道333號北角政府合署15樓)。 傳頁(2877 0245或2522 8426)或電郵((pbpd8pland.gov.hk) 方式·向城市規劃委員會提出

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F. North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) on or before 16 Aug 2022.

詳情 Particulars

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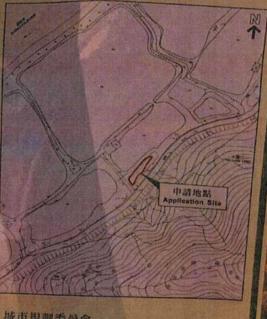
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城市規劃委員會 2 0 2 2 年 7 月 2 6 日 Town Planning Board 26 Jul 2022

位置圖 Location Plan

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下带規劃申请的地點現貌

本人反對元朗新田落馬洲丈量約份第96約地段第1808號申請編號為A/YL-ST/626的規劃申請書,本人認為此規劃在此地段是不合理的,此地段為自然保育區,時常會有不同的候鳥在此休息,如果當此規劃實現後,會因規劃而建造的臨時交也交易中心連附屬商店及服務行業而帶來的行人影響候鳥休息時的日常,這對於自然保護區來說,是一種極大的破壞,並且由該規劃帶來的行人,會極度影響附近生活的村民,破壞他們的日常生活,因該規劃而帶來的行人,可能會亂拋垃圾,留下沒人清潔的昂髒物品,對於附近生活的村民來說,是一種非常討厭的行為,而且,現在還有疫情,並不知道因該規劃而來的行人,是否患上新冠肺炎,如有,對附近的村民則會產生麻煩,而且附近村民有老者,有幼童,一旦患上,後果很嚴重,還有,此規劃的地點,是由魚塘填了才有的,他把一部分魚塘填了之後,已經嚴重的破壞了自然保護區,候鳥的生活,現在還要面臨因該規劃而帶來的各種負面後果,因此,本人非常反對此規劃申請,誠請將此規劃申請取消。





申請編號 Application No.

地點 Location (見下圖 See Plan Below)

地帶及圖則 Zoning and Plan

建議 Proposal A/YL-ST/626

的新田落場洲丈量約份第96約地段第1808號 Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long

「自然保育區」 "Conservation Area" 新田分區計劃大綱校准調組設 S/YL-ST/8 Approved San Tin Outline Zoning Plan No. S/YL-ST/8

展测度的郊野教育中心建附屬商店及服務行業(25期 3 年) Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years

位置國 Location Plan

(只作識別用 for identification purpose only)

任何人士均可就這宗申請提出意見。有關意見必須於2022年8月16日或之前 ,以專人送遞或郵遞(香港北角造華道333號北角政府合署15樓)。 傳頁(2877 0245或2522 8426)或電弧(1pbpd@pland.gov.hk) 方式・向城市規劃委員會提出。

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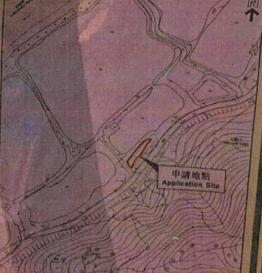
詳情 Particulars

- 运送制设(标的电影程序)(F&(程序、)形 L o 意思用的问题。 This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

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城市規劃委員會 2022年7月26日 Town Planning Board 26 Jul 2022





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本人反對元朗新田落馬洲丈量約份第96約地段第1808號申請編號為A/YL-ST/626的規劃申請書,本人認為此規劃在此地段是不合理的,此地段為自然保育區,時常會有不同的候鳥在此休息,如果當此規劃實現後,會因規劃而建造的臨時交也交易中心連附屬商店及服務行業而帶來的行人影響候鳥休息時的日常,這對於自然保護區來說,是一種極大的破壞,並且由該規劃帶來的行人,會極度影響附近生活的村民,破壞他們的日常生活,因該規劃而帶來的行人,可能會亂拋垃圾,留下沒人清潔的昂髒物品,對於附近生活的村民來說,是一種非常討厭的行為,而且,現在還有疫情,並不知道因該規劃而來的行人,是否患上新冠肺炎,如有,對附近的村民則會產生麻煩,而且附近村民有老者,有幼童,一旦患上,後果很嚴重,還有,此規劃的地點,是由魚塘填了才有的,他把一部分魚塘填了之後,已經嚴重的破壞了自然保護區,候鳥的生活,現在還要面臨因該規劃而帶來的各種負面後果,因此,本人非常反對此規劃申請,誠請將此規劃申請取消。

26-JUL-2022 14:45

FSYLE DPO

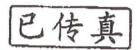
P.005/018

致城市規劃委員會秘書:

專人送遞或郵遞:香港北角淡雜道 333 號北角政府合署 15 極

傅真:2877 0245 或 2522 8426

電郵: tpbpd@pland.gov.hk



To: Secretary, Town Planning Board

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

By Fax: 2877 0245 or 2522 8426 By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/YL-ST/626

意見詳情(如有需要、請另頁說明)

Details of the Comment (use separate sheet if necessary)

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「提意見人」姓名/名稱 Name of person/company making this comment	_
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Urgent	☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publ
	A/YL-ST/626 DD 96 Lok Ma Chau Education Centre Conservation 15/08/2022 03:19
From: To: File Ref:	tpbpd <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>
ANA CTICO	

A/YL-ST/626

Lot 1808 in D.D. 96, Lok Ma Chau

Site area: About 165sq.m

Zoning: "Conservation Area"

Applied use: Field Education Centre / Shop

Dear TPB Members,

Strong objections. No indication as to who the applicant is or its credentials with regard to conservation. No mention of filling in pond that appears to have been executed without approval despite history of site:

DEC 2017 WITHDRAWN

A/YL-ST/517

Applied Use

Proposed Filling of Pond for Permitted Agricultural Use (Fish Pond Culture)

Mary Mulvihill

☐ Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt ☐ Mark Su	bject Restricted	pand personal&pu
	Comments on the Sec 16/08/2022 12:34	tion 16 Application No. A/YL-S	ST/626	*
From: To: File Ref:	"Roy Ng" <tpbpd@pland.gov.hk></tpbpd@pland.gov.hk>			
1 attachme	ent			

Dear Sir/Madam,

TPB20220816(ST626).pdf

Please refer to the attachment for the captioned.

Yours faithfully, Ng Hei Man (Mr.) Campaign Manager The Conservancy Association

Registered Name 註冊名稱: The Conservancy Association 長春社 (Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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The Conservancy Association

香港新界獎涌貨櫃碼頭路 77-81 號 Magnet Place —期十三樓 1305-6 室 Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, 電子郵件 E-mail:cahk@cahk.org.hk Kwai Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk

電話 Tel.:(852)2728 6781 傳真 Fax.:(852)2728 5538

16th August 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-ST/626

The Conservancy Association OBJECTS to the captioned application.

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

According to the approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8, the planning intention of CA zone is "to conserve the ecological value wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The "no-net-loss in wetland" principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an essential infrastructure project with overriding public interest".

According to the gist of application, proposed temporary field education centre with ancillary shop and services public were proposed. However, we cannot see sufficient details to justify that such plan is either "to support the conservation of the ecological integrity of the wetland ecosystem" or "an essential infrastructure project with overriding public interest". Therefore, it is not in line with the planning intention of CA zone.

2. Not in line with the Town Planning Board (TPB) PG-No. 12C

According to the TPB PG-No. 12C for Application for Developments within Deep Bay Area, part of the application site is located within Wetland Conservation Area



The Conservancy Association

香港新界獎涌貨櫃碼頭路 77-81 號 Magnet Place 一期十三樓 1305-6 室 Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, 電子郵件 E-mail:cahk@cahk.org.hk Kwai Chung, New Territories, H.K. 網址 Website:www.cahk.org.hk

電話 Tel.:(852)2728 6781 停真 Fax.:(852)2728 5538

(WCA). The planning intention of WCA is "to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. It comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. New development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an ecological impact assessment to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact". However, there are no brief overview on ecological condition of the project site and its surrounding environment. All potential environmental impacts caused by the work during construction and operation phase, such as water quality, noise and ecology, have not been fully evaluated. We doubt that it is against the planning intention of WCA, and therefore we do not think this is in line with the TPB PG-No. 12C.

3. Adverse environmental impacts

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

- No plans on land recovery: Various structures/uses would be temporarily proposed in the application site. However, no details are available to illustrate how the land would be recovered after the proposed temporary use:
- Adverse sewage impact: The applicant does not provide any details of sewage arrangement, such as design, collection, treatment, disposal of sewage, back-up plans, and so on. Besides, insufficient details are available to identify other sources of wastewater arising from operation, and how these pollution sources would be treated. We worry that if the above issues cannot be properly addressed, it may lead to serious environmental and hygiene problems within the application site and its surrounding area.
- Other sources of environmental impacts not clearly addressed: There are no site management and operational plans to describe issues such as number of expected visitors/users, crowd control, and so on. Regarding the proposed temporary environmental protection education and solar energy exhibition centre and souvenir shop, no details are available to describe their exact uses and activities, and whether additional wastewater would be generated during operation. All these would help identify source of environmental impacts and then suggest measures



The Conservancy Association

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

網址 Website:www.cahk.org.hk

to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

Yours faithfully, Ng Hei Man Campaign Manager The Conservancy Association

Urgent	Return Receipt Requested	☐ Sign ☐ Encrypt	Mark Subject Restricted	Expand personal&pub
	KFBG's comments on 16/08/2022 18:14	two planning applic	ations	*
From: To: File Ref:	EAP KFBG <eap@kfbg.org> "tpbpd@pland.gov.hk" <tpbpd< td=""><td>l@pland.gov.hk></td><td>t:</td><td></td></tpbpd<></eap@kfbg.org>	l@pland.gov.hk>	t:	
2 attachme	ents			
POF.	PDF 2			
220816 s16 Cl	HFS 2.pdf 220816 s16 ST 626.	odf		

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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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)

16th August 2022.

By email only

Dear Sir/ Madam,

Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years (A/YL-ST/626)

- We refer to the captioned.
- 2. The site is within a Conservation Area zone and very close to the ecologically sensitive fish pond area. We urge the Board to seriously consider whether the proposed use is in line with the planning intention of the zoning of concern as well as the potential cumulative impacts of approving this application.
- 3. Thank you for your attention.

Ecological Advisory Programme Kadoorie Farm and Botanic Garden

☐ Urgent [Return Receipt Requested Sign Encrypt Mark Subject Restricted Expand personal&pub	li		
(6)	HKBWS's comments on the planning application for the proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years at Lok Ma Chau, San Tin (A/YL-ST/626) 16/08/2022 18:14			
From: To: Cc: File Ref:	"WONG, Suet Mei" <wsuetmei@hkbws.org.hk> tpbpd <tpbpd@pland.gov.hk> Chuan Woo <wchuan@hkbws.org.hk></wchuan@hkbws.org.hk></tpbpd@pland.gov.hk></wsuetmei@hkbws.org.hk>			
Dear Sir/Madam	a,			
The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years at Lok Ma Chau, San Tin (A/YL-ST/626) is attached.				

Wong Suet Mei | 黃雪媚

Thank you.

Best Regards,

Conservation Officer | 保育主任
Hong Kong Bird Watching Society | 香港觀鳥會
A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室

T: +852 2377 4387 | F: +852 2314 3687

PDF J.

20220816_LokMaChau_FieldEducation_A_YL_ST_626_HKBWS.pdf





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

By email only

16 August 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years at Lok Ma Chau, San Tin (A/YL-ST/626)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

- 1 Not in line with the planning intention of the Wetland Conservation Area and "Conservation Area" (CA) zoning
 - 1.1 The northern part of the application site is located within the Wetland Conservation Area (WCA), where is "to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area" under the Town Planning Board Guideline No. TPB PG-NO. 12C. The southern part of the site is located within Wetland Buffer Area (WBA), which 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."
 - 1.2 It is also located within the CA zone under the approved San Tin Outline Zoning Plan No. S/YL-ST/8, which is intended to "conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area". It is also intended to "discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystem or the development is an





E-mail info@hkbws.org.hk

細角 Website www.hkbws.org.hk

香港九龍荔枝角青山道532號煌基大壤7C ress 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong











essential infrastructure project with overriding public interest."

The proposed development would involve exhibition centre, souvenir shop, 1.3 storage yard and portable chemical toilet uses, while the operation hours are from 10:00 a.m. to 10:00 p.m. every day. However, there is no information showing the estimated visitors, the operation details (i.e. the activities to be held), the estimated generation of waste water, the source of water supply, etc. The applicant did not demonstrate that the construction and operation of the proposed centre would not cause adverse disturbance to the ecological sensitive wetlands, given that the site is just next to fish ponds and wetlands. We consider it is immature to approve the application, and we urge the Town Planning Board (Board) to reject this application and make sure the use of this land would not have negative impacts on the ecological value of wetland and fish ponds.

The Town Planning Board should not encourage "destroy first, build later"

From Google Earth aerial photographs, landscape changes including vegetation clearance, pond filling and construction of temporary structures were seen at and around the application site between February and November in 2017 (Figure 1). We suspected that this is "destroy first, build later". We are concerned the approval of the current application would further legitimize the current misuse of the CA zone, leading to the promotion of "destroy first, develop later" attitudes among landowners in the locality. As the Board has suggested that "the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned." 1 We urge the Board to reject this application.

Set an undesirable precedent to the future development

The approval of this application will set an undesirable precedent to the future similar applications associated with "destroy first, build later" within the WCA, WBA and CA zoning, and thus nullifying the statutory planning control mechanism.

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



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率等 info@hkbws.org.hk 中立 香港九龍荔枝角青山道532號偉基大廈7C Actives 7C, V Ga Building, 532 Castle Peak Road, Lai Chi Kok, Kowloon, Hong Kong











We urge the Board to reject this application in order to protect the ecological sensitive area from any development threats.

Justifications for the decision and comments made by Government departments

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, "restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features"; (iii) the Board has the responsibility to "control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value". We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD's mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and reject the current application. Thank you for your kind attention.

Yours faithfully, Wong Suet Mei Conservation Officer The Hong Kong Bird Watching Society

http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

http://www.afcd.gov.hk/english/aboutus/vision mission/abt vision mission.html





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香港九龍荔枝角壽山道532號偉基大廈7C 7C, V Ga Building, 532 Castle Peak Road. Lai Chi Kok, Kowloon, Hong Kong







² AFCD Role of Department. Available at:

AFCD Vision and Mission. Available at:





CC. The Conservancy Association Designing Hong Kong Kadoorie Farm and Botanic Garden WWF - Hong Kong TrailWatch











Figure 1. The Google Earth aerial photographs, vegetation clearance, pond filling and construction of temporary structures were seen at the application site (marked with red line) between February and November in 2017. We suspected that this is "destroy first, build later".









