

RNTPC Paper No. A/YL-ST/626B
For Consideration by the Rural and
New Town Planning Committee
on 17.2.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/626

<u>Applicant</u>	: Mr. KO Shun Pang represented by Mr. HUI Kwan Yee
<u>Site</u>	: Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long
<u>Site Area</u>	: About 165 m ²
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
<u>Zoning</u>	: “Conservation Area” (“CA”)
<u>Application</u>	: Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for a proposed temporary field education centre with ancillary shop and services use at the application-site (the Site) which falls within an area zoned “CA” on the approved San Tin OZP (**Plan A-1**). According to the Notes of the OZP, ‘field study/education/visitor centre’ within the “CA” zone requires planning permission from the Town Planning Board (the Board). The Site is located on the bund at the verge of an existing fish pond with metal frame and grass cover.
- 1.2 According to the applicant, the Site is accessible from a local access connecting to Ha Wan Tsuen East Road (**Plan A-1**). The proposed use includes four 1-storey structures (with height of about 3m-3.66m) comprising a temporary exhibition centre with display boards promoting environmental protection education and solar energy within the Site, a souvenir shop selling pamphlets on the birds and green solar energy and gifts, a store room and a mobile toilet with a total gross floor area (GFA) of about 106.52 m². The proposed field education centre will be operated on a semi self-service basis and only one half-day staff will be working in the Site. The operation hours are from 10:00 a.m. to 6:00 p.m., Tuesday to Sunday, including public holidays. Visitors and site staff will access the Site by public transport or walking via the existing transportation network. No car parking and loading and unloading space will be provided within the Site. The loading/unloading activity will be carried out off-site in the open area to the northeast of the Site adjoining the existing local

access. During construction stage, only light and temporary materials will be used and the construction materials will be transported to the off-site loading and unloading area by light goods vehicle in the morning session once per day and then hand-carried or transported to the Site by hand-trolleys. During operation of the proposed development, supplies materials will be delivered to the Site by light goods vehicle two to three times per week. Construction work at the Site will be carried out between March and June from 11:00 a.m. to 4:45 p.m. daily except for public holidays. Two nos. of *Bauhinia blakeana* (洋紫荊), each with a height of not less than 2.75 m and a soil depth of not less than 1.2 m, will be provided at the respective eastern and western part of the Site. No tree felling will be involved and no existing vegetation on-site will be affected. The plans showing the site layout, loading and unloading and landscape proposal are at **Drawings A-1 to A-3**.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 18.7.2022 and **(Appendix I)** supplementary information received on 21.7.2022
- (b) Further Information (FI) received on 26.10.2022 **(Appendix Ia)** providing response to departmental comments and a traffic route plan #
- (c) FI received on 22.11.2022 providing response to **(Appendix Ib)** departmental comments and a loading and unloading plan #
- (d) FI received on 30.12.2022 providing response to **(Appendix Ic)** departmental comments, a revised loading and unloading plan and landscape proposal #
- (e) FI received on 7.2.2023 providing response to **(Appendix Id)** departmental comments #

exempted from publication requirement

1.4 On 9.9.2022 and 9.12.2022, the Rural and New Town Planning Committee (the Committee) of the Board decided to defer a decision on the application as requested by the applicant to allow time for the applicant to address departmental comments. After the deferrals, the applicant has made a number of FIs as detailed in paragraph 1.3 above. The application is scheduled for consideration by the Committee at this meeting.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FIs at **Appendices I to Id**. They can be summarised as follows:

- (a) The Site is vacant and can be put to efficient use for the proposed development which is for field study and education purpose and promotion of environmental protection.

- (b) The proposed use will not involve filling of land/pond or excavation of land.
- (c) The loading/unloading activity will be carried out at the existing open area which is open for use by the public as per the existing condition. There is no blocking of public road and no adverse traffic impact on the transportation network in the locality.
- (d) The proposed use will be operated in a passive manner and will not affect the surrounding fish ponds in terms of light, noise, human disturbance and water pollution. Only small hand-digging tools or equipment will be used, construction materials will be pre-fabricated for assembly on-site to avoid construction works at the Site. The mobile toilet will not be open to public. The wastewater generated from the Site will be disposed of by a waste management contractor.
- (e) The applicant will comply with the conditions and requirements as required by government departments in implementing the proposed development.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

The Town Planning Board Guidelines for ‘Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) are relevant to the application. Relevant extracts of the Guidelines are at **Appendix II**.

5. Background

The Site is not subject to active planning enforcement action.

6. Previous Application

The Site is not the subject of any previous application.

7. Similar Application

There was no similar application for field education centre with ancillary shop and services use within the same “CA” zone.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4)

8.1 The Site is:

- (a) elongated in shape and located on the bund area at the verge of an existing fish pond with metal frame of one to two storeys in height and grass cover;
- (b) accessible by an existing footpath via a local road which eventually connects to Ha Wan Tsuen Road; and
- (c) partly falling within the Wetland Buffer Area (WBA) (about 123.75 m² / about 75% of the Site) with a portion in its northwest falling within the Wetland Conservation Area (WCA) (about 41.25 m² / about 25% of the Site) (**Plan A-2**).

8.2 The surrounding areas are rural in character comprising fish ponds and woodland:

- (a) the open area to its north, west, south and southwest are fish ponds, grass land, local track/footpath and some residential dwellings;
- (b) along its eastern boundary are the pond bund and an existing culvert; to its further east is an existing access road which is about 923 m away from Ha Wan Tsuen East Road to its further southwest (**Plan A-1**); and
- (c) across the access road to its further south is a woodland with graveyards.

9. Planning Intention

The planning intention of the “CA” zone is to conserve the ecological value of 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. Filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

- 10.1 Apart from the government departments as set out in paragraph 10.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III and IV** respectively.

- 10.2 The following Government departments have been consulted and their views on the application are summarised as follows:

Environment

10.2.1 Comments of the Director of Environmental Protection (DEP):

- (a) With reference to the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (the COP), which is applicable in handling the subject application, the applicant is advised to follow the relevant mitigation measures and requirements in the COP to minimise potential environmental impacts on the surrounding areas if the application is approved.
- (b) As the Site falls within “CA” zone, 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.
- (c) No environmental complaint pertaining to the Site has been received over the past 3 years.

Nature Conservation

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

- (a) The Site is adjacent to fish ponds in WCA.
- (b) Having considered the applicant’s submission including the FIs, it is noted that the operation hours for the proposed education centre from 10:00 a.m. to 10:00 p.m. are adjusted from 10:00 a.m. to 6:00 p.m. Based on the information about the construction works required and measures to avoid indirect disturbance impacts (e.g. light, noise, human activities) on the nearby fish ponds during the construction phase and operation phase provided in the FIs, he has no further comment on the application.

Landscaping

10.2.3 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) Based on the aerial photo of 2021, the Site is situated in an area of rural fringe landscape character comprising rivers, fish ponds, hillsides, farmlands, village houses, temporary structures and tree groups. With reference to the site photos in July 2022 and the

site visit on 4.8.2022, the Site is vacant. Some trees of undesirable species (i.e. *Leucaena leucocephala* 銀合歡) and dead trees were found along the southeast periphery outside the Site. Therefore, significant adverse landscape impact on the surrounding landscape resources and character arising from the development is not anticipated.

- (b) Having reviewed the Landscape Proposal at **Drawing A-3** and the applicant's responses as per **Appendix Ic**, she has no further comment from landscape planning perspective.
- (c) Since there is no prominent public frontage surrounding the Site and no significant landscape impact within the Site arising from the proposed use, it is considered not necessary to impose a landscape condition should the application be approved by the Board.
- (d) The advisory comment is at **Appendix IV**.

11. Public Comments Received During Statutory Publication Period

The application was published for public comments on 26.7.2022. During the first three weeks of the statutory publication period which ended on 16.8.2022, nine public comments were received from green groups, including The Conservancy Association, Kadoorie Farm and Botanic Garden Corporation and The Hong Kong Bird Watching Society, and individuals raising objection and concerns on the application that the proposed development is not in line with the planning intention of the "CA" zone and TPB PG-No. 12C; there are insufficient details to justify the development that it can support the conservation of the ecological integrity of the wetland ecosystem or as an essential infrastructure project with overriding public interest; all the potential impacts during construction and operation phase have not been fully evaluated; there are insufficient information on site management and operation (including but not limiting to the estimated visitors and activities to be held on site), land recovery plan upon completion of the proposed temporary use; there are no assessments to identify the source of environmental impacts and mitigation measures; there was previous pond filling at the Site; the Site is close to slope area and has no electricity supply; the development has no parking space provision and will bring in additional traffic and visitors which will adversely affect nearby fish ponds and the roosting ground for the birds, disturb the living environment of nearby residents and cause pollution to the surrounding natural environment which is a conservation area; and the development will set an undesirable precedent for similar application in the area (**Appendix V**).

12. Planning Considerations and Assessments

- 12.1 The application is to seek planning permission for proposed temporary field education centre with ancillary shop and services use at the Site within the "CA" zone for a period of three years. According to the applicant, the proposed field education centre is to be operated in a semi self-service manner and comprises

four 1-storey structures (3m to 3.66m in height) for a temporary exhibition centre promoting environmental protection education and solar energy by display boards, a souvenir shop selling pamphlets and gifts, an ancillary store room and a mobile toilet at the Site.

- 12.2 The planning intention of the “CA” zone is to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. 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. The applicant has not provided sufficient information on how it can serve the purpose of environmental education and is an essential project with overriding public interest within the “CA” zone. As such, the applicant fails to provide strong justification which warrants a departure from the planning intention of “CA” zone, even on a temporary basis.
- 12.3 According to TPB PG-No. 12C, the Site partly falls within the WBA (about 123.75m² / 75% of the Site) and partly falls within the WCA (about 41.25m² / 25% of the Site). The proposed structures to be erected are mainly on the existing bund area adjoining the fish pond. The applicant also claims that the proposed use will not involve filling of land/pond or excavation of land. DAFC has no comment on the application from conservation point of view. However, the applicant fails to demonstrate how the proposed temporary use could facilitate the environmental education arousing the public understanding of the ecology and nature conservation of the area as specified in TPB PG-No. 12C. As such, it is considered that the proposed temporary use is not in line with TPB PG-No. 12C.
- 12.4 Other government departments have no objection to or no adverse comment on the application on technical aspects.
- 12.5 Regarding the public comments objecting and raising concerns on the application as detailed in paragraph 11, the departmental comments and planning assessments above are relevant.

13. **Planning Department's Views**

- 13.1 Based on the assessment made in paragraph 12 and having taking into account the public comments mentioned in paragraph 11 above, the Planning Department does not support the application for following reasons:
 - (a) the proposed development is not in line with the planning intention of the “CA” zone, which is primarily to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and 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. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and

- (b) the proposed development is not in line with TPB PG-No. 12C in that the applicant fails to demonstrate how the proposed temporary use could facilitate the environmental education.

13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of 3 years until 17.2.2026. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval conditions

- (a) no operation between 6:00 p.m. to 10:00 a.m. as proposed by the applicant, is allowed on the Site during the planning approval period;
- (b) no operation on Monday and public holidays, as proposed by the applicant, is allowed on the Site during the planning approval period;
- (c) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (d) the submission of drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.8.2023;
- (e) in relation to (d) above, the implementation of drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 17.11.2023;
- (f) the implemented drainage facilities within the Site shall be maintained at all times during the planning approval period;
- (g) the submission of a fire service installations and water supply for firefighting proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.8.2023;
- (h) in relation to (g) above, the provision of fire service installations and water supply for firefighting proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 17.11.2023;
- (i) if any of the above planning conditions (a), (b), (c) or (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;

- (j) if any of the above planning conditions (d), (e), (g) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon the expiry of the planning permission, the reinstatement of the application site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.

15. Attachments

Appendix I	Application Form received on 18.7.2022 and supplementary information received on 21.7.2022
Appendix Ia	FI received on 26.10.2022
Appendix Ib	FI received on 22.11.2022
Appendix Ic	FI received on 30.12.2022
Appendix Id	FI received on 7.2.2023
Appendix II	Relevant extract of TPB PG-No. 12C
Appendix III	Government departments' general comments
Appendix IV	Recommended advisory clauses
Appendix V	Public comments
Drawing A-1	Site Layout Plan
Drawing A-2	Loading and Unloading Plan
Drawing A-3	Landscape Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2023**

2022年 7月 1 8日

此文件在 收到・城市規劃委員會
已合時地收到此項申請及文件後才正式確認收到

18 JUL 2022

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

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

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-57/626
	Date Received 收到日期	18 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.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構	
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)	
<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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) 詳細地址/地點/丈量約份及地段號碼(如適用)	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	<input checked="" type="checkbox"/> Site area 地盤面積 165.0 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 106.52 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 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-ST/8 新田分區計劃大綱圖
(e) Land use zone(s) involved 涉及的土地用途地帶	CA
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」(請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」(請夾附業權證明文件)。

☐ is not a "current land owner".
並不是「現行土地擁有人」。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他 (請指明)

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	臨時郊野學習/教育場地 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	58.48 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	106.52 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	106.52 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	106.52 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
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3.0m、一層高 4. 流動化學廁所：面積5.76m 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 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 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 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)) 下窩村東路 連接鄉村道路																															
	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?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas	
位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</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）。

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

許軍兒 HUI KWAN YEE

Name in Block Letters
姓名 (請以正楷填寫)

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

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

Date 日期

29 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. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	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 <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-ST/8
Zoning 地帶	CA
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	臨時郊野學習/教育場地

(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	106.52 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	<div style="text-align: right;">m 米</div> <input type="checkbox"/> (Not more than 不多於)	
		<div style="text-align: right;">Storeys(s) 層</div> <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	<div style="display: flex; justify-content: space-between;"> 64.5 % <input checked="" type="checkbox"/> About 約 </div>		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		N/A
	Total no. of vehicle loading/unloading bays/lav-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 電型貨車車位 Others (Please Specify) 其他 (請列明) <hr/> <hr/>		N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
site layout plan, site location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

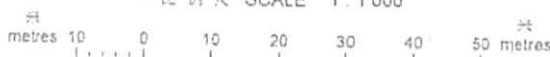
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A detailed topographic map of a mountainous region. The map features numerous contour lines indicating elevation, with labels such as 1735, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000. A prominent peak is labeled 2425. A network of roads is shown, including a main road labeled 'D 96' and several smaller roads like '1777 RP', '1778 RP', '1779 RP', '1780 RP', '1781 RP', '1782 RP', '1783 RP', '1784 RP', '1785 RP', '1786 RP', '1787 RP', '1788 RP', '1789 RP', '1790 RP', '1791 RP', '1792 RP', '1793 RP', '1794 RP', '1795 RP', '1796 RP', '1797 RP', '1798 RP', '1799 RP', '1800 RP', '1801 RP', '1802 RP', '1803 RP', '1804 RP', '1805 RP', '1806 RP', '1807 RP', '1808 RP', '1809 RP', '1810 RP', '1811 RP', '1812 RP', '1813 RP', '1814 RP', '1815 RP', '1816 RP', '1817 RP', '1818 RP', '1819 RP', '1820 RP', '1821 RP', '1822 RP', '1823 RP', '1824 RP', '1825 RP', '1826 RP', '1827 RP', '1828 RP', '1829 RP', '1830 RP', '1831 RP', '1832 RP', '1833 RP', '1834 RP', '1835 RP', '1836 RP', '1837 RP', '1838 RP', '1839 RP', '1840 RP', '1841 RP', '1842 RP', '1843 RP', '1844 RP', '1845 RP', '1846 RP', '1847 RP', '1848 RP', '1849 RP', '1850 RP', '1851 RP', '1852 RP', '1853 RP', '1854 RP', '1855 RP', '1856 RP', '1857 RP', '1858 RP', '1859 RP', '1860 RP', '1861 RP', '1862 RP', '1863 RP', '1864 RP', '1865 RP', '1866 RP', '1867 RP', '1868 RP', '1869 RP', '1870 RP', '1871 RP', '1872 RP', '1873 RP', '1874 RP', '1875 RP', '1876 RP', '1877 RP', '1878 RP', '1879 RP', '1880 RP', '1881 RP', '1882 RP', '1883 RP', '1884 RP', '1885 RP', '1886 RP', '1887 RP', '1888 RP', '1889 RP', '1890 RP', '1891 RP', '1892 RP', '1893 RP', '1894 RP', '1895 RP', '1896 RP', '1897 RP', '1898 RP', '1899 RP', '1900 RP', '1901 RP', '1902 RP', '1903 RP', '1904 RP', '1905 RP', '1906 RP', '1907 RP', '1908 RP', '1909 RP', '1910 RP', '1911 RP', '1912 RP', '1913 RP', '1914 RP', '1915 RP', '1916 RP', '1917 RP', '1918 RP', '1919 RP', '1920 RP', '1921 RP', '1922 RP', '1923 RP', '1924 RP', '1925 RP', '1926 RP', '1927 RP', '1928 RP', '1929 RP', '1930 RP', '1931 RP', '1932 RP', '1933 RP', '1934 RP', '1935 RP', '1936 RP', '1937 RP', '1938 RP', '1939 RP', '1940 RP', '1941 RP', '1942 RP', '1943 RP', '1944 RP', '1945 RP', '1946 RP', '1947 RP', '1948 RP', '1949 RP', '1950 RP', '1951 RP', '1952 RP', '1953 RP', '1954 RP', '1955 RP', '1956 RP', '1957 RP', '1958 RP', '1959 RP', '1960 RP', '1961 RP', '1962 RP', '1963 RP', '1964 RP', '1965 RP', '1966 RP', '1967 RP', '1968 RP', '1969 RP', '1970 RP', '1971 RP', '1972 RP', '1973 RP', '1974 RP', '1975 RP', '1976 RP', '1977 RP', '1978 RP', '1979 RP', '1980 RP', '1981 RP', '1982 RP', '1983 RP', '1984 RP', '1985 RP', '1986 RP', '1987 RP', '1988 RP', '1989 RP', '1990 RP', '1991 RP', '1992 RP', '1993 RP', '1994 RP', '1995 RP', '1996 RP', '1997 RP', '1998 RP', '1999 RP', '2000 RP'. A specific area is highlighted with a thick black line, showing a small, irregularly shaped land parcel. The map also includes various labels for land use, such as '1753 SA', '1754 SA', '1755 SA', '1756 SA', '1757 SA', '1758 SA', '1759 SA', '1760 SA', '1761 SA', '1762 SA', '1763 SA', '1764 SA', '1765 SA', '1766 SA', '1767 SA', '1768 SA', '1769 SA', '1770 SA', '1771 SA', '1772 SA', '1773 SA', '1774 SA', '1775 SA', '1776 SA', '1777 SA', '1778 SA', '1779 SA', '1780 SA', '1781 SA', '1782 SA', '1783 SA', '1784 SA', '1785 SA', '1786 SA', '1787 SA', '1788 SA', '1789 SA', '1790 SA', '1791 SA', '1792 SA', '1793 SA', '1794 SA', '1795 SA', '1796 SA', '1797 SA', '1798 SA', '1799 SA', '1800 SA', '1801 SA', '1802 SA', '1803 SA', '1804 SA', '1805 SA', '1806 SA', '1807 SA', '1808 SA', '1809 SA', '1810 SA', '1811 SA', '1812 SA', '1813 SA', '1814 SA', '1815 SA', '1816 SA', '1817 SA', '1818 SA', '1819 SA', '1820 SA', '1821 SA', '1822 SA', '1823 SA', '1824 SA', '1825 SA', '1826 SA', '1827 SA', '1828 SA', '1829 SA', '1830 SA', '1831 SA', '1832 SA', '1833 SA', '1834 SA', '1835 SA', '1836 SA', '1837 SA', '1838 SA', '1839 SA', '1840 SA', '1841 SA', '1842 SA', '1843 SA', '1844 SA', '1845 SA', '1846 SA', '1847 SA', '1848 SA', '1849 SA', '1850 SA', '1851 SA', '1852 SA', '1853 SA', '1854 SA', '1855 SA', '1856 SA', '1857 SA', '1858 SA', '1859 SA', '1860 SA', '1861 SA', '1862 SA', '1863 SA', '1864 SA', '1865 SA', '1866 SA', '1867 SA', '1868 SA', '1869 SA', '1870 SA', '1871 SA', '1872 SA', '1873 SA', '1874 SA', '1875 SA', '1876 SA', '1877 SA', '1878 SA', '1879 SA', '1880 SA', '1881 SA', '1882 SA', '1883 SA', '1884 SA', '1885 SA', '1886 SA', '1887 SA', '1888 SA', '1889 SA', '1890 SA', '1891 SA', '1892 SA', '1893 SA', '1894 SA', '1895 SA', '1896 SA', '1897 SA', '1898 SA', '1899 SA', '1900 SA', '1901 SA', '1902 SA', '1903 SA', '1904 SA', '1905 SA', '1906 SA', '1907 SA', '1908 SA', '1909 SA', '1910 SA', '1911 SA', '1912 SA', '1913 SA', '1914 SA', '1915 SA', '1916 SA', '1917 SA', '1918 SA', '1919 SA', '1920 SA', '1921 SA', '1922 SA', '1923 SA', '1924 SA', '1925 SA', '1926 SA', '1927 SA', '1928 SA', '1929 SA', '1930 SA', '1931 SA', '1932 SA', '1933 SA', '1934 SA', '1935 SA', '1936 SA', '1937 SA', '1938 SA', '1939 SA', '1940 SA', '1941 SA', '1942 SA', '1943 SA', '1944 SA', '1945 SA', '1946 SA', '1947 SA', '1948 SA', '1949 SA', '1950 SA', '1951 SA', '1952 SA', '1953 SA', '1954 SA', '1955 SA', '1956 SA', '1957 SA', '1958 SA', '1959 SA', '1960 SA', '1961 SA', '1962 SA', '1963 SA', '1964 SA', '1965 SA', '1966 SA', '1967 SA', '1968 SA', '1969 SA', '1970 SA', '1971 SA', '1972 SA', '1973 SA', '1974 SA', '1975 SA', '1976 SA', '1977 SA', '1978 SA', '1979 SA', '1980 SA', '1981 SA', '1982 SA', '1983 SA', '1984 SA', '1985 SA', '1986 SA', '1987 SA',

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



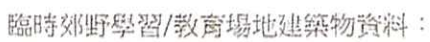
Reference No. : 2-NE-23D,2-SE-3B

SMO-P01 20220609112510 10

Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the background. The land holdings 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, howsoever arising from the use of this plan or in reliance upon its contents.

1



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。

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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
(For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	擬議臨時郊野教育中心連附屬商店及服務行業		
(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)			
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年	3	
	<input type="checkbox"/> month(s) 個月		
(c) Development Schedule 發展細節表			
Proposed uncovered land area 擬議露天土地面積	58.48	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	106.52	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	106.52	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	106.52	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	106.52	sq.m	<input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)			
1. 環保教育及太陽能運作展示廳：面積63m2 高度3.66m、一層高			
2. 紀念品小賣部：面積32m2 高度3.66m、一層高			
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 電單車車位			
Light Goods Vehicle Parking Spaces 輕型貨車泊車位			
Medium Goods Vehicle Parking Spaces 中型貨車泊車位			
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位			
Others (Please Specify) 其他 (請列明)			
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目			
Taxi Spaces 的士車位			
Coach Spaces 旅遊巴車位			
Light Goods Vehicle Spaces 輕型貨車車位			
Medium Goods Vehicle Spaces 中型貨車車位			
Heavy Goods Vehicle Spaces 重型貨車車位			
Others (Please Specify) 其他 (請列明)			

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。

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	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	<input 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-ST/8		
Zoning 地帶	CA		
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____		
Applied use/ development 申請用途/發展	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 <tpbpd@pland.gov.hk>

Cc: btung@pland.gov.hk

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]

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Best Regards,
Victor,Hui Kwan Yee

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Best Regards,
Victor,Hui Kwan Yee

--

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
闢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车路線圖以供參閱，但特此聲明申請場地祇預算客人是徒步到達。
2. 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；
2. 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)

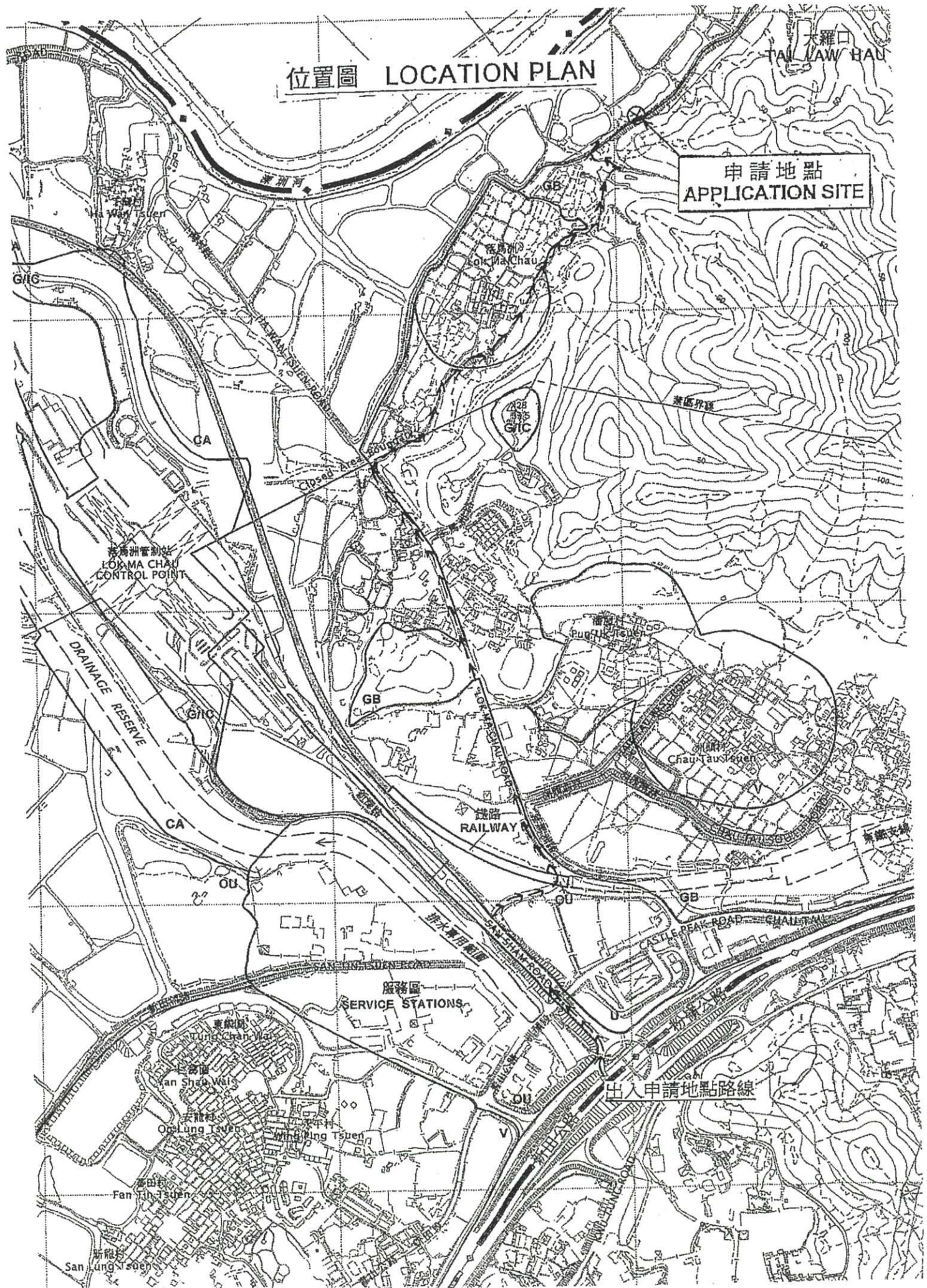
日期：20 OCT 2022

聯絡地址：

聯絡電話：

位置圖 LOCATION PLAN

申請地點
APPLICATION SITE



Proposed operating hours 擬議營運時間 星期二至星期日 (包括公眾假期), 早上十點至傍晚六點			
(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)) 下灣村東路 連接鄉村道路	
	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"/>

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
闢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：—

- (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，確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：—

- (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 1:1000

米 metres 10 0 10 20 30 40 50 metres



Locality: _____

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

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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象界線。這些土地包括私人地段、政府撥地、短期租約地，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按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)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、延誤、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. 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

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
開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紀念品，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，曾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． 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

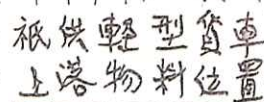
聯絡地址：

聯絡電話：

地段索引圖

LOT INDEX PLAN

Site Plan

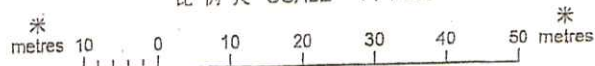


流動化學洗手間
擺放位置

申請地點
APPLICATION SITE

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Lot Index Plan No. : ags_S00000095256_0001

District Survey Office : Land Information Centre

Date : 09-Jun-2022

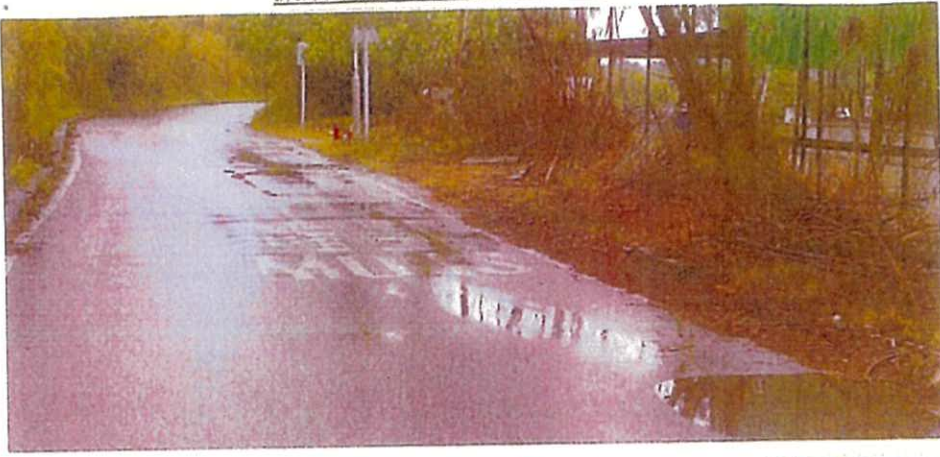
Reference No. : 2-NE-23D,2-SE-3B

香港特別行政區政府 一 版權所有
© Copyright reserved - Hong Kong SAR Government
SMO-P01 20220609112510 10

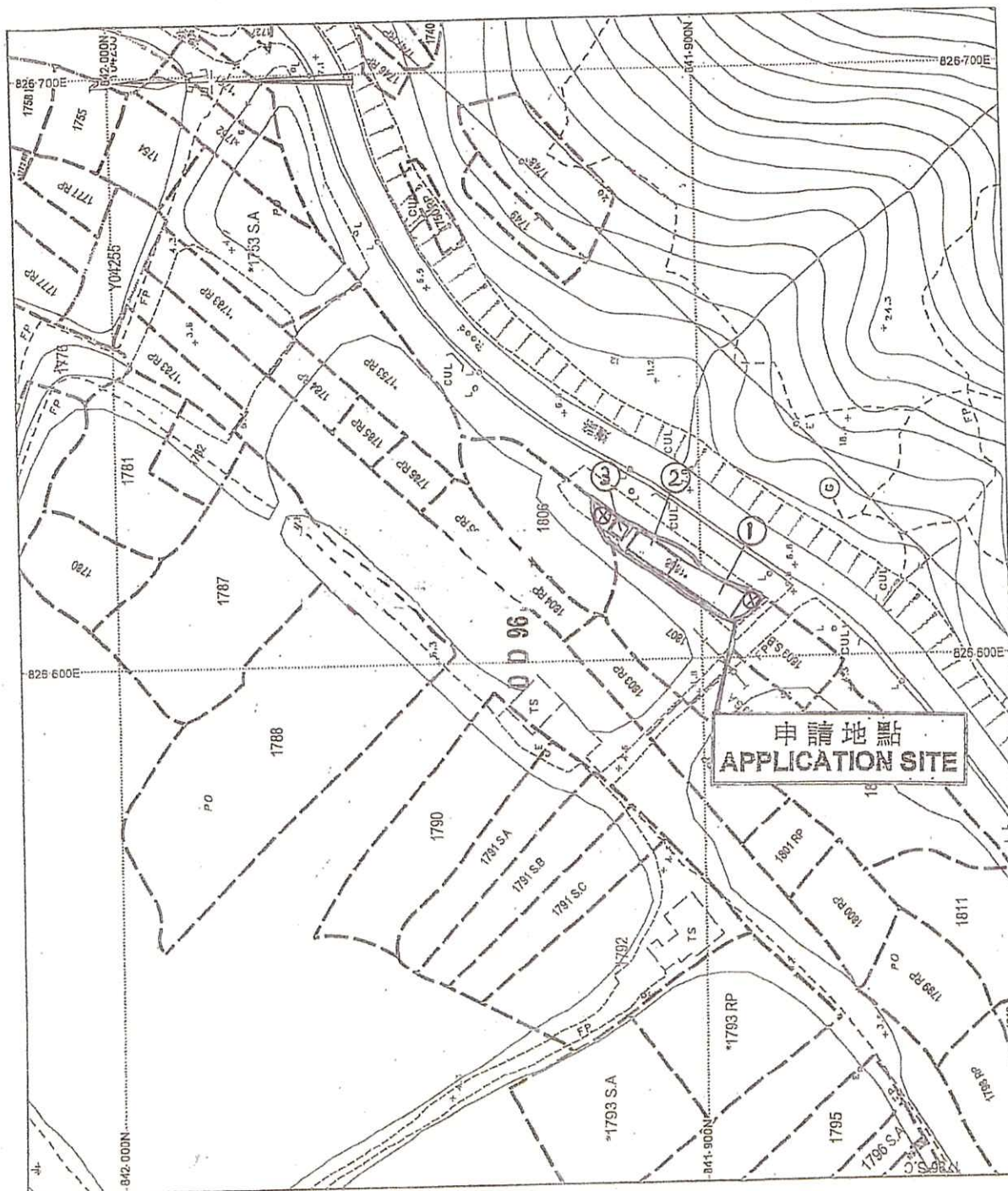
摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會按不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。免責聲明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、拉漏、過時或與實際情況不一致而引起任何損失或損害，政府概不承擔任何法律責任。

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)

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



FW: A/YL-ST/626 FI
07/02/2023 15:16

From: <tpbpd@pland.gov.hk>
To: <fsyledpo@pland.gov.hk>
Cc: <kfylam@pland.gov.hk>
File Ref:

History: This message has been forwarded.

1 attachment



2023-02-07.jpg

From: Victor Hui
Sent: Tuesday, February 7, 2023 3:03 PM
To: tpbpd <tpbpd@pland.gov.hk>
Cc: ayycheung@pland.gov.hk
Subject: A/YL-ST/626 FI

電郵文件

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
開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: 2
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_Submission.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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規劃申請反對書
04/08/2022 19:16

From:

To:

tpbpd@pland.gov.hk

File Ref:

2 attachments



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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。

下帶規劃申請地址現貌

規劃申請 PLANNING APPLICATION



申請編號 Application No.	A/YL-ST/626
地點 Location (見下圖 See Plan Below)	九龍新田南島洲大屋約每06地段第1808號 Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long
地帶及圖則 Zoning and Plan	自然保育區, "Conservation Area" 新田分區計劃大綱核准編號 SJYL-ST/8 Approved San Tin Outline Zoning Plan No. SJYL-ST/8
建議 Proposal	擬議臨時野外教育中心附屬商店及服務行(為期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(香港北角渣華道333號北角政府合署15樓)，傳真(2377 0245或2322 8426)或電郵(fpbpd@pland.gov.hk)方式，向城市規劃委員會提出。

Any person may make comment on this application. The comment must be made to the Town Planning Board by hand or post (15/F, North Point Government Offices, 333 Jave Road, North Point, Hong Kong), fax (2377 0245 or 2322 8426) or e-mail (fpbpd@pland.gov.hk) on or before 16 Aug 2022.

詳情 Particulars

1. 這宗申請《城市規劃條例》(《條例》)第16條所屬申請。
This is an application made under section 16 of the Town Planning Ordinance (the Ordinance).

2. 有關此項申請的資料可於「查詢處」或「查詢處」查詢。查詢處地址：新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。查詢處地址：新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。

Until the application has been considered by the Town Planning Board (the Board), the application is available for public inspection on the Board's website (http://www.info.gov.hk/hkeng/pln/applications/A_YL-ST_626.html) or scanning the QR code in this notice and at the following locations:

新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。
Planning Enquiry Counters, Planning Department
(熱線: 2221 5666)
新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。
17/F, North Point Government Offices, 333 Jave Road, North Point, H.K.
新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。
14/F, She Tin Government Offices, 1 Sheung Wo Che Road, She Tin, N.T.

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

個人資料聲明 Statement on Personal Data

本局將收集及處理有關此項申請的個人資料，包括姓名、地址、聯絡資料及有關此項申請的意見。有關個人資料將用於以下用途：

- (a) 處理此項申請，包括向有關當局查詢，以確保有關資料正確無誤。
- (b) 向公眾提供有關此項申請的資料，包括向公眾提供有關此項申請的意見。
- (c) 向有關當局提供有關此項申請的資料，包括向有關當局提供有關此項申請的意見。

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

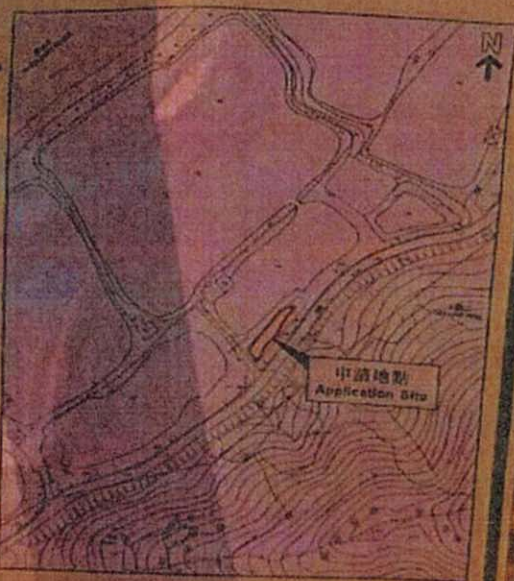
- (a) the processing of this application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection and making available the comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Ordinances.

重要提示 Important Notice

有關此項申請的資料可於「查詢處」或「查詢處」查詢。查詢處地址：新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。查詢處地址：新田分區計劃大綱核准編號 SJYL-ST/8 核准的「自然保育區」範圍內。

位置圖 Location Plan

(只供識別用途 for identification purpose only)



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



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To:

File Ref:

tpbpd@pland.gov.hk

2 attachments



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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。





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（香港北角渣華道333號北角政府合署15樓），傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）方式，向城規會劃委會提出。

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.

位置圖 Location Plan

- (只作識別用 for Identification purpose only)

All comments made to the Board will be available for public inspection under the Ordinance.

(1) 有關該項任何通知或資料的個人須向登記處或有關政府部門，以該處或該部門所轄的行政區域為其身體或財產所在地者，予以提供；

(2) 有關該項通知、信息和其他有關該項申請的資料，同時應向有關登記人予以提供，以便其：(a) 向該處或該部門提供有關該項申請的資料；

(3) 將該項通知、信息和其他有關該項申請的資料，送交行檢；

(4) 將該項通知、信息和其他有關該項申請的資料，送交有關政府部門。

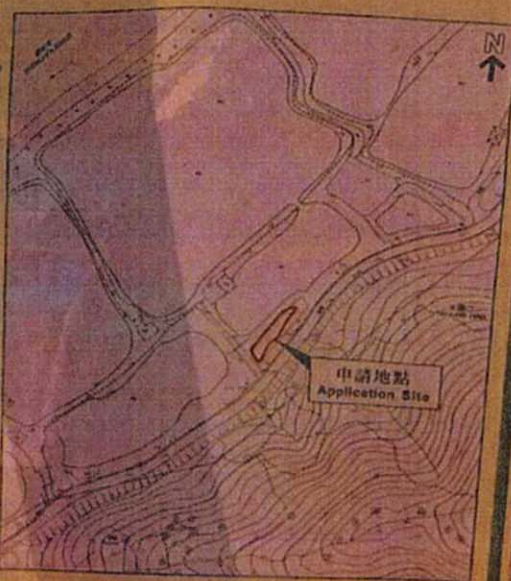
The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

(a) the processing of the application which includes making available the information to the person making the comment (hereafter known as "commenter") for public inspection, when making available the comment for public inspection; and

(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

1. 凡欲寄往中國之郵件，須自即日起，概於每日下午四時以前（1944. 10. 14. 10:00 PM）寄達郵局，以便郵局於每日下午四時以前，將郵件寄往中國。凡欲寄往中國之郵件，須自即日起，概於每日下午四時以前（1944. 10. 14. 10:00 PM）寄達郵局，以便郵局於每日下午四時以前，將郵件寄往中國。



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



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規劃申請反對書
04/08/2022 19:45

From: [Redacted]
To: tpbpd@pland.gov.hk
File Ref:

2 attachments



IMG-20220730-WA0000.jpg IMG-20220804-WA0045.jpg

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。

下帶規劃申請的地點現貌



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（香港北角滙華道333號北角政府合署15樓）- 傳真（2877 0245或2522 8426）或電郵（tpbpd@pland.gov.hk）方式，向城市規劃委員會提出。

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

位置圖 Location Plan

(只作識別用) for identification purpose only

- 熱線 Hotline: 2231 5000 1
 香港北角政府辦事處 333 號北角政府官署 1 樓
 17/F, North Point Government Offices, 333 Jave Road, North Point, H.K.
 辦事處附設上環總匯 1 號政府財政大樓 4 樓
 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, N.T.

個人資料聲明 Statement on Personal Data

而倘若就任何意見所收到的個人資料會賣給委託人，則該委託人須對委託人負責。

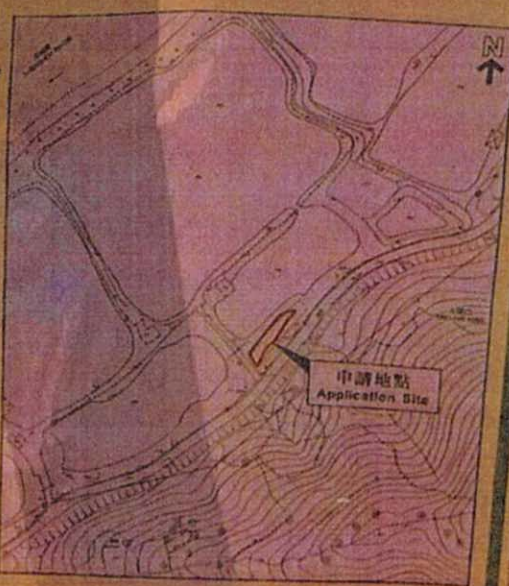
(c) 處理國家申請，包括公佈有關案件調查進展，同時負起提出意見人士(下列「關注人士」)的姓名供公眾查閱；以及

(c) the processing of this application which includes making available the name of the person making the comment to the public;

(b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Important Note:

1. 本報刊登之廣告，其內容如有違反法律、公序良俗、或有損害他人名譽、利益、或違反社會風化、或有其他不當情事者，本報得隨時停止刊登，並得向有關主管機關報告，並得向有關主管機關請求處分。

[illegible]

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

[illegible]



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反對規劃申請書

04/08/2022 19:10

From:

To:

File Ref:

tpbpd@pland.gov.hk

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。

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角源興道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

已傳真

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/XL-ST/626

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

村路夾窄 影響交通，沒有停車位，在斜坡
經路路面狹窄難以，及下面有渠槽，居民
對任何變遷 位置不合適

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

5/8/2022

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A/YL-ST/626 DD 96 Lok Ma Chau Education Centre Conservation
15/08/2022 03:19

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

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

7

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

16/08/2022 12:34

From: "Roy Ng"
To: <tpbpd@pland.gov.hk>
File Ref:

1 attachment



TPB20220816(ST626).pdf

Dear Sir/Madam,

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)

This email is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorised use, disclosure or distribution of this email or its content is prohibited. If you have received this email in error, please delete it and notify the sender.

--
这封电子邮件已由 Avast 防病毒软件检查过病毒。



長春社

Since 1968

The Conservancy Association

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

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



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

(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



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

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

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KFBG's comments on two planning applications

16/08/2022 18:14

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments



220816 s16 CLHFS 2.pdf 220816 s16 ST 626.pdf

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)**

1. 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

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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: "WONG, Suet Mei" <wsuetmei@hkbws.org.hk>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Chuan Woo <wchuan@hkbws.org.hk>
File Ref:

Dear Sir/Madam,

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.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

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



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*



essential infrastructure project with overriding public interest."

- 1.3 The proposed development would involve exhibition centre, souvenir shop, 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.

2 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.

3 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.

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



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

4 Justifications for the decision and comments made by Government departments and the Board

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

² AFCD Role of Department. Available at:

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

³ AFCD Vision and Mission. Available at:

http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html



cc.

The Conservancy Association

Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong

TrailWatch

香港觀鳥會 Hong Kong Bird Watching Society

☎ +852 2377 4387 ✉ info@hkbws.org.hk
☎ +852 2314 5687 🌐 www.hkbws.org.hk

香港鳥類保護協會 道532號樓基+道70
70 V Ga Building 532 Castle Peak Road
Tai Chi Kok, Kowloon, Hong Kong

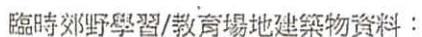




Figure 1. The Google Earth aerial photographs, vegetation clearance, pond filling and construction of temporary structures were seen at the application site (marked with red line) between February and November in 2017. We suspected that this is “destroy first, build later”.



i



備註：全部建築物均為一層高。

繪圖
DRAWING
A - 1

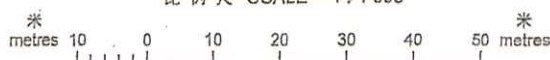
地段索引圖 LOT INDEX PLAN Site Plan



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Locality :
 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

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 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、政府撥地、短期租約地，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)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。
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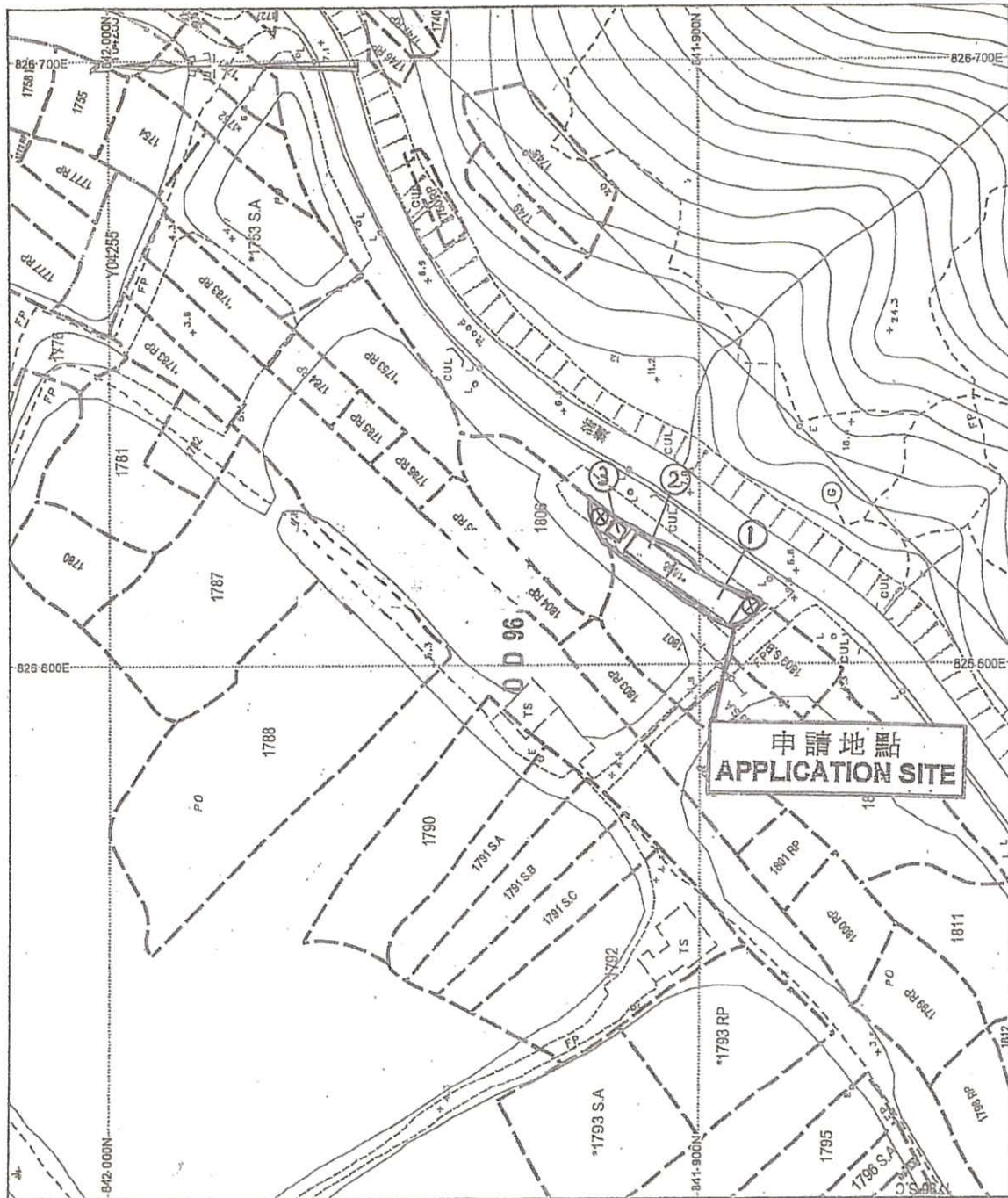
Explanatory notes: This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It 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.

(摘錄自申請人於30.12.2022呈交的進一步資料)
 (Extract from Applicant's Further
 Information Submitted on 30.12.2022)

參考編號
 REFERENCE No.
 A/YL-ST/626

繪圖
 DRAWING
 A - 2

美化計劃建議



比例尺 SCALE 1:1000

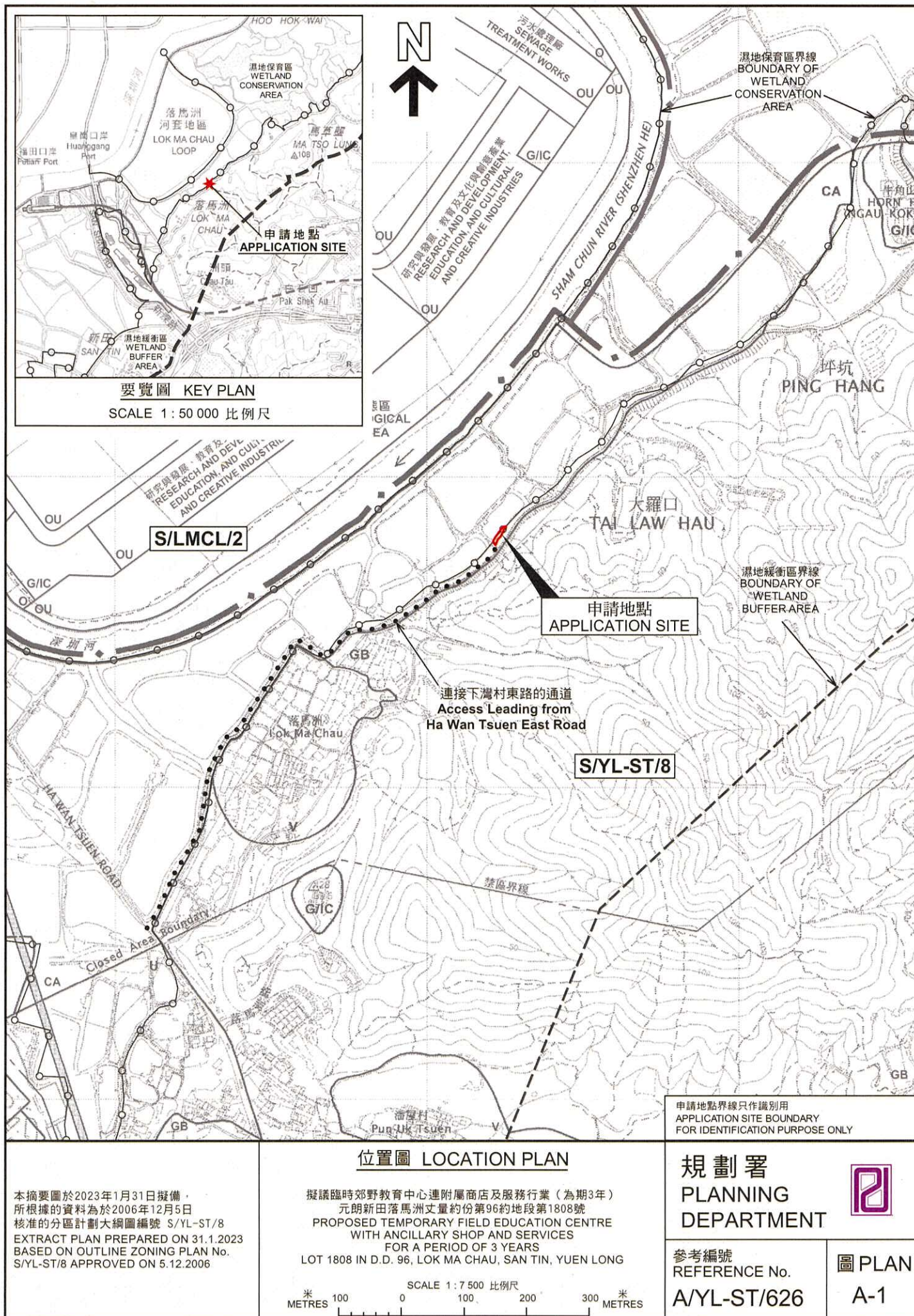
圖示：—

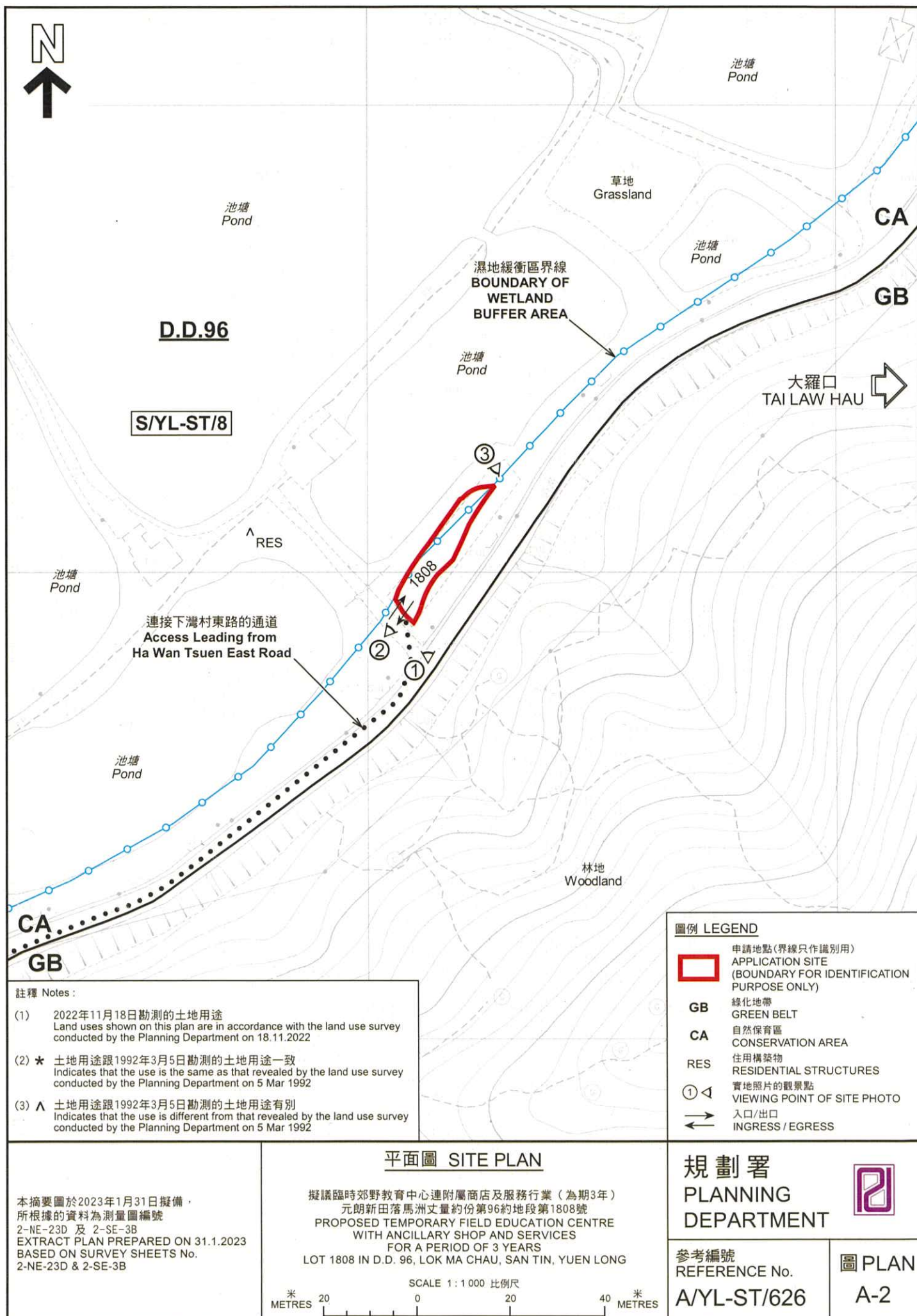
- ⊗ 擬種植在農地上泥土內不少於 1.2 米深之 2 棵洋紫荊位置
(所有樹木每棵不低於 2.75 米)

(摘錄自申請人於30. 12. 2022呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 30.12.2022)

參考編號
REFERENCE No.
AYL-ST/626

繪圖
DRAWING
A - 3







圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本摘要圖於2023年1月31日擬備，所根據的資料為地政總署於2022年3月8日拍得的航攝照片編號E153270C
EXTRACT PLAN PREPARED ON 31.1.2023
BASED ON AERIAL PHOTO No. E153270C
TAKEN ON 8.3.2022 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

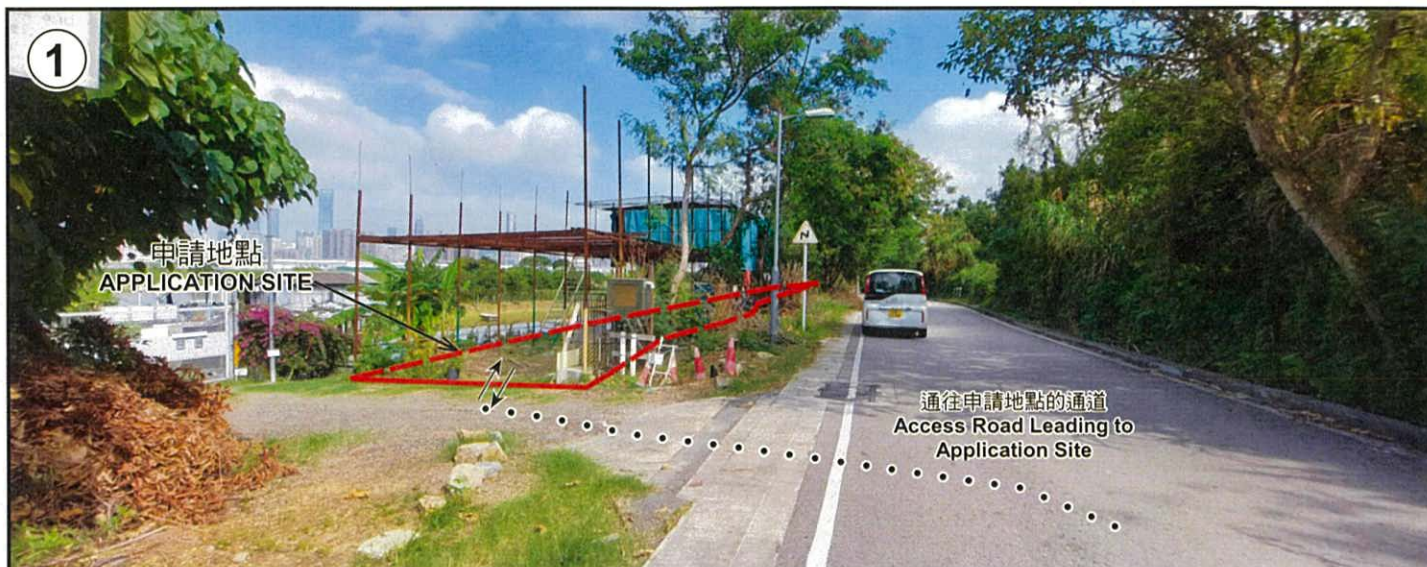
擬議臨時郊野教育中心連附屬商店及服務行業 (為期3年)
元朗新田落馬洲丈量約份第96約地段第1808號
PROPOSED TEMPORARY FIELD EDUCATION CENTRE
WITH ANCILLARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOT 1808 IN D.D. 96, LOK MA CHAU, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/626

圖 PLAN
A-3



申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年1月31日擬備，所根據的資料為攝於2022年11月18日的實地照片
PLAN PREPARED ON 31.1.2023
BASED ON SITE PHOTOS
TAKEN ON 18.11.2022

擬議臨時郊野教育中心連附屬商店及服務行業（為期3年）
元朗新田馬洲丈量約份第96約地段第1808號
PROPOSED TEMPORARY FIELD EDUCATION CENTRE
WITH ANCILLARY SHOP AND SERVICES
FOR A PERIOD OF 3 YEARS
LOT 1808 IN D.D. 96, LOK MA CHAU, SAN TIN, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-ST/626

圖 PLAN
A-4

Extract of the Minutes of 713th Meeting of the Rural and New Town Planning Committee
held on 17.2.2023

Agenda Item 23

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/626 Proposed Temporary Field Education Centre with Ancillary Shop and Services for a Period of 3 Years in "Conservation Area" Zone, Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/626B)

Presentation and Question Sessions

57. With the aid of some plans, Ms Christine C.M. Cheung, STP/FSYLE, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department did not support the application.

58. Members had no question on the application.

Deliberation Session

59. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the proposed development is not in line with the planning intention of the “Conservation Area” zone, which is primarily to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and 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. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and
- (b) the proposed development is not in line with Town Planning Board Guidelines for ‘Application for Development within Deep Bay Area under

Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) in that the applicant fails to demonstrate how the proposed temporary use could facilitate the environmental education.”

[The Chairman thanked Ms Christine C.M. Cheung, STP/FSYLE, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post & Fax

電話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/YL-ST/626

3 March 2023

Hui Kwan Yee

Dear Sir/Madam,

**Proposed Temporary Field Education Centre with Ancillary Shop
and Services for a Period of 3 Years in "Conservation Area" Zone,
Lot 1808 in D.D. 96, Lok Ma Chau, San Tin, Yuen Long**

I refer to my letter to you dated 9.2.2023.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed development is not in line with the planning intention of the "Conservation Area" zone, which is primarily to conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area and 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. No strong planning justification has been given in the submission to justify a departure from the planning intention, even on a temporary basis; and
- (b) the proposed development is not in line with TPB Guidelines for 'Application for Development within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C) in that you fail to demonstrate how the proposed temporary use can facilitate the environmental education.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/713_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 17.2.2023, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 24.3.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Ms. Christine Cheung of Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

(With Chinese Translation)

本人高錦聰 [REDACTED] 現根據

戒規條例第17條，提出 TPB/A/YL-ET626
复核。

因代表本人的許軍兒是差位，不便
再代表本人提出复核及余下工作，現(即
日起)全部工作及文件等由本人負責。

本人電話 [REDACTED]

謹啟 [REDACTED]

申請人：高錦聰 [REDACTED]

注：如有問題請與本人聯繫

20.3.2023

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Fw: 我正在透過 WPS Office 與您分享 "致：城市規劃委員會-WPS Office.doc"
2023/04/14 13:19

From: fsyledpo_pd/PLAND/HKSARG
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin LAM/PLAND/HKSARG@PLAND
Sent by: Yen PY LEUNG/PLAND/HKSARG

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 14/04/2023 13:19 -----

From: tpbpd/PLAND/HKSARG
To: fsyledpo@pland.gov.hk
Cc: Suki Chi Nga LAM/PLAND/HKSARG@PLAND
Date: 14/04/2023 10:45
Subject: Fw: 我正在透過 WPS Office 與您分享 "致：城市規劃委員會-WPS Office.doc"

A/YL-ST/626 Review

----- Forwarded by tpbpd/PLAND/HKSARG on 14/04/2023 10:45 -----

From: 高舜鵬
To: 城規tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
Date: 14/04/2023 10:19
Subject: 我正在透過 WPS Office 與您分享 "致：城市規劃委員會-WPS Office.doc"

Please check the attachment

透過 WPS Office 分享:

Please check the attachment

透過 WPS Office 分享:



致：城市規劃委員會-WPS Office.doc

致：城市規劃委員會

擬在規劃為《自然保育區》地帶的

元朗新田落馬洲第 96 約地段第 108 號

闢設臨時郊野教育中心

並作付屬商店及服務行業用途（為期三年）

致：各相关部门官员

各位官员，大家好，本人再提供相关资料，誠意請求各部門均可先詳儘細閱。

1、回应(a)，不符合【自然保育区】地帶的规划意向。按现况与完成改造后相比较，本次改变用途是对保育区的规划及生态价值保护有益及更有利，又起到宣传及推广作用，理据：

(1) 它符合规划指引编号 12C，不会有湿地净减少，及不会碎片化，并可使湿地生态更完美。上述地段土地，本是斜坡农地，种植香蕉，后因斜坡泥土流失等原因荒废，我上家地主就因荒废及其他原因，在卖给我前需做改善土地并绿化土地，做到合府政府规划，并得到政府认可(即解除土地禁制今后才可进行买卖成交)。本次改变用途会有专人进行管理及绿化土地，并可防止他人上址有非法活动，例：非法堆填土渣什么等。（已發生過非法堆填土渣，政府也進行過檢控。）

(2)上述地址在 2020 年 4 月 21 日改作新冠病毒强制令的强制隔离居所(见附图一，二)。現这次改变用途就是将强制隔离居所在隔离时用的部分物料清走，及改善为以湿地共生的方案，例：将隔离时用过的炉灶拆除及改善，改善美化隔离时的排水渠、卫生间、厨房间、杂物间等，还将曾经受洪水(山水)及马路冲入上址的有害物料，例：油和污渍等，清理及改善土壤，这样对左右里的鱼塘及湿地更有益，多方面保护鱼塘及湿地，更可提高及完善生态系统的价值，使其可持续发展；每次及時清除油污渍后进行绿化。

综合上述各项，全部是为改善濕地生態，完善濕地整体，绿化土地，細心營造，使上述旧約农地不再荒废，因为在荒废时，会滋生蚊虫、老鼠、蛇、杂草等有害物，也会引发他人堆填泥渣，什物等有害物。上述事项已有先例，为防止再发生，或如再发生，本人也会受政府檢控，请各位能体恤本人苦心。

2、回应(b)，不符合规划编号 12C 规定，未能证明用途如何促进环保教育。

本次改變用途应是对湿地生态保护，湿地地帶规划意向，鱼塘保护、绿化，完整湿地生态起到非常有益的作用，又能带动更多人认识上述的知识，例如：

什么是湿地、湿地与候鸟的关系、湿地对气候的影响、绿色能源对可持续发展的重要性及迫切性。

理据:

1、理據:

(1)縱觀本人與部分行山及觀鳥人數走訪整個落馬洲濕地生態區，未見有對濕地相關知識的宣傳，推廣和普及的場所，連最基本的宣傳海報都沒有，特別是私人舉辦的場所，未見有人(經辦)及展示宣傳有關知識，觀鳥人士非常不便，完全沒有一個可供觀鳥的觀鳥點，連落腳點都沒有，常有觀鳥人士蹲在馬路觀鳥，馬路車來車往非常危險，特別有個別人士還一邊觀鳥一邊查書或看手機來查找所觀到鳥的類別。可以改變上述問題的方法：祇有將現已經荒廢的濕地及濕地緩衝區改善及活化(政府應積極配合及提出指引，)這樣對濕地生態價值有益無害，我們多界立法會議員之前多次提出，需及時改善及綠化已荒廢的保育區土地。政府對荒廢又堆填泥渣等土地也進行了檢控。立法會議員之前的改善關注，政府事後的檢控，證明了事態的嚴重性及緊迫性。

我本次擬議發展，就是為改善濕地生態可持續發展出一份力，並積極參與其中，包括宣傳、教育、綠化。濕地生態價值的重要性，完善濕地及濕地緩衝區，響應政府政策，推廣綠色環保能源。本次擬議發展在私人土地是首創的(個人實地了解到，並沒有其他人做這樣的項目，因這項目不以盈利為目的)。上述擬議發展的項目，每樣都是能改善濕地生態價值，能讓更多人親身接觸體會。更利做宣傳推廣，宣傳及推廣的內容是：(1)認識什麼是濕地；(2)濕地的生態價值，(3)濕地生態系統完整發展的重要性，(4)政府對自然保育區地帶規劃的意向及《拉姆薩爾公約》精神，(5)綠色能源(太陽能)對地球可持續發展的作用及重要性、可行性，並可響應政府對綠色能源政策，又可補充和助力政府對綠色能源宣傳效應。

(2)宣傳及推廣的方法

雖有個別團體如山友行，見附圖三、四、五，要與我方合營單車友、行山人士、觀鳥人士、會同香港大學教授，組旅遊觀賞學習團，內容包括：觀鳥、觀魚，行山，單車遊，了解魚塘養魚及濕地的定義，價值及作用，中草藥、包括養生知識、綠色能源(太陽能)，給團友們親身接觸體驗，並向他們講解宣傳。因場地未能得到政府相關部門支持及同意，本人只能很遺憾的拒絕他們。現提議發展會采用張貼宣傳推廣濕地規劃知識、生態系統完整的重要性及意義。政府對實地規劃意向《拉姆薩爾公約》精神，勸鳥圖等海報。並與各相關人士交換心得及紀念品，還有各相關的小冊子。

(3)士多主要是方便各方友好存放、收集、交換，寄賣各種紀念品、紀念冊、飲品等，為單車友和單車有需要時提供免費加氣的服務。

士多牌主要是防止、觸犯、無牌營辦罪(因2020年6月11日至26日，傳票見附件六)，上述時段本人在不知情況下受環保署檢控。如貴署有其他方案給本人參考，本人可以不需要士多牌。希各位體恤。

申請人：高舜鵬

13/4/2023



香港特別行政區衛生署
HKSAR Department of Health

< 附 附件一

強制檢疫令 Compulsory Quarantine Order

(若干到港人士強制檢疫規例) (第 599C 章) 第 3 條

Section 3 of the Compulsory Quarantine of Certain Persons Arriving at Hong Kong Regulation (Cap. 599C)

由 2020 年 3 月 25 日起，任何從內地、澳門或台灣到達香港，或在到港當日之前的 14 日期間曾在內地、澳門或台灣逗留的人士，必須接受強制檢疫 14 日。

Effective from 25 March 2020, any person arriving at Hong Kong from the Mainland, Macao or Taiwan, or who has stayed in the Mainland, Macao or Taiwan during the past 14 days before the date of arrival will be subject to compulsory quarantine for 14 days upon their arrival.

根據《若干到港人士強制檢疫規例》第 3 條，你 高志明 (姓名，須與證件相符)
香港身份證或護照號碼 [REDACTED]，現須即時在住宅/酒店/其他 [REDACTED] 14 日，並可以
你的聯絡電話 [REDACTED] 與你保持聯繫。DD.

Pursuant to section 3 of the Compulsory Quarantine of Certain Persons Arriving at Hong Kong Regulation, you KO, SHUN PANG (Name as printed in identity document) with HKID / Passport number of [REDACTED] are required, with immediate effect, to be quarantined at home / hotel / others of address [REDACTED] (name and/or address in Hong Kong) for 14 days and remain contactable at your contact phone number [REDACTED].

除非獲得獲授權人員的同意，你必須留在上述地址接受檢疫，以及不得離開香港。你必須遵守在本令後頁指明並適用的其他條款。

Unless with the permission of an authorized officer, you shall confine yourself to the above said place of quarantine and are prohibited from leaving Hong Kong. You are required to observe the additional terms specified at the back of this order where applicable.

任何人沒有遵守本令指明的任何要求/條款，即屬犯罪。一經定罪，可處罰款 \$25,000 及監禁 6 個月。

It is an offence if you fail to observe any of the requirements / terms specified in this Order. On conviction, you are liable to a fine of \$25,000 and to imprisonment for 6 months.

如有不適，請致電熱線 2125 1133。If you feel unwell, please call hotline at 2125 1133.

由職員填寫 For Staff Use

根據以上規例第 11 條，本人 L. H. LAM, BRENDA，為獲授權人員，現規定上述人士強制接受檢疫至 2020 年 4 月 21 日 23 時 59 分。

I, [REDACTED], an authorized officer appointed under section 11 of the Regulation, order the above person to be subject to compulsory quarantine until [REDACTED] (dd/mm/yyyy) at 23:59.

* 刪去不適用字句 Delete as appropriate

DH2787 (03/2020) v3



Brenda L. (簽署/Signature)
CPY/LEHS (職位/Post)
[REDACTED] (日期/Date)

你必須遵守以下指明並通用的條款。

You are required to observe the terms specified below where applicable.

1. 若政府向你提供定位裝置和智能電話：

你被禁止

取下、改動、干擾或破壞由政府放置於你身上的定位裝置或者容許或安排他人將之取下、改動、干擾或破壞；

關閉、改動、干擾或破壞由政府提供的智能電話或者容許或安排他人將之關閉、改動、干擾或破壞；或

在沒有合理解釋下，解除上述定位裝置與智能電話的連線或使該連線不能運作，或容許或安排他人解除該連線或使其不能運作。

2. 若政府透過流動應用程式追蹤你的定位：

你被禁止在沒有合理解釋下，解除流動應用程式定位追蹤的連線或使該連線不能運作，或容許或安排他人解除該連線或使其不能運作。

1. If you are provided by the Government with a location device and smartphone:

You are prohibited from

removing, tampering, interfering or damaging or allowing or causing to be removed, tampered, interfered or damaged the location device applied on you

by the Government;

turning off, tampering, interfering or damaging or allowing or causing to be turned off, tampered, interfered or damaged the smartphone provided by the

Government; or

removing or disabling or allowing or causing to be removed or disabled the connection of the above mentioned location device and the smartphone

without reasonable excuse.

2. If the Government uses mobile application to track your location:

You are prohibited from removing or disabling or allowing or causing to be removed or disabled the connection of the location tracking via the mobile

application without reasonable excuse.

收集個人資料聲明

收集資料的目的

1. 你向衛生署提供的個人資料是用作：預防任何傳染病或疫情的發生或蔓延。

2. 根據第 599 章《預防及控制疾病條例》，上述個人資料的提供是強制的。

接受轉介人的限制

3. 你所提供的個人資料，在有關的情況下，可能會向其他政府部門或有關機構披露，作上文第 1 段所述用途。除此以外，資料只會於你同意，或經披露作出法披露是《個人資料(私隱)條例》所允許的情況下，才向有關方面披露。

法律責任

4. 根據第 599 章《預防及控制疾病條例》，任何人士如明知而向衛生署提供虛假資料，屬違法，一經定罪，可處以最高 6 個月。

查閱個人資料

5. 根據《個人資料(私隱)條例》第 18 及 22 條，以及附表 1 第 6 項原則，你有權查閱及修正你的個人資料，包括索取你在上文第 1 段所述情況下所提供的資料的副本。在索取個人資料的副本時，可能須繳交費用。

查詢

6. 如欲查詢有關你所提供的個人資料，請聯絡衛生署傳染病及疫苗科文書主任 (電話：3904 9333)。

Personal Information Collection Statement

Purpose of Collection

1. The personal data provided will be used by the Department of Health for the purpose of preventing the occurrence or spread of an infectious disease or contamination.

2. The provision of personal data is obligatory under the Prevention and Control of Disease Ordinance (Cap. 599).

Classes of Transferees

3. The personal data you provide may be disclosed to other Government bureaux/departments or relevant parties for the purpose mentioned in paragraph 1 above, if required. Apart from this, the data may only be disclosed to parties where you have given consent to such disclosure or where such disclosure is allowed under the Personal Data (Privacy) Ordinance.

Legal Liability

4. Under the Prevention and Control of Disease Ordinance (Cap. 599), a person who contravenes or knowingly gives false information to Department of Health is liable on conviction to a \$5000 HKD fine and to imprisonment for 6 months.

Access to Personal Data

5. You have a right of access and correction with respect to personal data as provided for in sections 18 and 22 and Principle 6 of Schedule 1 of the Personal Data (Privacy) Ordinance. Your right of access includes the right to obtain a copy of your personal data provided by you during the occasion as mentioned in paragraph 1 above. A fee may be imposed for complying with a data access request.

落馬州交通協議書

工作進度表：下馬歇（高大屋餐館中心）

第一期：20

場內之週邊環境及場地內之種植安排：
為配合政府規劃及發展，商場之開拓及後延伸
之落馬州本地旅行路線等。

由山及山行黃山規劃等；由區政府負責對外
聯繫等。

首階段門前種植綠化植物，以吸引旅行（社
駐停休息；並提供免費茶水給往來人士，使
更有親切感及認可本中心對外旅行人之方便
及重要性，以加強政府認可或認許性。

第二期：

積極配合政府開拓落馬州之戶外活動設施
及用途，提供更佳之戶外活動空間。

本中心以綠色種植為主；並由4山友會、山友、
山友、義工們配合完成。...

首階段以（城市廣大，家庭綠色種植，租入新
園地種植等）並積極配合政府及國際

園地生態、環保、種植等之綜合計劃：落馬州
開放新計劃《綠色新天地》開拓本地

旅行事項並加強戶外活動之開拓...

首階段加強休息空間、單車、生態、城市廣大
之需求，並加強教育，使學生認識自然及生
態之、環保、綠色之重要性；從而與大自然共融。

第三期：

前期建設穩定後，山友會加強規劃本中心為一
綠色活動學習場所，加強與各、漁、牧、林等中單

之防植、交流學習場所。

並與不同團體加強合作（如行山團體、筆耕會、天文
會、單車會、電車迷會、家長教師會、學校、團體
教會...等）舉辦教育訓練活動。

附件六

案情摘要

傳票案件編號：

環保署檔號：

違法行為： 在沒有該工程項目的環境許可證情況下營辦附表 2 第 1 部列明的指定工程項目，違反香港法例第 499 章《環境影響評估條例》第 9(1)(a) 條及第 26(1) 條。

違法日期： 2020 年 6 月 11 至 26 日

違法地點： 新界元朗丈量約分第 96 約地段第 1808 號

被告人： 高舜鵬

控方證人：

PW1	劉偉強先生	高級環境保護督察
PW2	黃柏文先生	環境保護督察
PW3	杜積球先生	污染調查員
PW4	潘兆松先生	污染調查員
PW5	陳仲賢先生	地政總署地政主任

呈堂證物清單：

E1 警戒供詞
E2 PW1 拍攝的照片
E3 PW1 擬備的涉案現場位置圖
E4 PW2 拍攝的照片
E5 PW3 拍攝的照片
E6 新田分區計劃大綱圖 (圖則編號: S/YL-ST/8)

案情摘要

1. 環保署職員在 2020 年 6 月 3 日到新界元朗丈量約分第 96 約地段第 1808 號 (下稱「涉案地點」) 靠燈柱 VG2763 附近巡查時，發現上址豎立了一金屬結構物。其後，環保署職員在 2020 年 6 月 11 日對該結構物作進一步檢查時，確認它高約 6 米，並由 38 支金屬柱固定在地上。該結構物的頂部用木板搭建，並用綠色帆布覆蓋。環保署職員在 2020 年 6 月 11 日在涉案地點視察時，未發現該處有任何建築工程正在進行。
2. 根據土地註冊處的記錄顯示，高舜鵬 (被告人) 是涉案地點的註冊擁有人。涉案地點則位處自然保育區內。任何在自然保育區內進行的工程項目，均受香港法例第 499 章《環境影響評估條例》(下稱「條例」) 規管。《條例》規定，任何人在沒有相關環境許可證的情況下，不得建造或營辦《條例》附表 2 第 1 部中列明的「指定工程項目」。

第四期：

將加強開拓各種性狀，並取得至各育國部
何同受節節法知空間及不同形式之含括性。

第五期：

將與不同人在加強聯繫、聯盟、合作，並新道過
路實之式；與共理想合作對象，向升搬至中心業育
及營造地點。

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Fw: 我正在透過 WPS Office 與您分享 "致：各相关部门官员-WPS Office.doc"
2023/04/14 13:19

From: fsyledpo_pd/PLAND/HKSARG
To: Alice Yuk Yi CHEUNG/PLAND/HKSARG@PLAND, Davy Long Yin LAM/PLAND/HKSARG@PLAND
Sent by: Yen PY LEUNG/PLAND/HKSARG

----- Forwarded by Yen PY LEUNG/PLAND/HKSARG on 14/04/2023 13:19 -----

From: tpbpd/PLAND/HKSARG
To: fsyledpo@pland.gov.hk
Cc: Suki Chi Nga LAM/PLAND/HKSARG@PLAND
Date: 14/04/2023 10:45
Subject: Fw: 我正在透過 WPS Office 與您分享 "致：各相关部门官员-WPS Office.doc"

A/YL-ST/626 Review

----- Forwarded by tpbpd/PLAND/HKSARG on 14/04/2023 10:42 -----

From: 高舜鵬
To: 城規tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>
Date: 14/04/2023 09:38
Subject: 我正在透過 WPS Office 與您分享 "致：各相关部门官员-WPS Office.doc"

Please check the attachment

透過 WPS Office 分享:

Please check the attachment

透過 WPS Office 分享:



致：各相关部门官员-WPS Office.doc

致：城市規劃委員會

擬在規劃為《自然保育區》地帶的

元朗新田落馬洲第 96 約地段第 108 號

闢設臨時郊野教育中心

並作付屬商店及服務行業用途（為期三年）

檢控傳票補充資料：

附件六

案情摘要

傳票案件編號：

環保署檔號：

違法行為： 在沒有該工程項目的環境許可證情況下營辦附表 2 第 1 部列明的指定工程項目，違反香港法例第 499 章《環境影響評估條例》第 9(1)(a) 條及第 26(1) 條。

違法日期： 2020 年 6 月 11 至 26 日

違法地點： 新界元朗丈量約分第 96 約地段第 1808 號

被告人： 高舜鵬

控方證人：

PW1	劉偉強先生	高級環境保護督察
PW2	黃柏文先生	環境保護督察
PW3	杜積球先生	污染調查員
PW4	潘兆松先生	污染調查員
PW5	陳仲賢先生	地政總署地政主任

呈堂證物清單：

E1 警戒供詞
E2 PW1 拍攝的照片
E3 PW1 擬備的涉案現場位置圖
E4 PW2 拍攝的照片
E5 PW3 拍攝的照片
E6 新田分區計劃大綱圖 (圖則編號: S/YL-ST/8)

案情摘要

1. 環保署職員在 2020 年 6 月 3 日到新界元朗丈量約分第 96 約地段第 1808 號 (下稱「涉案地點」) 靠燈柱 VG2763 附近巡查時，發現上址豎立了一金屬結構物。其後，環保署職員在 2020 年 6 月 11 日對該結構物作進一步檢查時，確認它高約 6 米，並由 38 支金屬柱固定在地上。該結構物的頂部用木板搭建，並用綠色帆布覆蓋。環保署職員在 2020 年 6 月 11 日在涉案地點視察時，未發現該處有任何建築工程正在進行。
2. 根據土地註冊處的記錄顯示，高舜鵬 (被告人) 是涉案地點的註冊擁有人。涉案地點則位處自然保育區內。任何在自然保育區內進行的工程項目，均受香港法例第 499 章《環境影響評估條例》(下稱「條例」) 規管。《條例》規定，任何人在沒有相關環境許可證的情況下，不得建造或營辦《條例》附表 2 第 1 部中列明的「指定工程項目」。

3. 上述金屬結構物屬《條例》附表 2 第 1 部第 Q.1 項中列明的「其他建築工程」(即「指定工程項目」)。然而，根據環保署的記錄顯示，署方並沒有就該指定工程項目，向任何人發出過環境許可證。

在隔鄰期間
使用。P 4. 被告人在 2020 年 6 月 26 日與環保署職員會面期間，在警誡下承認上述金屬結構物是在涉案地點內搭建的金屬支架，用以圍開他的土地，保護他的財物，防止任何樹木掉入他的土地內及防止他人在其土地內進行填土。此外，被告人亦在警誡下承認他有使用該結構物，並在 2020 年 6 月 26 日仍在用它。

5. 被告人在 2020 年 6 月 11 日至 2020 年 6 月 26 日期間，在涉案地點內沒有相關環境許可證的情況下營辦指定工程項目，違反香港法例第 499 章《環境影響評估條例》第 9(1)(a)條及第 26(1)條。

P. P. J

環境保護署區域辦事處[北]

環境保護主任[區域北]32

[劉國儀]

2020 年 12 月 15 日

電話: 2158 5833

相關罰則

任何人違反第 9 條，即屬犯罪——

(a) 一經循簡易程序首次定罪，可處第 6 級罰款及監禁 6 個月

(b) 第二次或其後每次定罪，可處罰款\$1,000,000 及監禁 1 年

環境保護署

第 4 / 16 頁

檔案編號: [REDACTED]

相片 7



日期: 11.6.2020
拍攝相片: 劉偉強

時間: 上午11時42分
職位: SI(RN)36

檔名: IMG_1695.JPG
簽名: [Signature]

相片 8



日期: 11.6.2020
拍攝相片: 劉偉強

時間: 上午11時42分
職位: SI(RN)36

檔名: IMG_1696.JPG
簽名: [Signature]

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



Re: A/YL-ST/626 DD 96 Lok Ma Chau Education Centre Conservation
20/04/2023 03:03

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

R-1

Dear TPB Members,

Rejection of application on 17 Feb 2023 justified:

the applicant fails to demonstrate how the proposed temporary use could facilitate the environmental education arousing the public understanding of the ecology and nature conservation of the area as specified in TPB PG-No. 12C.

Mary Mulvihill

From:

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

Date: Monday, 15 August 2022 3:19 AM CST

Subject: A/YL-ST/626 DD 96 Lok Ma Chau Education Centre Conservation

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 Subject Restricted ☐ Expand personal&publi



反對

20/04/2023 22:41

From:

To:

File Ref:

tpbpd@pland.gov.hk

1 attachment



IMG-20230203-WA0005.jpg

反對在地段為元朗新田丈量約份第96約的政府土地的申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。



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



反對

20/04/2023 22:41

From:

To:

File Ref:

tpbpd@pland.gov.hk

1 attachment



IMG-20230203-WA0005.jpg

P-3

反對在地段為元朗新田丈量約份第96約的政府土地的申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。



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



反對

20/04/2023 22:49

From:

To:

tpbpd@pland.gov.hk

File Ref:

1 attachment



IMG-20230203-WA0002.jpg

R-4

反對在地段為元朗新田丈量約份第96約的政府土地的申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。



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



反對

20/04/2023 23:10

From:

To:

File Ref:

tpbpd@pland.gov.hk

R-5

2 attachments



IMG_20230420_141428.jpg IMG-20230126-WA0002.jpg

反對在地段為元朗新田丈量約份第96約的政府土地的申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。



覆核申請 REVIEW APPLICATION

申請編號 Application No.	AYL-01428
地點 Location	See Plan Below Lot 1046 in D.B. 58, Lok Ma Chau, San Tin, Yuen Long
土地用途 Zoning and Plan	Conservation Area Approved San Tin Outline Zoning Plan No. S/T1/4/01
建議 Proposal	擬議在該處興建一個臨時食物教育中心，附設商店及服務，為期三年。 Proposed Temporary Food Education Centre with Ancillary Shop and Services for a Period of 3 Years
詳情 Particulars	本申請人擬在該處興建一個臨時食物教育中心，附設商店及服務，為期三年。該中心將提供食物教育、烹飪示範、食物安全及營養教育等活動。中心亦將提供食物零售及食物服務。中心之興建將可為該區居民提供一個良好之食物教育及食物服務中心。中心之興建亦將可為該區居民提供一個良好之食物教育及食物服務中心。中心之興建亦將可為該區居民提供一個良好之食物教育及食物服務中心。
位置圖 Location Plan	附圖顯示該處之位置。此圖僅供參考，不具法律效力。 The map shows the location of the site. This map is for reference only and does not constitute a legal document.

城市規劃委員會
2022年3月31日
Town Planning Board
31 Mar 2023

Maximum Fine
\$1,000,000





長春社

Since 1968

The Conservancy Association

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

21st April 2023

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



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

Dear Sir/Madam,

Comments on the Section 17 Review of TPB's 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. (WCA).



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網址 Website:www.cahk.org.hk

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 that 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,



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and whether additional wastewater would be generated during operation. All these would help identify source of environmental impacts and then suggest measures to minimize or mitigate potential environmental disturbance, but we cannot see the project proponent has attempted to address this.

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

The vegetation clearance can be spotted within the application site from 2017 to 2018 (Figure 1-3) a structure can be found from 2020 until 2022 (Figure 4-5). It is suspected that this is a case of “destroy first, build later”.

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

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



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Figure 1-5 The vegetation clearance can be spotted within the application site from 2017 to 2018, and a structure can be found from 2020 until 2022 (Source: Google Earth). It is suspected that this is a case of “destroy first, build later”





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網址 Website: www.cahk.org.hk



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

21st April 2023.

Dear Sir/ Madam,



2-7

By email only

**Proposed Temporary Field Education Centre with Ancillary Shop and Services for a
Period of 3 Years
(A/YL-ST/626)
(Review under Section 17)**

1. We refer to the captioned.
2. The site is within Conservation Area (CA) zone under the Approved San Tin Outline Zoning Plan and the planning intention of this zone is: *'to conserve the ecological value of 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.'*
3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention as stated above.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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



R-8

By email only

21 April 2023

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) (Section 17)

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*

essential infrastructure project with overriding public interest."

- 1.3 The proposed development would involve exhibition centre, souvenir shop, 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.

2 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 2017 and March 2022 (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.

3 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.

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

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

4 Justifications for the decision and comments made by Government departments and the Board

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

² AFCD Role of Department. Available at: http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at: http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

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 2017 and March 2022. We suspected that this is “destroy first, build later”.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



Seal
R-9

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/VL-ST/626 Received on 14/04/2023

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人張展鵬，是葵青區村代表，經過和村民商量過，大多數村民反對這申請，因為可能影響村民及該區村民生活，令附近很複雜，所以極力反對！

「提意見人」姓名/名稱 Name of person/company making this comment

張展鵬

簽署 Signature

張展鵬

日期 Date

13/5/2023

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



反對

18/05/2023 15:31

From:

To:

tpbpd@pland.gov.hk

File Ref:

2 attachments



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Seq 1
P-10

反对在地段為元朗新田丈量約份第96約的政府土地中的地址為DD96 LOT1808申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。





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18/05/2023 15:23

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To:

File Ref:

tpbpd@pland.gov.hk

2 attachments



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Reg 1

P-11

反对在地段為元朗新田丈量約份第96約的政府土地中的地址為DD96 LOT1808申請編號A/YL-ST/626的規劃申請。

在此規劃申請中的土地為新田分區計畫大綱核准圖編號S/YL-ST/8中的「自然保育區」，並且在新田分區計畫大綱核准圖編號S/YL-ST/8中此地段為魚塘用地，並不適合。進行申請編號A/YL-ST/626的規劃申請的工程。





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



Seal
R-12
By email only

19 May 2023

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) (Section 17)

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*

essential infrastructure project with overriding public interest."

- 1.3 The proposed development would involve exhibition centre, souvenir shop, 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.
- 2 **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 2017 and March 2022 (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.
- 3 **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.

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

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

4 Justifications for the decision and comments made by Government departments and the Board

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

² AFCD Role of Department. Available at:
http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:
http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

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 2017 and March 2022. We suspected that this is “destroy first, build later”.



Site photo of Pond filling taken in July 2017



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

Seal

R-13

19th May 2023.

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)
(Review under Section 17)**

1. We refer to the captioned.
2. The site is within Conservation Area (CA) zone under the Approved San Tin Outline Zoning Plan and the planning intention of this zone is: *'to conserve the ecological value of 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.'*
3. We urge the Board to reject this application as the proposed use is unlikely to be in line with the planning intention as stated above.
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



長春社

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網址 Website: www.cahk.org.hk

19th May 2023

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

Seq 1
12-14



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

Dear Sir/Madam,

Comments on the Section 17 Review of TPB's 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



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Area, part of the application site is located within Wetland Conservation Area. (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 that 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 especially the site is within CA zone, which is ecological sensitive area.
- 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



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The Conservancy Association

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

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

The vegetation clearance can be spotted within the application site from 2017 to 2018 (Figure 1-3) a structure can be found from 2020 until 2022 (Figure 4-5). It is suspected that this is a case of “destroy first, build later”.

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

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

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



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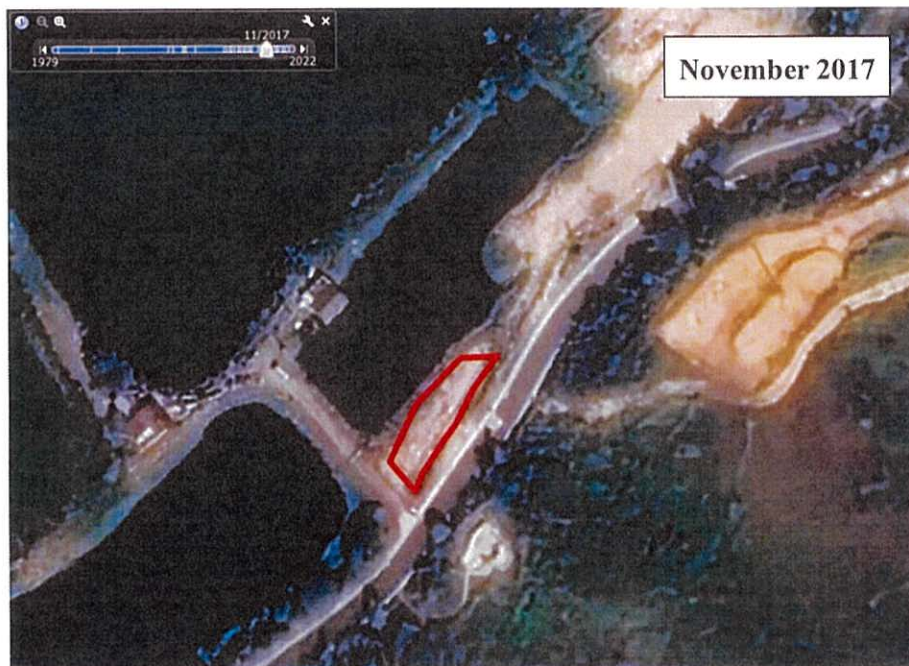
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Figure 1-5 The vegetation clearance can be spotted within the application site from 2017 to 2018, and a structure can be found from 2020 until 2022 (Source: Google Earth). It is suspected that this is a case of “destroy first, build later”





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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 said private lot is not covered by any Short Term Waiver. If any breach of lease condition is observed, LandsD will proceed with lease enforcement action accordingly. 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_Submission.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.

