

2025 1月6日  
此文件在收到時，城市規劃委員會  
只會在收到所有資料及文件後才正式承認收到  
申請。

The application is received on 6 JAN 2025.  
The Town Planning Board will formally acknowledge  
the receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 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 proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/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/16-PH/1045
	Date Received 收到日期	- 6 JAN 2025

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
United Sky International Development Limited (匯天國際發展有限公司)	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)	
<b>3. Application Site 申請地點</b>	
(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 226 (Part) in D.D.111, Pat Heung, 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 ..... 90 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... Nil ..... 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)	..... Nil ..... 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	Approved Pat Heung Outline Zoning Plan No. S/YL-PH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	The site is occupied by an existing NTEH  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>\*</sup>

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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**

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數	Number of units involved 涉及單位數目		
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <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 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 90 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 ..... 1.9 ..... m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... 15 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... 0.375 ..... m 米 <input checked="" type="checkbox"/> About 約 </div> <p>(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) (請用圖則顯示有關土地/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)</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted House (NTEH)

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

**(iv) Part II, (v) application 第(v)類申請**

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –  
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) Part II, (v) application 第(v)類申請**

(a) Proposed  
use(s)/development  
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

- Proposed gross floor area (GFA) 擬議總樓面面積 ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... mPD 米(主水平基準上) ☐ About 約  
..... m 米 ☐ About 約



<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....	
average unit size 單位平均面積	..... sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....	
<input type="checkbox"/> Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目) .....		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input checked="" type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> other(s) 其他	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總 樓面面積) ..... ..... .....	
<input type="checkbox"/> Open space 休憩用地		
(please specify land area(s) 請註明地面面積)		
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		
.....		

### 7. Anticipated Completion Time of the Development Proposal

擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份(分期(倘有))(例:2023年6月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building?          是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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))</p> <p>.....</p> <p><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)</p>
<p>Any provision of parking space for the proposed use(s)?          是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)?          是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)          請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>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?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><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</p> <p><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</p> <p><input type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<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> <p>.....</p> <p>.....</p> <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) 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>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														



**10. 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。

The application site is situated within the "V" zone and the provision of New Territories Exempted Houses (NTEH) is as-of-right use. Due to the fact that the site is significantly lower than the land to the immediate west of the site of which the site is 1.9m lower than the adjoining land, the application site may subject to accumulation of stormwater in the event of prolonged rainfall which may cause inconvenience to the land owners.

The proposed filling and excavation of land is associated with the site formation for 1 small house within the "V" zone and is therefore considered in line with the planning intention of the "V" zone.

In view of the nature and the scale of the proposed filling and excavation works, no adverse impact on the surrounding area will be anticipated.

**11. 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

Patrick Tsui

Name in Block Letters  
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)  
職位（如適用）

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

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

Date 日期

17/12/2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means --

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，總共最多可安放多少份骨灰。



## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 226 (Part) in D.D.111, Pat Heung, Yuen Long, N.T.		
Site area 地盤面積	<div style="text-align: right;">90 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 Nil sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Pat heung Outline Zoning Plan No. S/YL-PH/11		
Zoning 地帶	'Village Type Development' ("V")		
Applied use/ development 申請用途/發展	Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted House (NTEH)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	NA % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) 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	0
	Private Car Parking Spaces 私家車車位	0
	Motorcycle Parking Spaces 電單車車位	0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
	Others (Please Specify) 其他 (請列明)	
	NA	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0
	Taxi Spaces 的士車位	0
	Coach Spaces 旅遊巴車位	0
	Light Goods Vehicle Spaces 輕型貨車車位	0
	Medium Goods Vehicle Spaces 中型貨車車位	0
	Heavy Goods Vehicle Spaces 重型貨車車位	0
	Others (Please Specify) 其他 (請列明)	
	NA	

### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
site plan, Proposed site filling and excavation plan		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

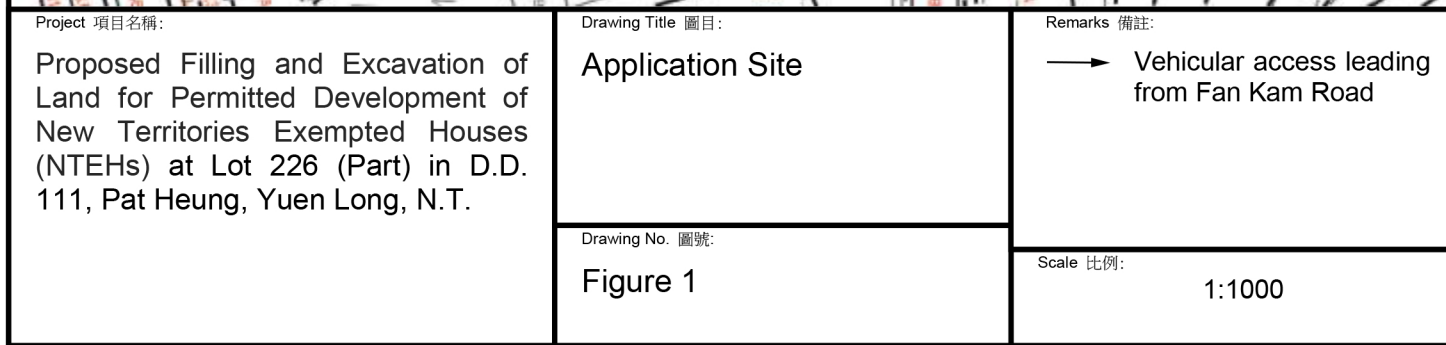
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



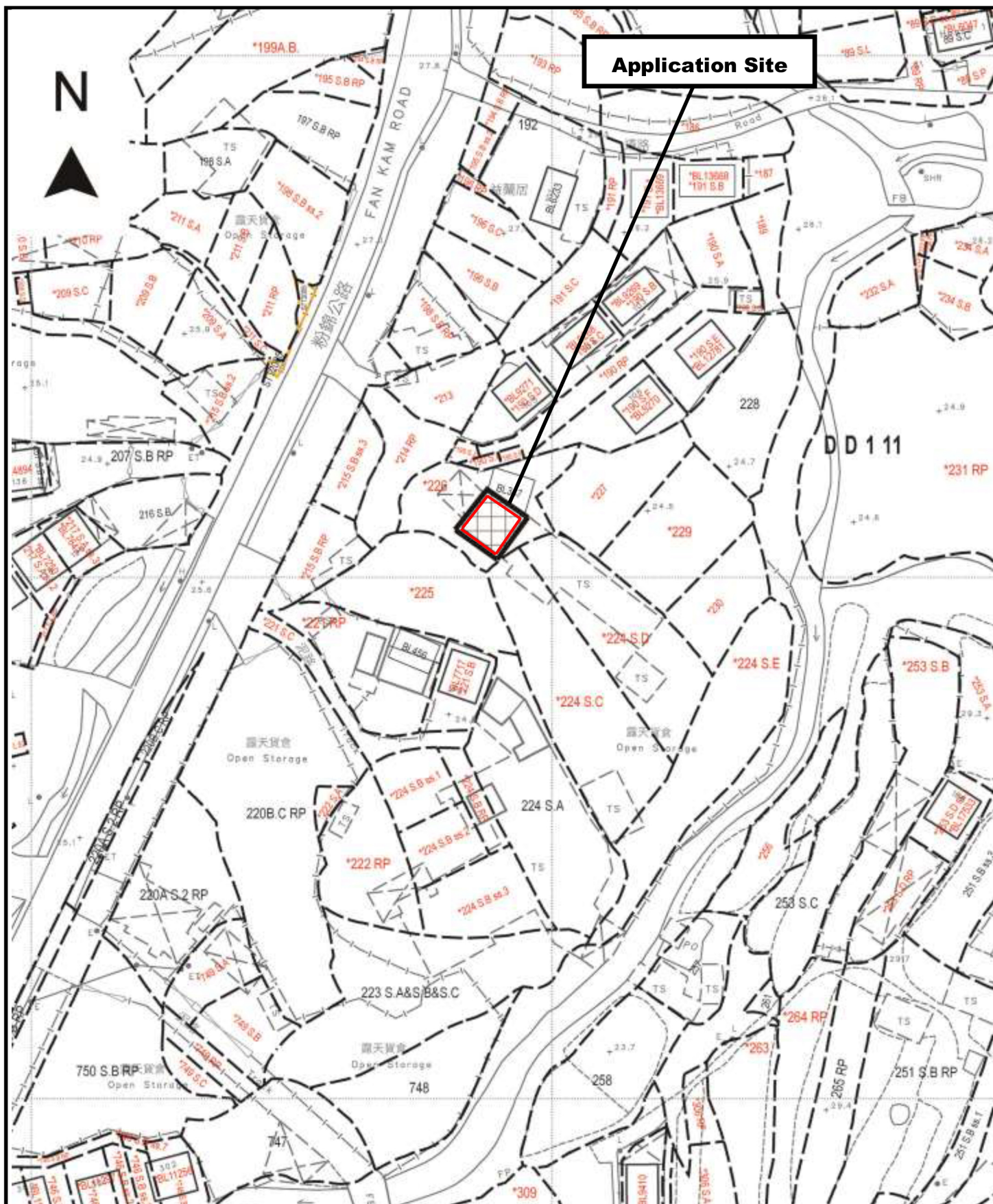
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

此為空白頁。  
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Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling and Land Excavation Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:



Proposed filling of land of 1.9m by concrete

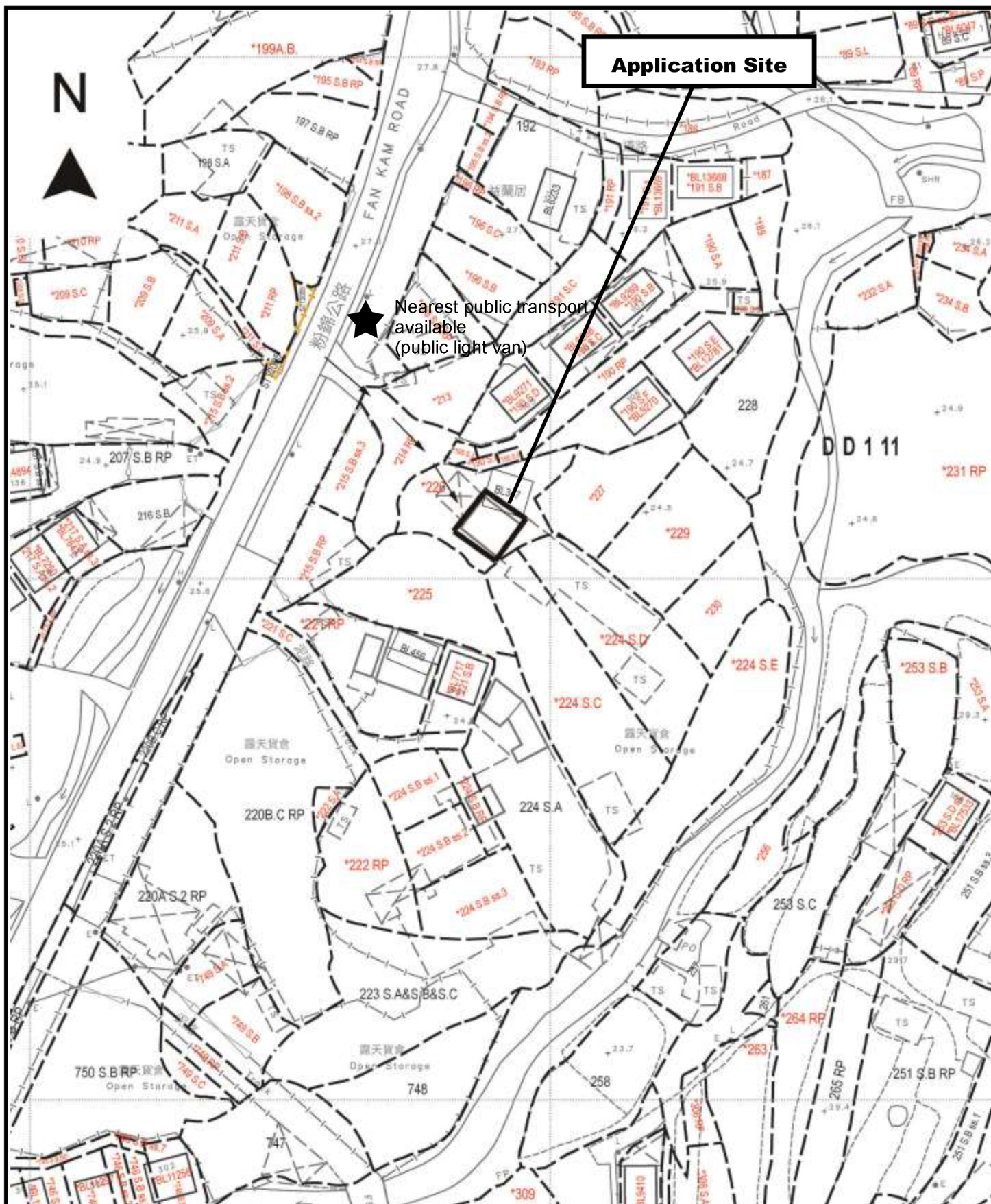


Proposed excavation of land for 375mm surface channel

Scale 比例:

1:1000





Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.

Drawing Title 圖目:

Nearest Public Transport Available for the Application Site

Drawing No. 圖號:

Figure 3

Remarks 備註:

→ Vehicular access leading from Fan Kam Road

Scale 比例:

1:1000

#4224



26.4

+26.48

+26.47

+26.44

+26.46

+26.45

+26.44

+26.47

+26.45

+26.46

+26.46

+26.45

+26.45

+26.45

+26.45

+26.42

+26.42

+26.47

+26.38

+26.39

B

A

B

A

Proposed House

D.D. 111

LOT 226

Septic Tank

+24.78

+24.77

+26.43

+24.76

+26.43

+26.45

+24.78

m5

0

5

10

15

20m

SCALE 1 : 200

SCALE 1:200  
31-10-2024



**Winner Surveying Consultants Co.**

O/B CHEUNG KWONG MING DEVELOPMENT LIMITED

Room 1203, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.

TEL: 6226 2082

FAX: 6229 2082



Total: 3 pages

Date: 10 January 2025

TPB Ref.: A/YL-PH/1045

By Email

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

Dear Sir,

**Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted House (NTEH) at Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.**

We are glad to submit the topographic survey and the plan showing the nearest public transport available for the application site for your further processing of the captioned application.

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

Yours faithfully,

The block contains a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office [REDACTED]  
[REDACTED]

Date: 18 July 2025

TPB Ref.: A/YL-PH/1045

By Email

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

Dear Sir,

**Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted House (NTEH) at Lot 226 (Part) in D.D. 111, Pat Heung, Yuen Long, N.T.**

Our response to the comments of the Fanling, Sheung Shui and Yuen Long East District Planning Office is found below:

Fanling, Sheung Shui and Yuen Long East District Planning Office's comments	Applicant's response
1. Please provide a drainage proposal support the proposed filling of land.	Noted and please see attachment.
2. Please provide a detailed plan showing 1) the application site boundary, 2) the footprint of the proposed NTEH to be redeveloped, 3) the alignment of the proposed drainage channel, 4) the boundary of the proposed land filling area and 5) the boundary of the proposed land excavation area.	Noted. Please see attached plans.
3. Please provide detailed section plans showing the proposed level of filling of land.	Noted. Please see attached plan.
4. Please advise the proposed fill materials for the proposed filling of land.	The filling materials for the proposed filling of land will be soil covered by concrete.
5. Please clarify the purpose of the proposed land excavation works, whether it is solely for the provision	The proposed land excavation works will be only for the provision of surface channel to the satisfaction of Drainage

of drainage channel?	Services Department.
6. It is noted that the lots adjoining the application site which belong to the applicant is subject to an active enforcement action for unauthorised storage use. Please advise how the applicant would deal with the active enforcement action.	The applicant would terminate the suspected unauthorized development.
7. As the lots adjoining the applicant site belong to the applicant, please advise when these adjoining lots were filled up to the current site formation level.	The application site and adjoining land is low-lying area and subject to flooding. As such, the villagers has filled the land to avoid the occurrence of flooding.

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

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office [REDACTED]  
[REDACTED]

SUBMISSION REPORT  
FOR  
DRAINAGE PROPOSAL DESIGN  
FOR PROPOSED DEVELOPMENT  
ON  
LOT 226(PART) IN D.D.111

Date : July 2025

## **TABLE OF CONTENTS**

1. Introduction
2. Existing Drainage Condition
3. Design parameters & assumptions
4. Proposed Stormwater Drainage
5. Effect on Drainage Characteristics and potential Drainage Impacts
6. Conclusions

## **APPENDIX**

- |            |                                   |
|------------|-----------------------------------|
| Appendix A | Stormwater Drainage Proposal Plan |
| Appendix B | Surface Drainage Design           |

## **REFERENCES**

1. Stormwater Drainage Manual, Planning Design and Management by DSD
2. Geotechnical Manual for Slopes by GEO
3. Standard Drawings by DSD

## 1. Introduction

This proposal is prepared for the proposed stormwater drainage works for the NTEH development at lot 226 (part) in D.D.111.

## 2. Existing Drainage Condition

A plan showing the existing catchments are enclosed in **Appendix B**. Currently, the surface runoff collected from the site is discharging to existing stream as shown in **Appendix A**. As per the existing site condition, additional peripheral U-channels area considered necessary for the proposed development. Drainage proposal is required to be carried out for the proposed development.

## 3. Design Parameters & Assumptions

The design criteria to be used for the modeling assessment are based on the standards set out in the Stormwater Drainage Manual, Third Edition (SDM). According to Section 6.6.1 of the SDM, the existing village drainage system in the vicinity of the development is classified as main rural catchment drainage system. Table 10 of the SDM recommends to be adopted a 50 year design return period storm event for the urban drainage branch system.

### Stormwater Runoff (Q)

The rate of stormwater runoff used in this assessment report is estimated by the “Rational method” in which the peak runoff is calculated from the formula:

$$Q = K \times i \times A / 3600$$

where	Q	=	maximum runoff (L/s)
	i	=	design mean intensity of rainfall (mm/hr)
	A	=	area of catchment (m <sup>2</sup> )
	K	=	runoff coefficient



### Time of Concentration (tc)

The time of concentration is defined as the time required for stormwater runoff to flow from the most remote part of the catchment area to the point in the drainage system under consideration. Based on the assumptions adopted in the Rational Method, this is the time taken for the peak runoff to become established at the considered section.

The time of concentration comprises the time for water flowing within natural catchments and along the man-made drainage pipes/channels. For natural catchments, the time of concentration is estimated by the modified form of the Brandsby William's equation.

$$t_o = \frac{0.14465L}{H^{0.2} A^{0.1}}$$

Where  $t_o$  = time of concentration of a natural catchment (min.)

$A$  = catchment area ( $m^2$ )

$H$  = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration

$L$  = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

### Mean Rainfall Intensity (i)

Mean rainfall intensity-duration curves attached in this report are based on the Statistical analysis of long term rainfall records from the Hong Kong Observatory. A return period of 50 years is adopted.

### Runoff Coefficient (K)

The value of  $K$  is taken as 1 for developed area. For vegetated ground, the value of  $K$  is taken as 0.3.

#### **4. Proposed Stormwater Drainage**

The proposed stormwater drainage works include surface U-channels at the peripheral of the site collecting the runoff from catchments within the site. The U-channels will connect and discharge the surface runoff to the existing stream. Catchpits with 300mm sump are proposed at the discharged points of proposed U-Channel to desilt the surface water before discharging to the drainage outside. The proposed stormwater drainage layout plan is shown in **Appendix A**.

#### **5. Effect on Drainage Characteristics and Potential Drainage Impact**

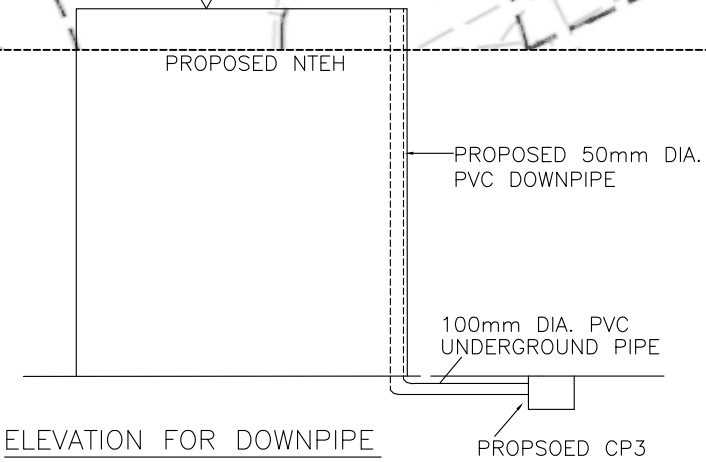
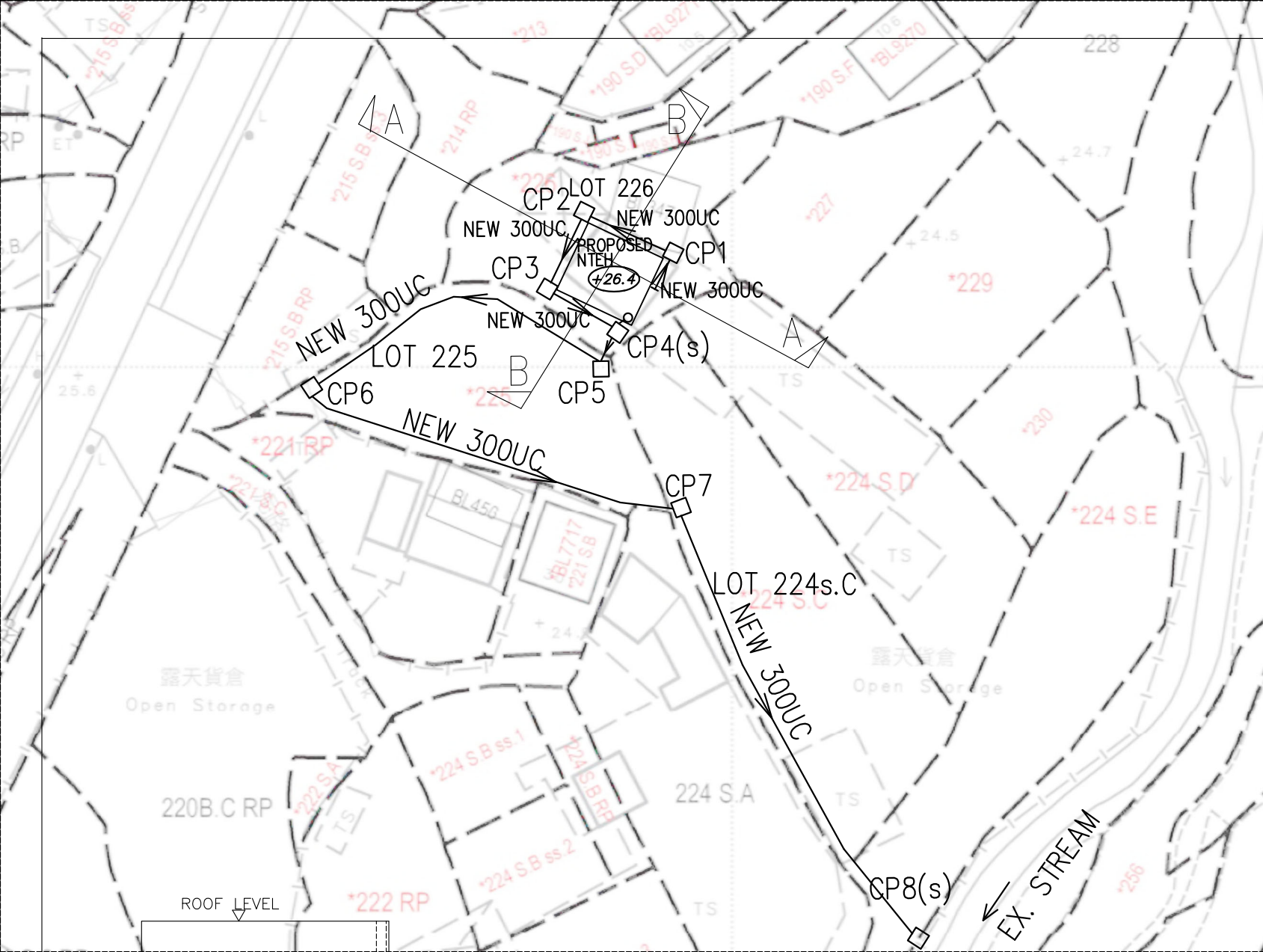
The drainage design of the proposed U-channel are presented in **Appendix B**.

#### **6. Conclusion**

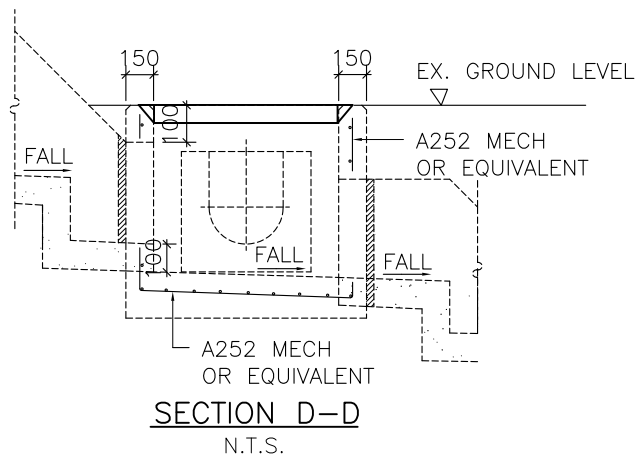
Peripheral channels are to be provided along the site boundary where necessary to intercept runoff from crossing the site. The drainage conditions of adjacent areas will not be adversely affected.

## **Appendix A**

### **Stormwater Drainage Proposal Plan**



ELEVATION FOR DOWNPIPE FROM ROOF TO GROUND LEVEL

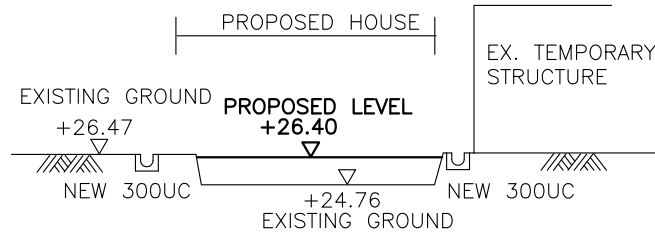


CATCHPITS

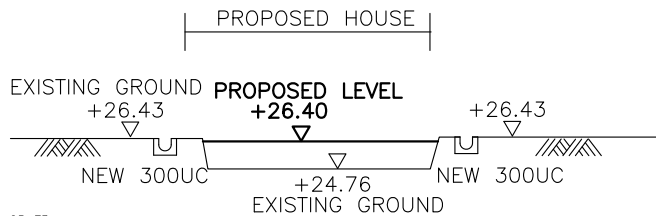
- ALL DIMENSIONS ARE IN MILLIMETRES
- CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F3 AS APPROPRIATE

PROPOSED CATCHPIT SCHEDULE

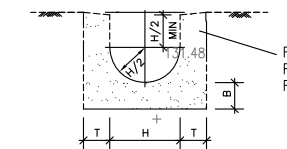
CATCHPIT NO.	C.L. (mPD)	I.L. (mPD)
CP1	26.40	26.0
CP2	26.40	25.90
CP3	26.40	25.80
CP4(s)	26.40	25.72
CP5	26.43	25.67
CP6	26.44	25.32
CP7	26.35	24.90
CP8(s)	25.45	24.33



SECTION A-A



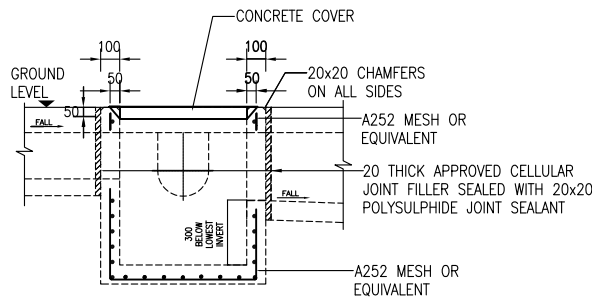
SECTION B-B



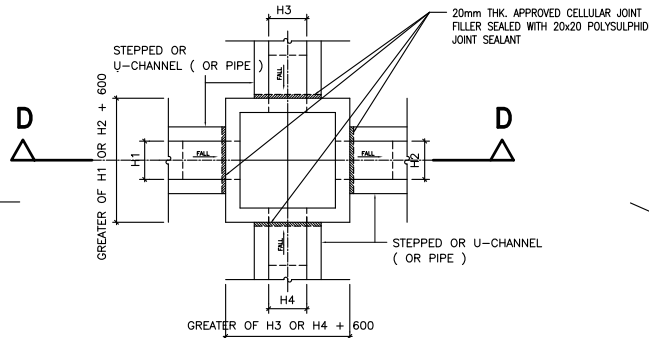
U-CHANNEL  
COMPLY WITH FIG 8.11  
OF GEOTECHNICAL MANUAL FOR SLOPES

LEGEND:

- HOUSE LOT BOUNDARY
- NEW 300UC  
PROPOSED 300mm U-CHANNEL WITH GRATING AT FALL 1: 100 (MIN)
- CP8(s)  
PROPOSED COVERED DESILTED CATCHPIT NO. CP8
- CP1  
PROPOSED COVERED CATCHPIT NO. CP1
- +26.4  
PROPOSED SITE FORMATION LEVEL
- 50mm DIA. PVC DOWNPIPE FROM ROOF TO GROUND TO DISCHARGE RUNOFF FROM ROOF
- TYPICAL SECTION  
( DIMENSIONS ARE FOR GUIDANCE ONLY. CONTRACTOR MAY SUBMIT EQUIVALENT TYPE )
- U-CHANNEL WITH CAST IRON GRATING

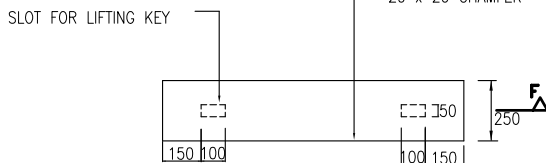


SECTION D - D WITH DESILTED TRAP  
COMPLY WITH CEDD'S DRAWING NO. DS C2405 AND C2406



PLAN

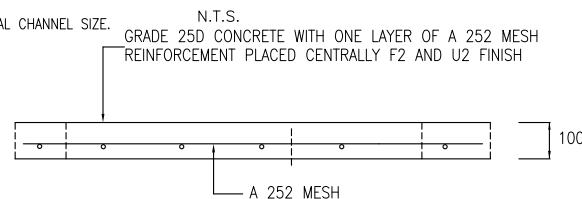
TYPICAL DETAILS OF CATCHPIT



PLAN

NOTES:

- H = NOMINAL CHANNEL SIZE.



PRECAST CONCRETE COVERS FOR CATCHPIT

GENERAL NOTE

- THE PROPOSED DRAINAGE WORK, WHETHER WITHIN OR OUTSIDE THE LOT BOUNDARY, SHOULD BE CONSTRUCTED AND MAINTAINED BY THE LOT OWNER AT HIS OWN EXPENSE. FOR WORKS TO BE UNDERTAKEN OUTSIDE THE LOT BOUNDARY, PRIOR CONSENT AND AGREEMENT FROM DLO AND/OR RELEVANT PRIVATE LOT OWNER SHOULD BE SOUGHT.

CONCRETE STRENGTH AND STEEL REINFORCEMENT SPECIFICATION FOR DRAINAGE DETAILS

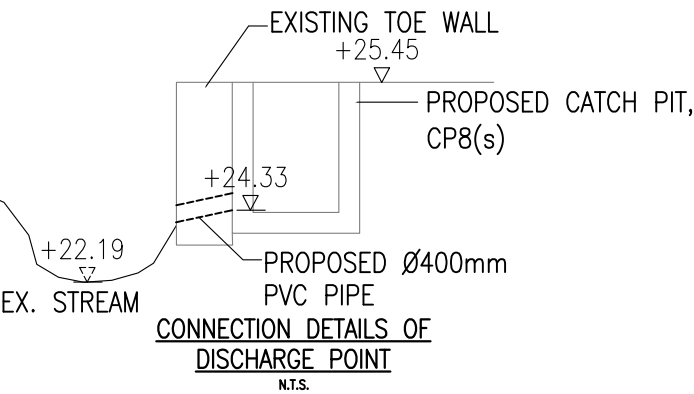
- CONCRETE GRADE FOR CATCHPITS AND U-CHANNEL SHALL BE 30D DESIGN IN COMPLIANCE WITH CS1 : 2010  
FOR BLINDING LAYER SHALL BE 15D, DESIGN COMPLY WITH CS1-2010.
- ALL MAIN BARS TO BE HOT ROLLED HIGH YIELD STEEL DEFORMED BAR COMPLY WITH CS2 : 2012  
Y - HIGH YIELD BAR 500 MPa  
M - MILD STEEL BAR 250 MPa
- CONCRETE COVER TO MAIN REINFORCEMENT TO BE 50mm.
- LAP LENGTH FOR ALL BARS TO BE 46x DIAMETER OF LARGER BAR TO BE LAPPED.
- REACTIVE ALKALI CONTENT EXPRESSED IN SODIUM OXIDE PER CUBIC METER OF CONCRETE SHOULD NOT EXCEED 3KG AS PER PNAP APP-74.

HALF ROUND, U, AND STEPPED - CHANNELS

- ALL DIMENSIONS ARE IN MILLIMETERS
- CONCRETE SURFACE FINISHING SHALL BE CLASS U2 OR F2 AS APPROPRIATE
- FOR HALF ROUND AND U - CHANNEL, SPACING OF EXPANSION JOINT IN CHANNELS, BERMS AND APRON TO BE 10m MAXIMUM. FOR STEPPED CHANNELS, EXPANSION JOINTS TO BE PROVIDED AT A MAXIMUM SPACING OF 10m.
- DIMENSIONS FOR HALF ROUND AND U-CHANNELS SEE TABLE 1.
- THE COVER FOR U-CHANNELS AND CATCHPIT SHALL COMPLY WITH CEDD'S STANDARD DRAWINGS NO. C2405 TO C2407 AND C2412.
- ALL PROPOSED U-CHANNELS SHALL BE COVERED WITH GRATING

TABLE 1 : DIMENSION OF U-CHANNEL AND HALF-ROUND CHANNEL

NORMAL SIZE H	T	B	REINFORCING
<300	100	100	NIL
375 - 675	150	150	NIL
750 - 900	175	175	A252 MESH PLACED CENTRALLY



CONNECTION DETAILS OF DISCHARGE POINT

N.T.S.

REV	DLO SUBMIT	RC	AY	RY	JULY 25
	DESCRIPTION	CHECKED	APPROVED	DWN	DATE

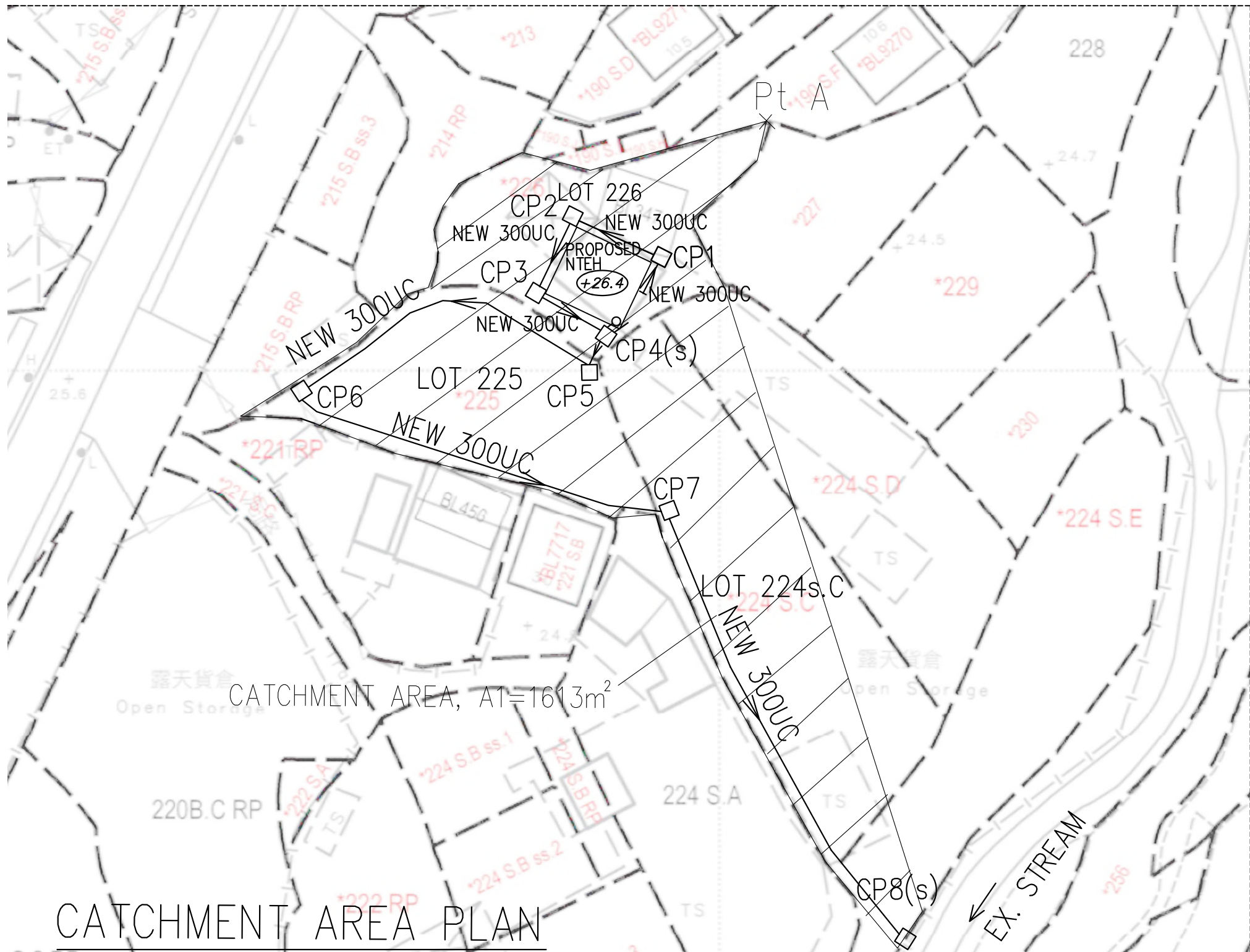
PROJECT TITLE:  
STORMWATER DRAINAGE PROPOSAL  
LOT 226(PART) IN D.D. 111

DRAWING TITLE:  
DRAINAGE PROPOSAL PLAN  
AND TYPICAL DETAILS

SCALE :	N.T.S.	CAD FILE:	CAD_REF
DRAWN	RY	DRAWING NO.	SDP001
S.D	RY		
DESIGNED	RC		
CHECKED	AY		
		B.D. REF. NO.:	

## **Appendix B**

### **Surface Drainage Design**





Project No.: Drainage Design at lot 226 D.D.111 Date: 18-Jul-25  
 Prepared by: Ray Cheng

Check for the drainage capacity of proposed 300UC

Catchment area, A1 = 1613 m<sup>2</sup> Assume k = 1.0 for paved surface

Use Rational Method from Geo-Manual

$$Q = kiA/3600$$

where,

Q = Maximum runoff (lit/sec)

k = Runoff coefficient

i = Design mean intensity of rainfall (mm/hr)

A = Total catchment area (m<sup>2</sup>)

Longest distance from summit point to outlet, CP7(s) (Ld) = 180.00 m

Shortest distance from summit point to outlet, CP7(s) (Ls) = 85.00 m

Elevation of remote point (Pt A) = 26.40 mPD

Elevation of outlet point (CP7(s)) = 24.50 mPD

Average fall, H = (z<sub>1</sub>-z<sub>2</sub>)/L<sub>s</sub> x 100  
 = 2.24 m per 100m

T<sub>c</sub> = 0.14465 x L<sub>d</sub> / (H<sup>0.2</sup> x A<sup>0.1</sup>)  
 = 10.59 min

Assume a 1 in 50 year design rainfall return period for rural area  
 From SDM Corrigendum No. 1/2024

i = 185 mm/hr  
 Q =  $\frac{kiA}{60} \times 1.16$   
 5769 lit/min

From TGN 43A1

For proposed 300 UC with 1 in 100 gradient

Maximum capacity = 8000 lit/min > 5769 o.k.

The corresponding velocity = 1.70 m/s < 4 o.k.

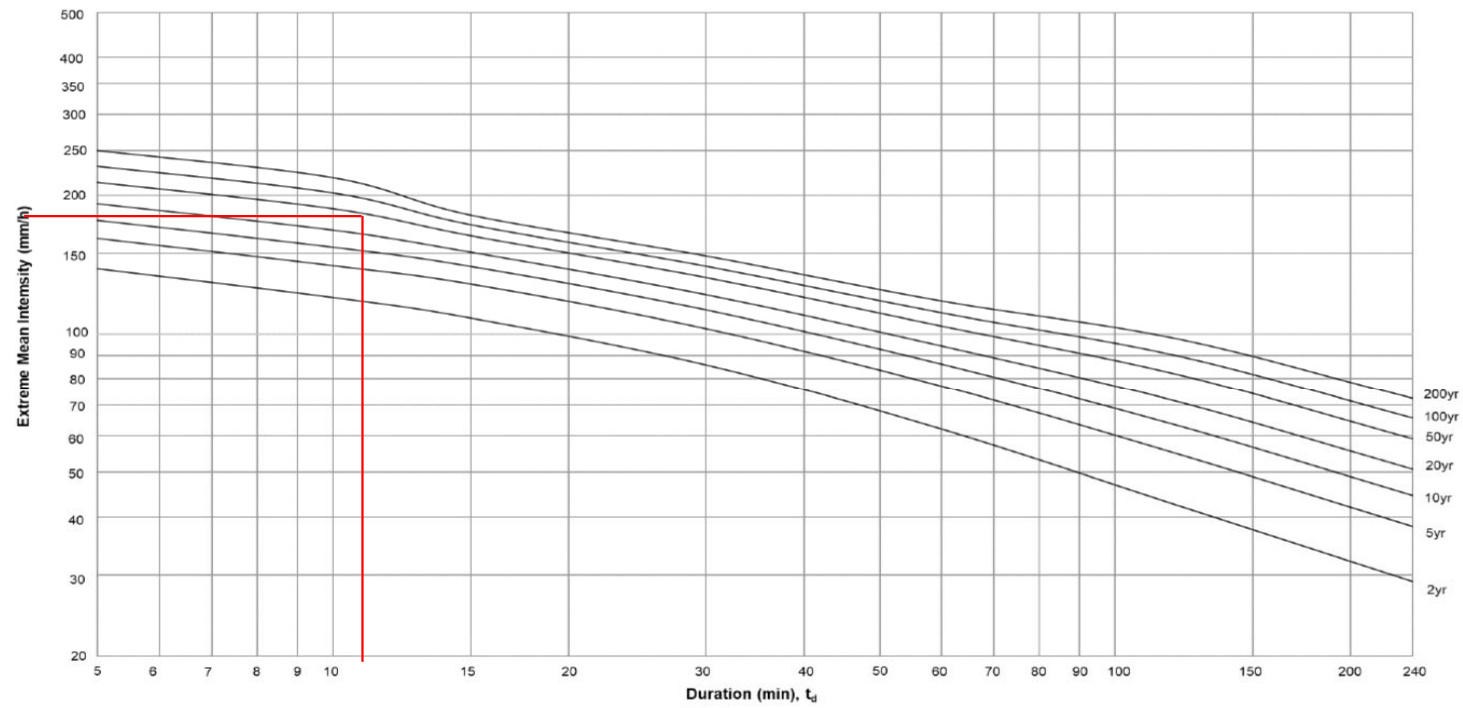
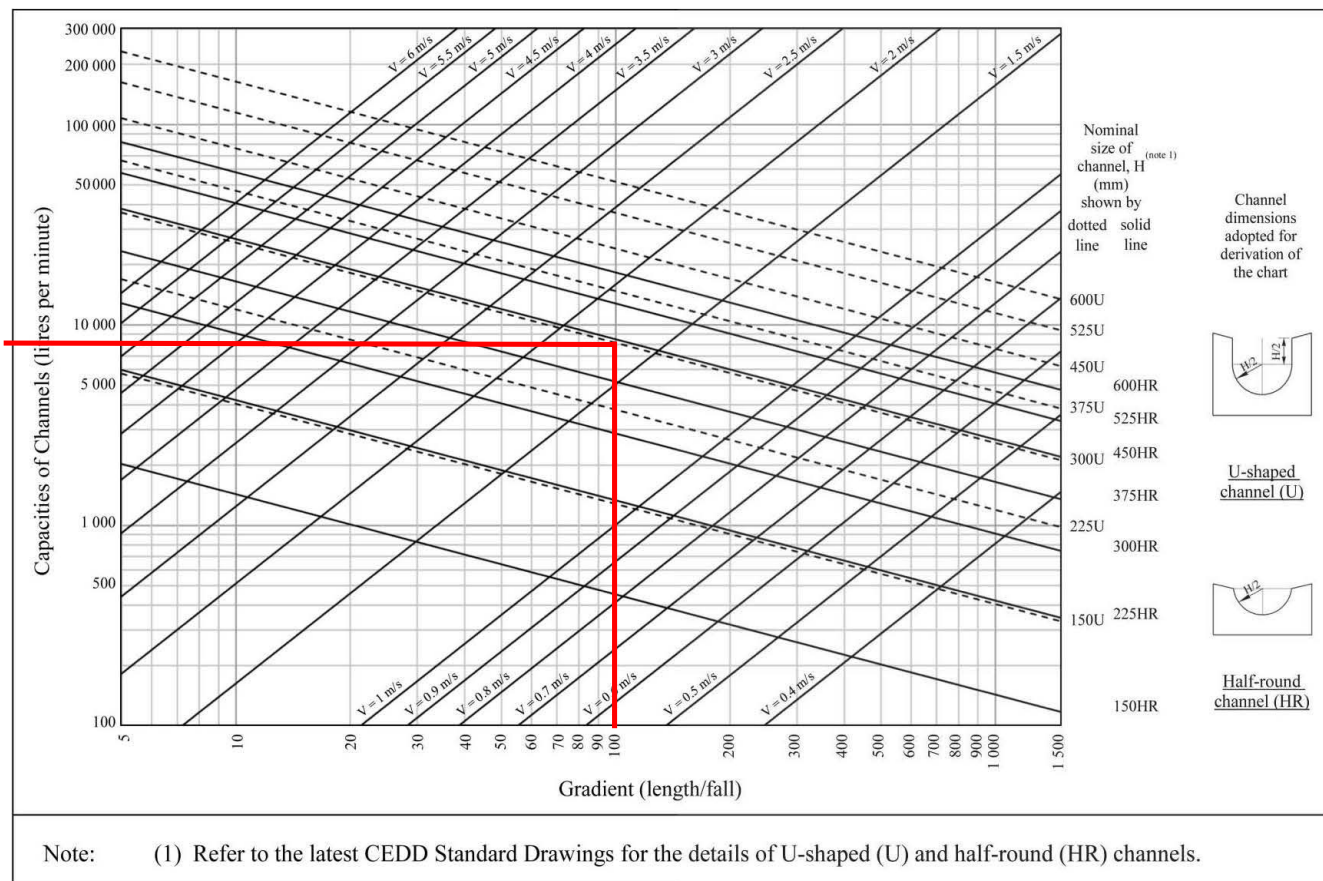
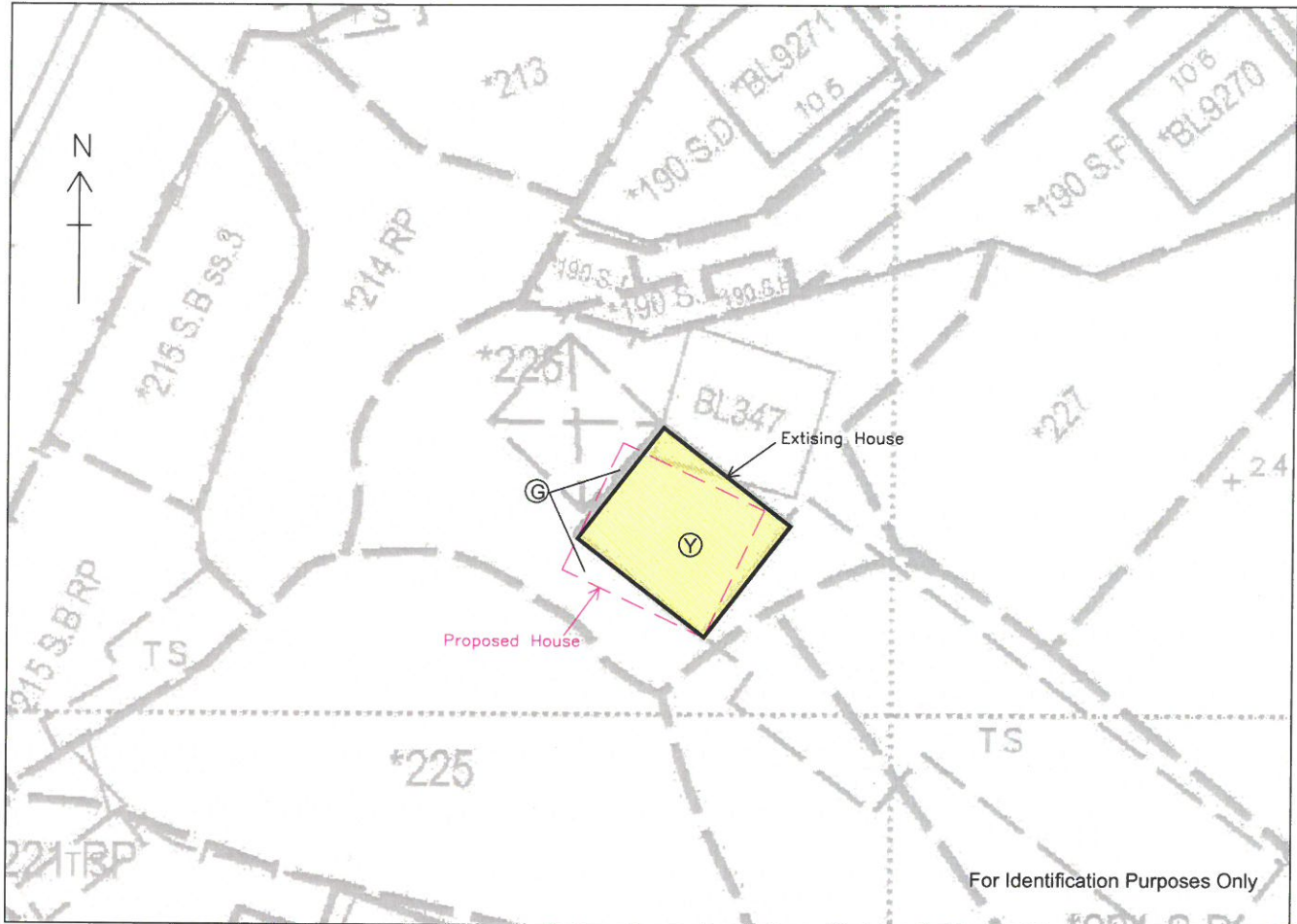


Figure 4d – Intensity-Duration-Frequency Curves of North District Area  
(for durations not exceeding 4 hours)

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



# Plan of Lot No. 226 in D.D.111



SCALE 1 : 400

## Legend



Extisting House



Proposed House



Proposed land filling area  
(Coloured Yellow )



Survey District:

Yuen Long

Survey Sheet No.:

6-NE-9B

Date:

12-06-2025

Plan No.:

YL/4224/D1



**Winner Surveying Consultants Co.**  
O/B CHEUNG KWONG MING DEVELOPMENT LIMITED

Room 1203, Yuen Long Centre, 55 Sau Fu Street, Yuen Long, N.T.  
TEL: 8226 2082 FAX: 8229 2082

本圖則的資料應該由專業土地測量師解釋。  
The information shown on this plan SHOULD BE  
interpreted by professional land surveyor.

SHEET 1 OF 2

This plan received under voluntary submission is kept by District Survey Office (DSO) for sharing with others only. DSO has not administered any form of scrutiny, approval, endorsement, registration or acceptance for this plan. This plan does not have any legal or official status as far as DSO understands it. DSO is not responsible for the correctness and accuracy of any of the data and information shown on this plan.

# TABLE OF LOT

LOT	AREA
226	483.7m <sup>2</sup> (About) Including Building Licence 347 Area 700ft <sup>2</sup>

I, Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 20th day of November 2017.

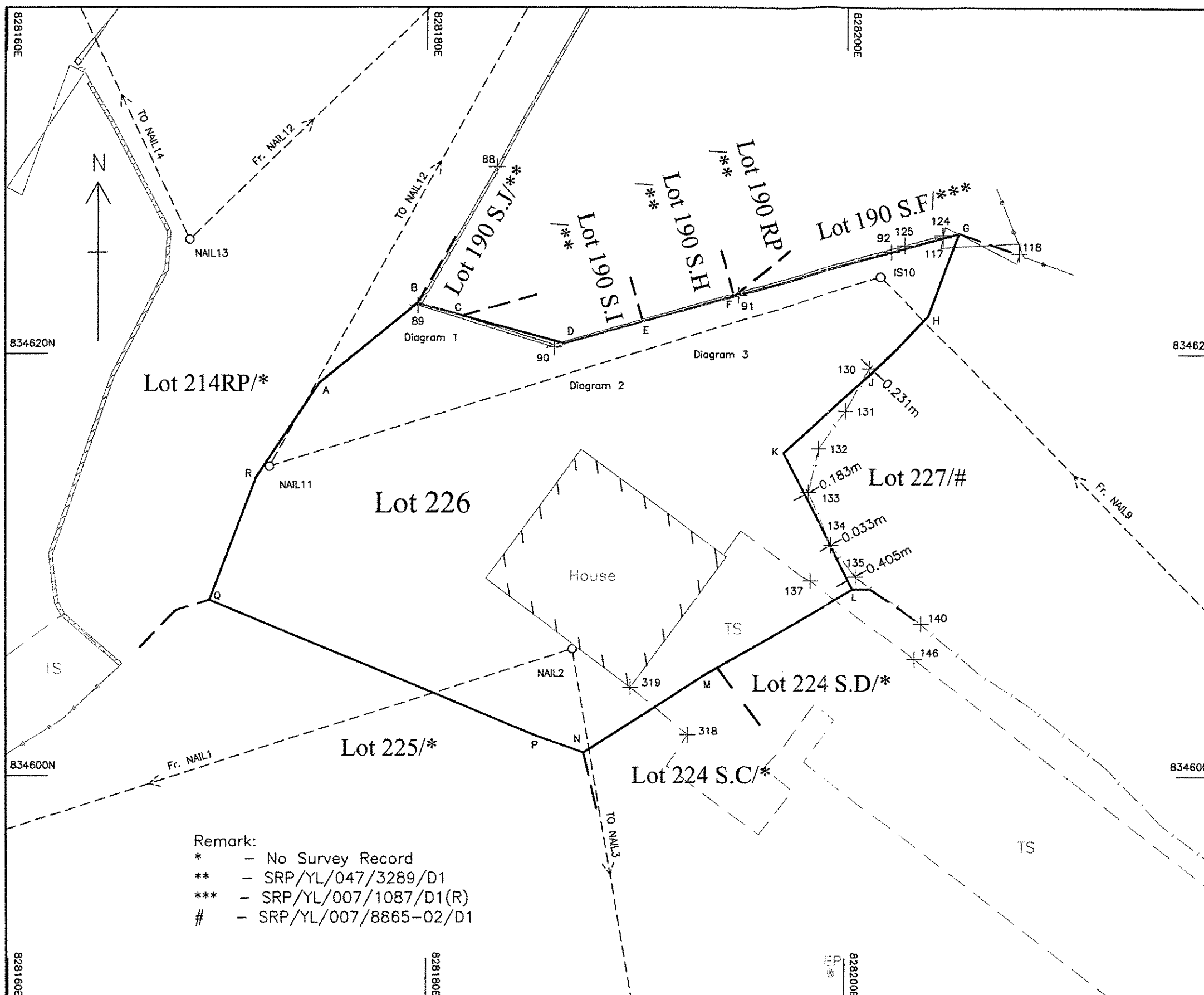
Dated this 21st day of December 2017



Tang Wing Lun, FHKIS, FRICS, RPS(LS)  
Authorized Land Surveyor

FOR OFFICIAL USE

Survey Record Plan No.: SRP/YL/053/4184/D1



## Remark:

- \* - No Survey Record
- \*\* - SRP/YL/047/3289/D1
- \*\*\* - SRP/YL/007/1087/D1(R)
- # - SRP/YL/007/8865-02/D1

Survey District : Yuen Long  
Date of survey : November 2017  
Scale 1:200(A3) Field Bk: LSC/YL4184  
Survey Sheet No. : 6-NE-9B  
Reference SRP's : See Remarks

PLAN OF LOT No. 226  
IN D.D.111

本圖則的資料應由專業土地測量師解釋。  
The information shown on this plan **SHOULD BE**  
interpreted by professional land surveyor.

DIAGRAM 1  
(Not to scale)

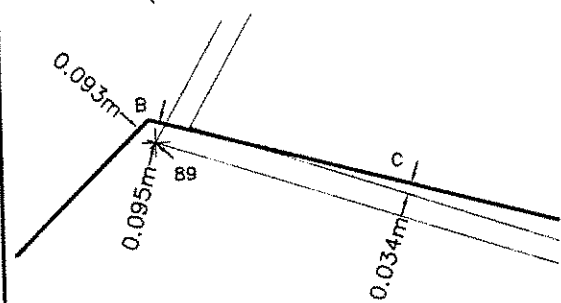


DIAGRAM 3  
(Not to scale)

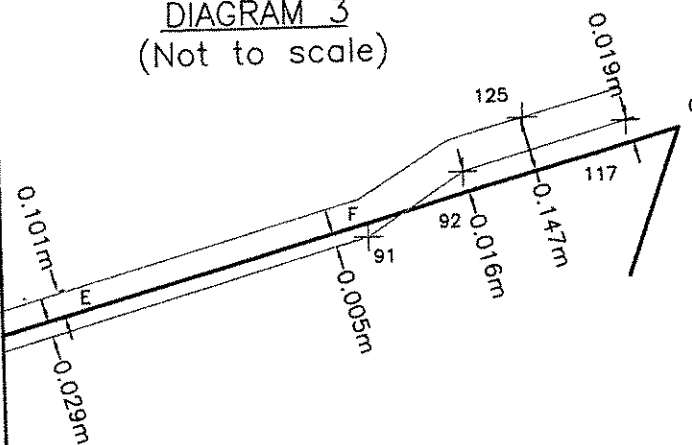
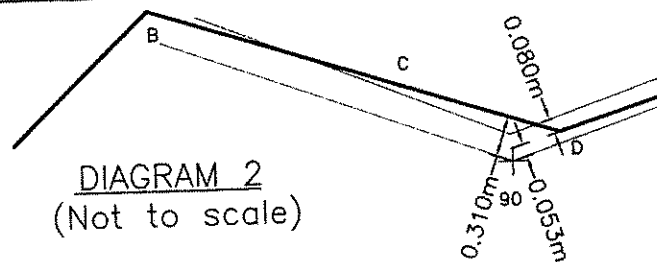
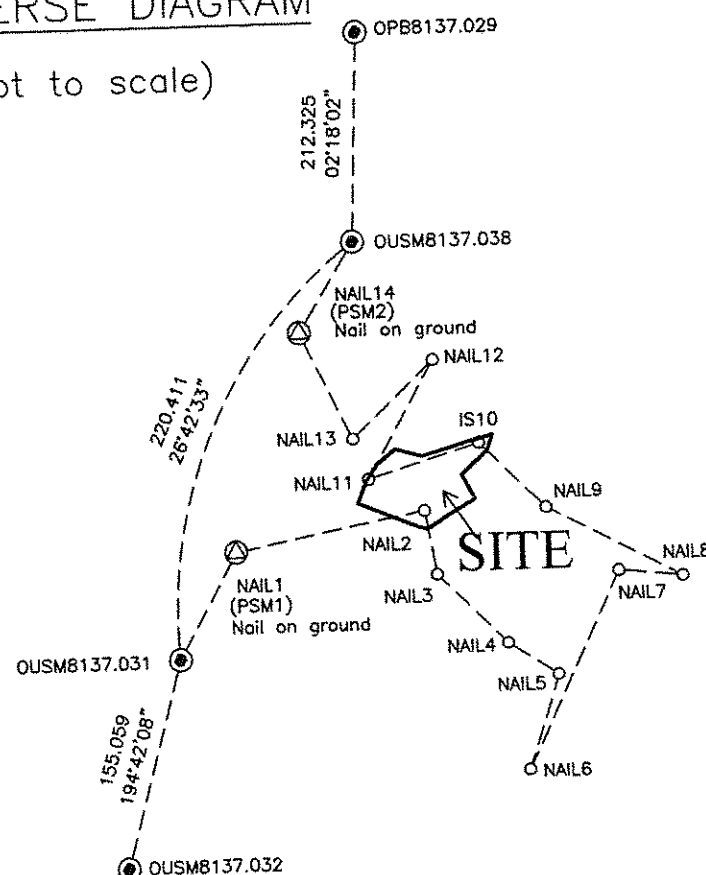


DIAGRAM 2  
(Not to scale)



TRAVERSE DIAGRAM  
(Not to scale)



Notes:

SUBJECT LOT COORDINATES & DIMENSIONS:

Boundary Point	Bearing	Distance (m)	Northing (m)	Easting (m)
Lot 226 (Area 483.7 sq.m About)				
A	50 55 54	5.953	834618.624	828174.941
B	105 08 04	2.227	834622.376	828179.563
C	105 08 04	5.040	834621.795	828181.713
D	74 28 23	3.860	834620.479	828186.578
E	74 28 23	4.500	834621.512	828190.297
F	74 28 23	11.090	834622.717	828194.633
G	199 48 42	4.090	834625.685	828205.318
H	224 06 01	3.795	834621.838	828203.932
J	228 47 20	5.757	834619.113	828201.291
K	152 08 27	7.309	834615.320	828196.961
L	240 00 47	8.293	834608.858	828200.376
M	237 15 03	6.701	834604.713	828193.193
N	289 14 23	2.324	834601.088	828187.557
P	292 29 04	16.966	834601.854	828185.363
Q	21 03 27	6.228	834608.342	828169.687
R	34 0 47	5.393	834614.154	828171.924
A			834618.624	828174.941

TRAVERSE:

Station	Bearing	Distance (m)	Northing (m)	Easting (m)
OUSM8137.031			834492.908	828078.460
Nail11	29 21 52	109.925	834588.710	828132.363
Nail12	72 25 36	57.317	834606.015	828187.005
Nail13	170 19 32	17.161	834589.098	828189.889
Nail14	135 28 56	26.085	834570.499	828208.178
Nail15	123 41 28	15.615	834561.837	828221.170
Nail16	198 05 59	26.280	834536.858	828213.006
Nail17	25 31 07	57.658	834588.891	828237.845
Nail18	96 06 15	17.166	834587.065	828254.913
Nail19	297 56 05	40.720	834606.141	828218.938
IS10	315 21 44	24.601	834623.647	828201.653
Nail111	252 50 30	30.442	834614.666	828172.566
Nail112	29 22 01	35.808	834645.872	828190.126
Nail113	226 14 34	29.622	834625.386	828168.731
Nail114	334 17 32	31.358	834653.640	828155.128
OUSM8137.038	31 46 26	42.536	834689.801	828177.526

PSM RADIATIONS:

Surveyed point	Northing (m)	Easting (m)
Nail11 (Adopted as PSM1)	834588.710	828132.363
Nail114 (Adopted as PSM2)	834653.640	828155.128

This plan received under voluntary submission is kept by District Survey Office (DSO) for sharing with others only. DSO has not administered any form of scrutiny, approval, endorsement, registration or acceptance for this plan. This plan does not have any legal or official status as far as DSO understands it. DSO is not responsible for the correctness and accuracy of any of the data and information shown on this plan.

RADIATIONS:

Surveyed point	Bearing	Distance (m)	Northing (m)	Easting (m)
Fr. Nail11			834614.666	828172.566
To 89	42 41 36	10.348	834622.272	828179.583
To 90	67 25 35	14.648	834620.289	828186.092
To 91	70 00 28	23.703	834622.770	828194.841
To 92	71 03 01	31.256	834624.816	828202.128
Fr. IS10			834623.647	828201.653
To 117	57 46 24	3.486	834625.508	828204.602
To 118	80°X26' 45"	6.657	834624.752	828208.218
To 124	55 58 20	3.529	834625.622	828204.578
To 125	36 38 01	1.842	834625.125	828202.752
To 130	186 30 30	4.367	834619.308	828201.158
To 131	194 40 39	6.567	834617.294	828199.989
To 132	200 13 11	8.671	834615.510	828198.656
To 133	198 52 24	10.789	834613.438	828198.163
To 134	190 28 09	12.911	834610.951	828199.307
To 135	184 32 25	14.250	834609.442	828200.525
To 137	193 10 41	14.786	834609.250	828198.282
Fr. Nail19			834606.141	828218.938
To 140	274 01 19	15.370	834607.219	828203.606
To 146	267 49 05	15.653	834605.545	828203.296
Fr. Nail13			834589.098	828189.889
To 318	11 28 31	13.109	834601.945	828192.497
To 319	359 30 52	15.101	834604.198	828189.761

SHEET 2 OF 2

I, Tang Wing Lun, an Authorized Land Surveyor registered under the Land Survey Ordinance ( Cap. 473 ), hereby certify that this survey record plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with the Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that survey completed on the 20th day of November 2017.

Dated this 21st day of December 2017

Tong Wing Lun, FHKIS, FRICS, RPS(LS)  
Authorized Land Surveyor

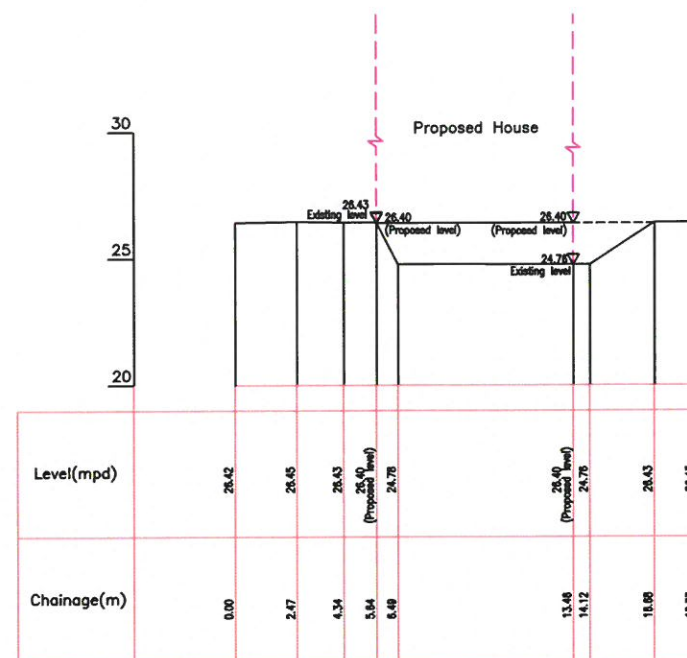
Survey District : Yuen Long  
Date of survey : November 2017  
Scale 1:200(A3) Field Bk:LSC/YL4184  
Survey Sheet No. : 6-NE-9B  
Reference SRP's : See Remarks

PLAN OF LOT No. 226  
IN D.D.111

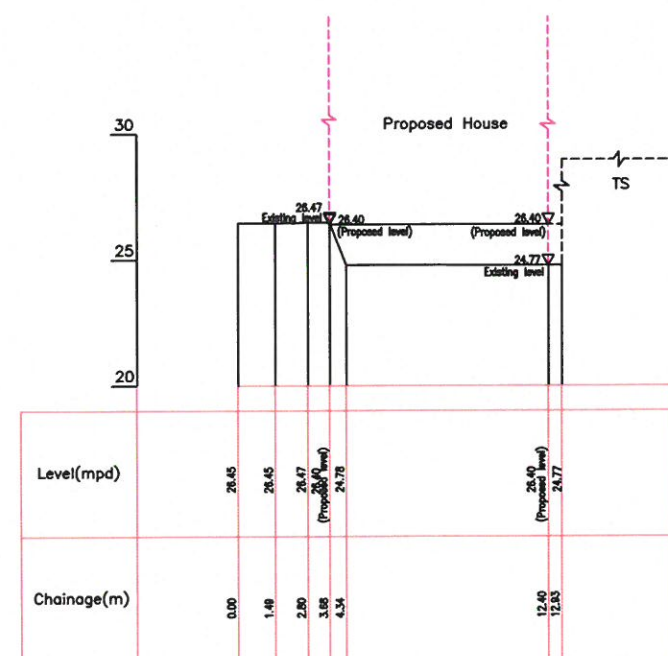
FOR OFFICIAL USE

Survey Record Plan No.: SRP/YL/053/4184/D1

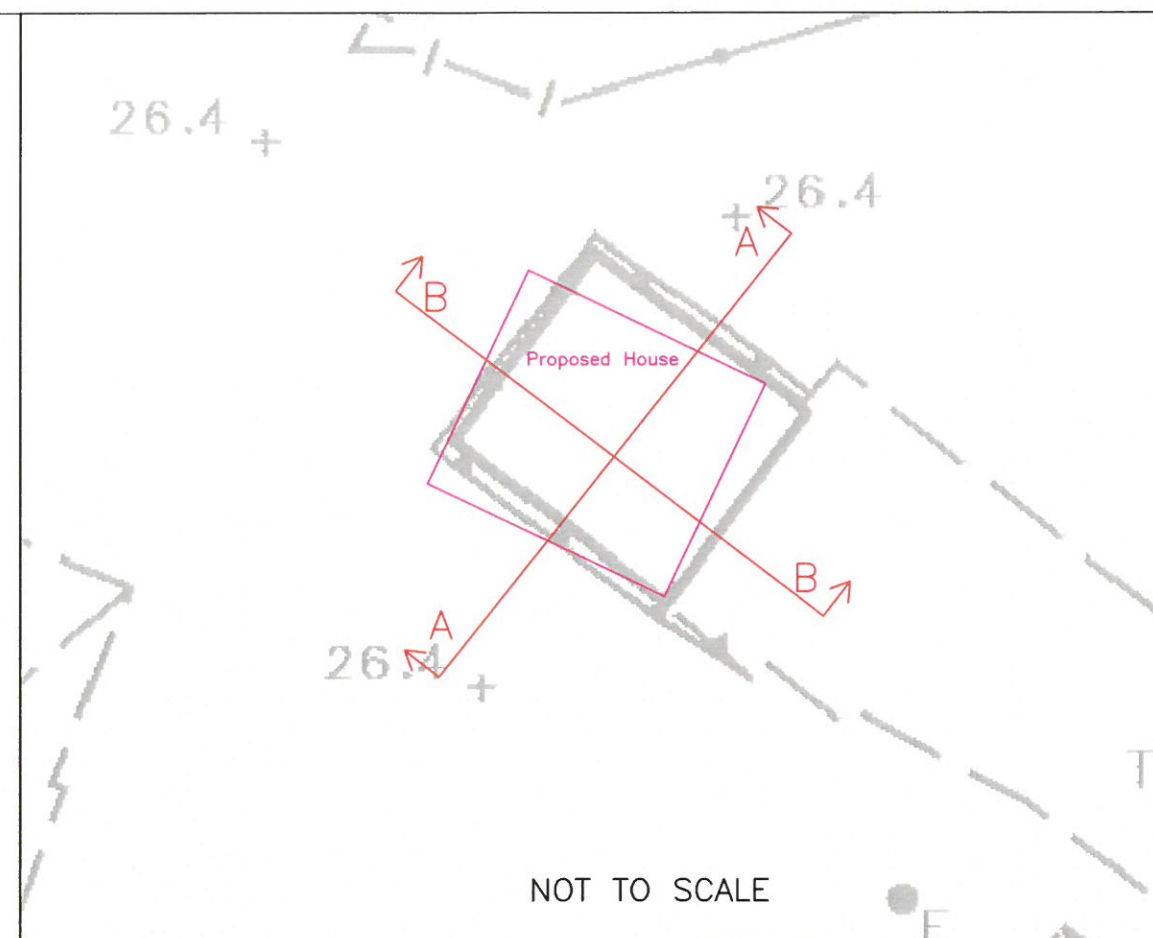




Section A-A  
South to North



Section B-B  
West to East



#### Note

1. All levels are in meters above P.D.
2. Grid lines are in H.K. 1980 Metric Grid.

#### Legend

- +39.50 Spot Level
- Proposed House
- Fence
- TS Temporary Structure
- Electric Pole

#### Plan Title

Sectional Plan of Lot 226 in D.D.111  
D.D.111, Yuen Long

#### Plan No.

Sections/DD111/226/01

Rev 00

#### Survey Date

N/A

#### Scale

1:300 (A3)

#### Survey Sheet No.

6-NE-9B

C K Lau Surveyors Limited

Certified by:

C. K. LAU  
MSc. FHKIS FRICS R.P.S(LS)(PFM) ALS  
Authorized Land Surveyor  
Date: 10th January 2024

**Previous Application involving the Site**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>	<b>Rejection Reason</b>
A/YL-PH/551	Proposed Temporary Open Storage of Construction Materials and Tools and Vehicles Prior to Sale with Ancillary Vehicle Repair Workshop for a Period of 3 Years	4.1.2008	(1) to (5)

**Rejection Reasons**

- (1) The development was not in line with the planning intention of the “Village Type Development” (“V”) zone on the Outline Zoning Plan (OZP). Land within the zone was primarily intended for development of Small Houses by indigenous villagers. No strong justification had been given in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No. 13D) in that there was no previous approval for the site and there were no exceptional circumstances to merit approval. There were also local objections to and adverse departmental comments on the application.
- (3) There was no information in the submission to demonstrate that the development would not have adverse environmental, traffic, drainage and landscape impacts on the surrounding areas.
- (4) An “Open Storage” (“OS”) zone northwest of the site on the other side of Fan Kam Road had been reserved on the OZP to provide for the rational development of open storage of goods which could not be accommodated in conventional godown premises. There was no information given in the submission to demonstrate that a suitable site within the “OS” zone could not be identified for the applied use.
- (5) No similar application had been approved for the part of the “V” zone in the vicinity of the site for open storage uses. Approval of the application would set an undesirable precedent for other similar uses to proliferate further into the area. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

**Similar Application within the same “Village Type Development” Zone  
in the Vicinity of the Site in the Past Five Years**

**Approved Application**

<b>Application No.</b>	<b>Proposed Uses/Developments</b>	<b>Date of Consideration (RNTPC)</b>
A/YL-PH/949	Proposed Filling of Land for Permitted Agricultural Use	11.8.2023

**Recommended Advisory Clauses**

- (a) to note the comments of the Commissioner for Transport that the application site (the Site) is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with the Lands Department (LandsD). Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of proposed access connecting the Site including the local track; and
  - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public road and drains;
- (c) to note the comments of the Director of Environmental Protection that:
  - (i) the applicant shall follow the good engineering practice set out in the 'Recommended Pollution Control Clauses for Construction Contracts' issued by the Environmental Protection Department (EPD);
  - (ii) the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs), in particular the ProPECC PN 2/24 'Construction Site Drainage' issued by EPD;
  - (iii) the applicant shall minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and
  - (iv) the applicant shall meet the statutory requirements under relevant environmental legislation;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
  - (i) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on government land (GL) outside the Site; and
  - (ii) the proposed development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas etc., and all stormwater drainage facilities to be completed under the proposed development, whether within private lots or GL, shall be solely maintained by the applicant and the successive owner of the development at the Site at their own resources;

- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
  - (i) site formation works are building works under the control of the Buildings Ordinance (BO) (Cap. 123). Before the proposed filling and excavation of land are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works under the BO. An Authorized Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO; and
  - (ii) notwithstanding the above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works in the New Territories under the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121). The applicant may approach LandsD or seek AP's advice for details.