

This document is received on 23 OCT 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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

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

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

2502240

29/9 By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A11YL-LFs/579
	Date Received 收到日期	28 OCT 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

(1) 鄧聲揚 TANG SING YOUNG

(2) 黃國基 WONG KWOK KEI

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

黃新和 WONG SUN WO WILLIAM

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)
詳細地址/地點/丈量約份及地段號碼(如適用)

新界元朗流浮山丈量約份第129約
地段第1442號, 1445號A分段, 1445號B分段,
1445號C分段1445號餘段及1446號。

(b) Site area and/or gross floor area involved
涉及的地盤面積及/或總樓面面積

☒ Site area 地盤面積 1369 sq.m 平方米 ☒ About 約
☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約

(c) Area of Government land included (if any)
所包括的政府土地面積(倘有)

..... N/A sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖 編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	閒置土地 (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 2025 年 9 月 26 日的記錄，這宗申請共牽涉 3 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 1 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)
1	新界元朗流浮山丈量約份第129約地段第1446號.	18-09-2025

(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

- ☐ 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。

(d) For Type (d) application 供第(d)項申請			
(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 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> 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

(iv) For Type (iv) application 第(四)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 1242 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1-1.5 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 127 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.5-1 m 米 <input checked="" type="checkbox"/> About 約 </div> <div> <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 </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	擬議填土及填塘以作准許的屋宇(新界豁免管制屋宇)用途。

(iv) For Type (iv) application 第(四)類申請		
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 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	
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請	
(a) Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the proposed use/development and development particulars in part (v) below</u> – 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 –	
<input type="checkbox"/> Plot ratio restriction 地積比率限制	From 由 to 至
<input type="checkbox"/> Gross floor area restriction 總樓面面積限制	From 由sq. m 平方米 to 至sq. m 平方米
<input type="checkbox"/> Site coverage restriction 上蓋面積限制	From 由% to 至%
<input type="checkbox"/> Building height restriction 建築物高度限制	From 由m 米 to 至 m 米 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
<input type="checkbox"/> Non-building area restriction 非建築用地限制	From 由m to 至 m
<input type="checkbox"/> Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(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 <input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 <input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 % <input type="checkbox"/> 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 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> 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) <input type="checkbox"/> About 約 m 米 <input type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ 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).....
.....
.....☐ 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).....
.....
.....☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ 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)

2026年10月

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<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)) 經天月路及鄉村泥路 <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"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<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) 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) _____ _____ _____
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?	Yes 是 No 否	<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) 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) _____ _____ _____

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.

如需要的话，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。

<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 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>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 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／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 checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input checked="" 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 checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" 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>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"> <tbody> <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> </tbody> </table> <hr/> <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。

我等申請地點位於須取得城市規劃委員會根據《城市規劃條例》第16條批給的許可，不得進行或繼續進行任何填土、填塘或挖土工程，包括為改作上第一欄和第二欄所列的任何用途。

雖然我等土地位於鄉村式發展用途，但亦須要向城市規劃委員會申請填土及填塘工程，如獲得批准我等會作出以下承諾。

(1)我等建議，不會在雀鳥度冬季節高峰期(即十二月至二月)進行建築工程或填土及填塘，以盡量減低對度冬候鳥可能造成的場外干擾影響。

(2)我等建議，申請地點的任何部分不會被填平至高於主水平基準上4.3米或深於2米。

(3)我等保證填土時所有泥土必定使用開挖地基或開挖山體所得的泥土，絕對不會使用建築廢料。

(4)如獲得批准我等會聘請專業測量師制定地型測量圖轉交地政署和貴會及在申請地點周邊落實界線邊緣，在取得作可後才會進行填土工程。

(5)如獲得批准我等會聘請專業人士作出生態評估報告書(如何紓緩對生態的影響)轉交漁護署及貴會，在取得同意後我等才會進行填土工程。

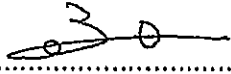
懇請貴會批准我等的申請。

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



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

WONG SUN WO WILLIAM

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

25-09-2025

(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^②

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

② 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.
在該靈灰安置所內，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 available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗流浮山丈量約份第129約 地段第1442號、1445號A分段、1445號B分段、 1445號C分段1445號餘段及1446號。		
Site area 地盤面積	1369	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號S/YL-LFS/11		
Zoning 地帶	V		
Applied use/ development 申請用途/發展	擬議填土及填塘以作准許的屋宇(新界豁免管制屋宇)用途。		
(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	<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
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			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		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			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		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			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	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	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 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 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) _____	

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) 申請地點位置圖 雨水排放建議圖 美化環境建議 申請填土及填塘範圍	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

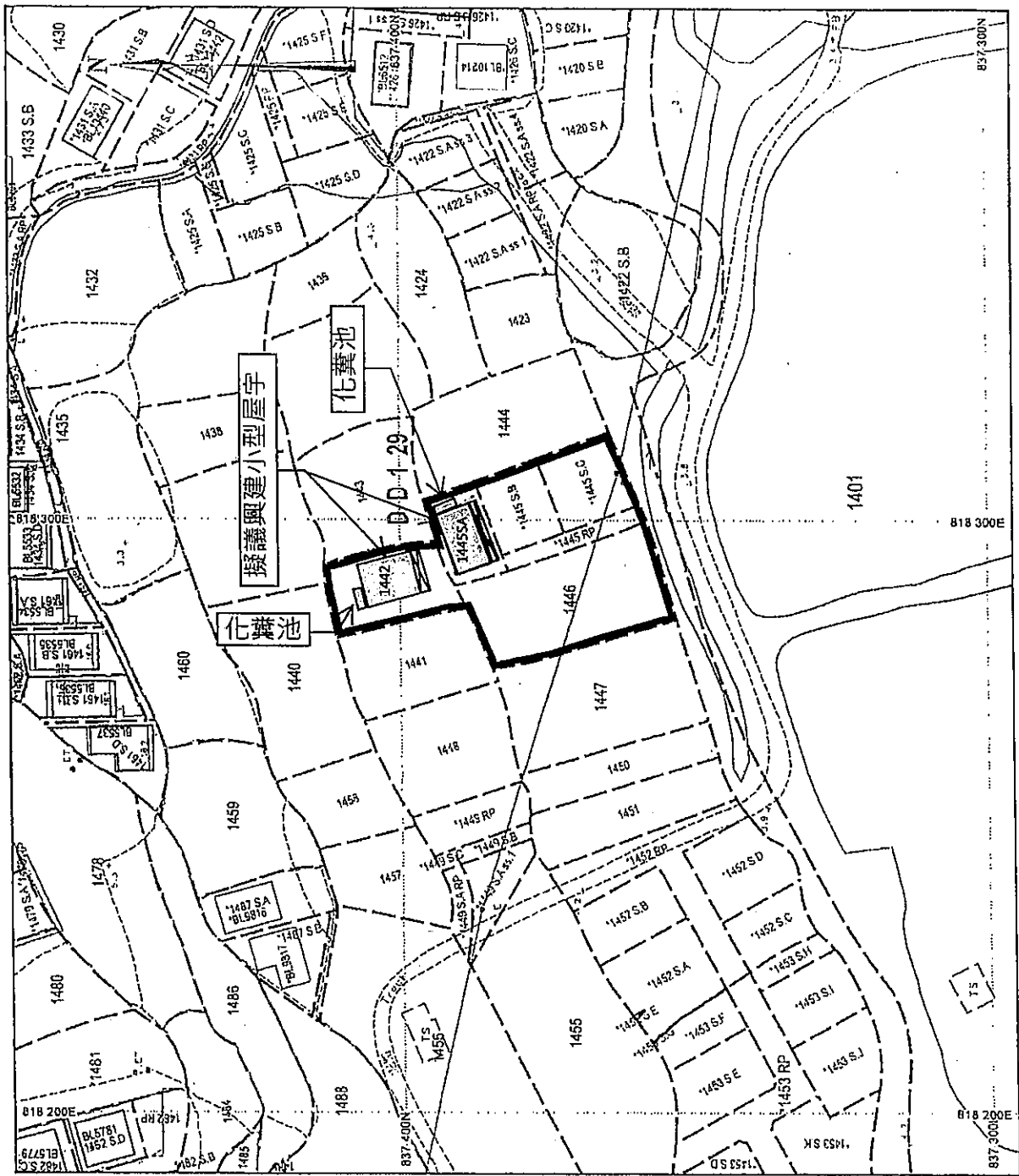
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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。

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布局圖



地政總署測繪處

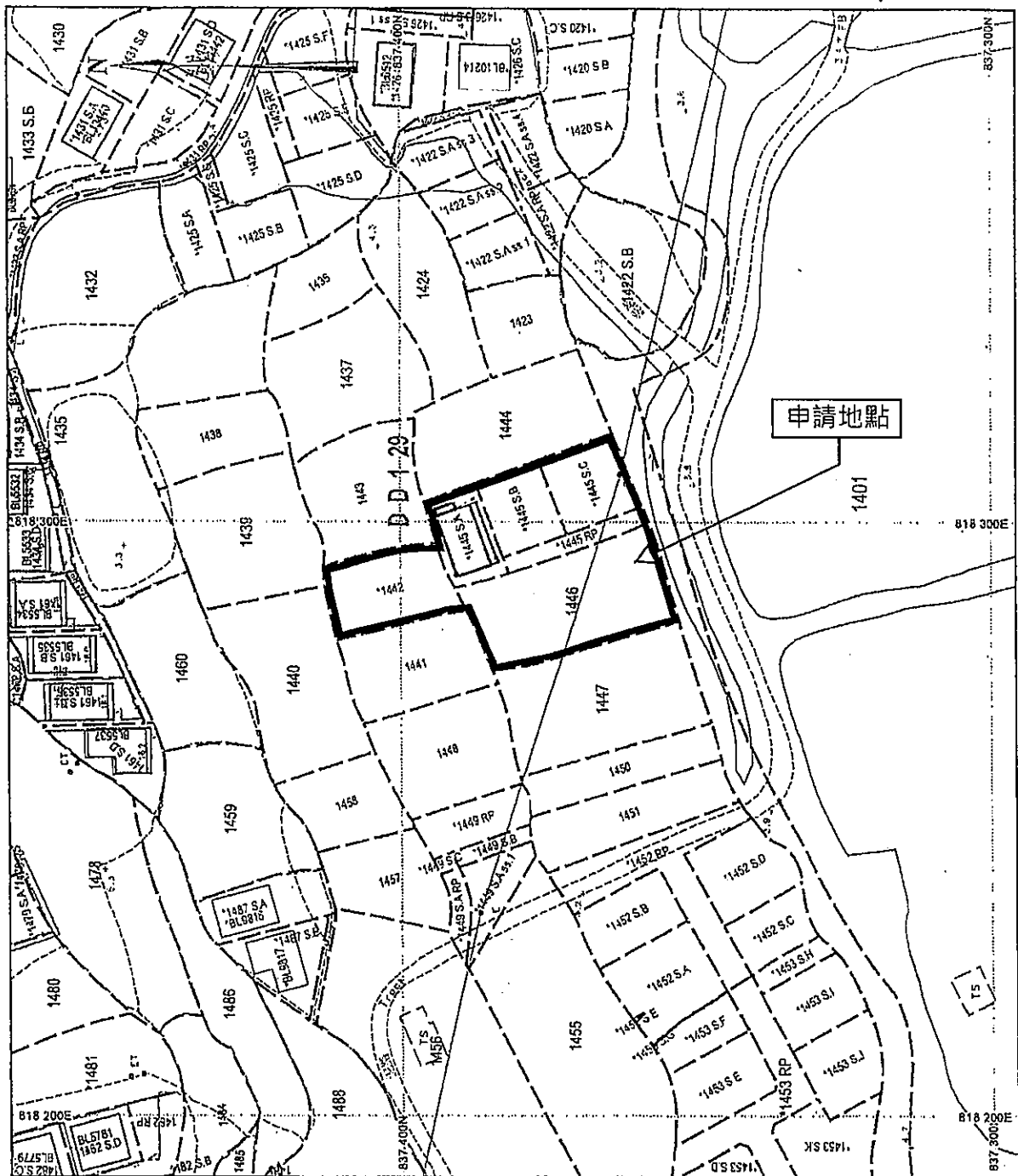
Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 米 metres



申請地點位置圖



地政總署測繪處

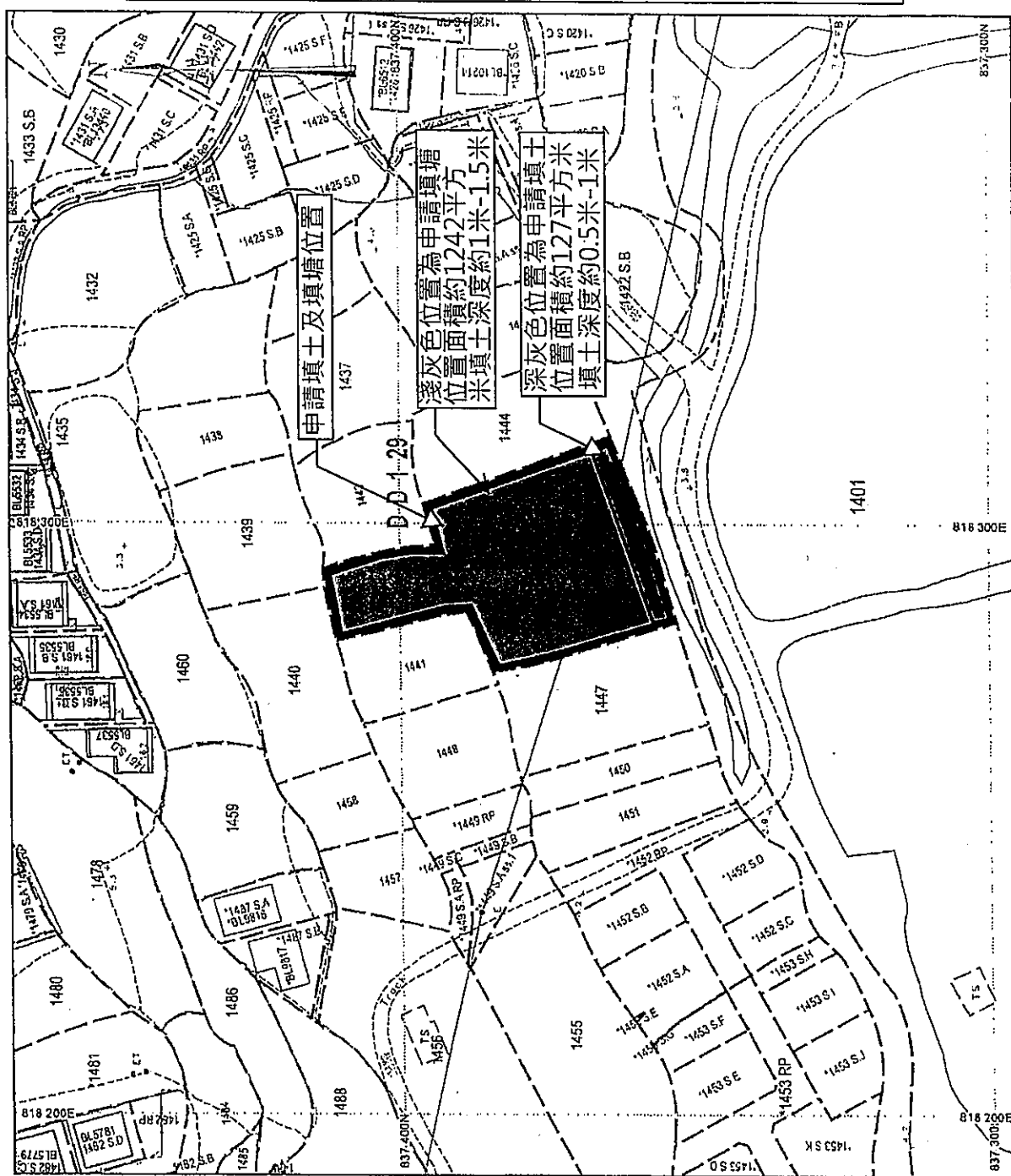
Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres



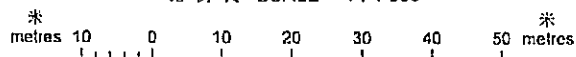
申請填土及填塘範圍圖



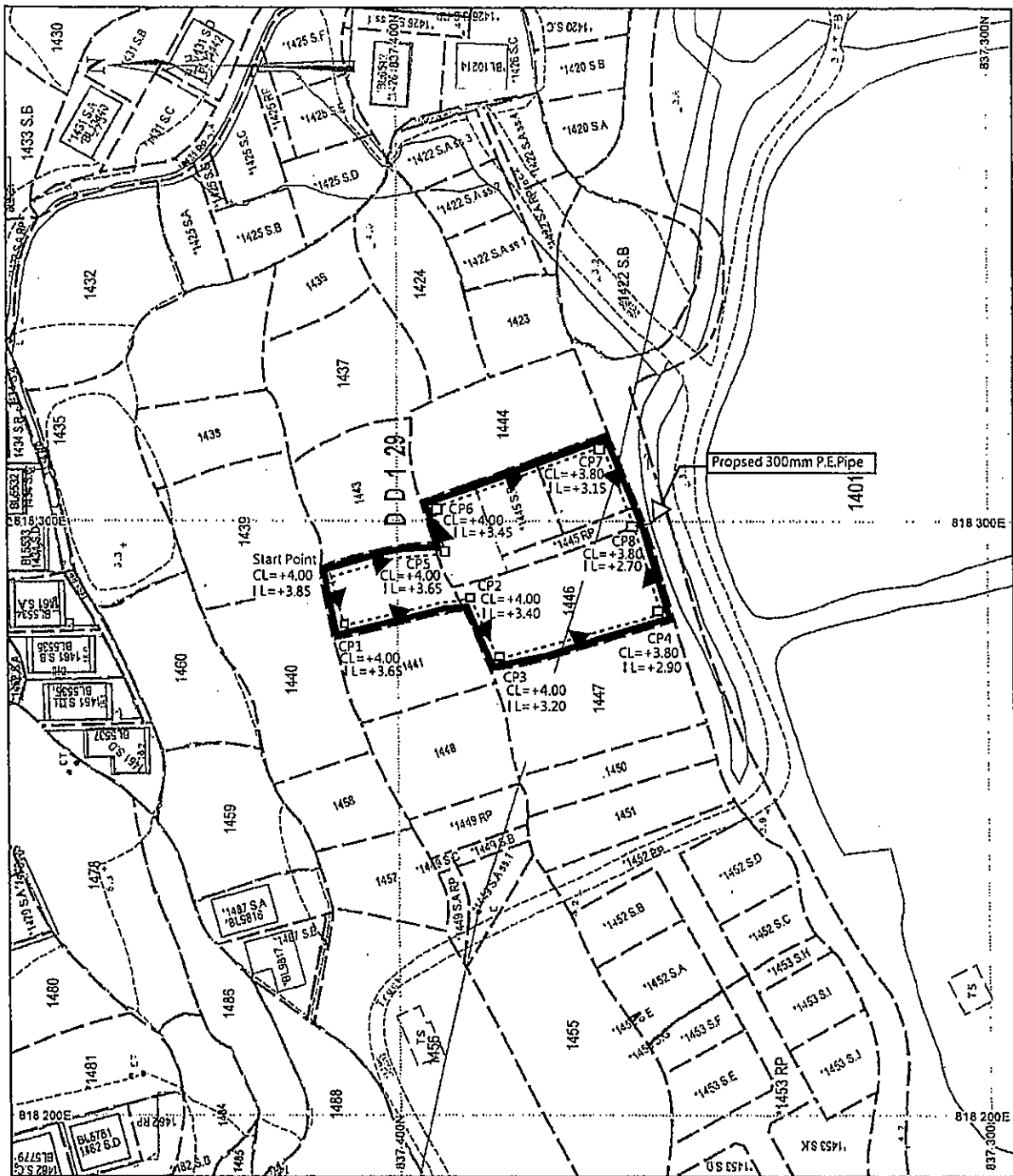
地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



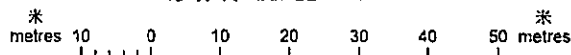
雨水排放建議圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



Proposed 300UC (1:100) with concrete cover

Proposed 300mm P.E.Pipe

Site Catchment Area $1369 \text{ m}^2 = 0.001369 \text{ km}^2$

Peak runoff in $\text{m}^3/\text{s} = 0.278 \times 0.95 \times 240 \text{ mm/hr} \times 0.001369 \text{ km}^2 = 0.08677 \text{ m}^3/\text{s}$
 $= 5423 \text{ liter/min}$

Note

1. Catchpit (CP7) with desilting facility shall follow CEDD's standard drawing No. C2406/I.C2406/2A
2. Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
3. The inverted level of the connection point shall be verified on site prior the commencement of work
4. Grating Concrete Cover follows CEDD's standard drawing No. C2412E: U-CHANNELS WITH PRECAST CONCRETE SLABS

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

Tracy Wing Sum LAW/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月06日星期四 17:08
收件者: Tracy Wing Sum LAW/PLAND; tpbpd/PLAND
主旨: Re: A/YL-LFS/579
類別: Internet Email

A/YL-LFS/579

有關我等填塘及填土所使用的物料，全部使用開山所得的坭土，絕對不會使用建築廢料。
此致

[REDACTED] 於 2025 年 11 月 6 日 週四 上午 9:53 寫道：
此郵件係取代昨天交付貴會的補充文件
補充文件
行車路線圖

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

Tracy Wing Sum LAW/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月06日星期四 9:54
收件者: Tracy Wing Sum LAW/PLAND; tpbpd/PLAND
主旨: A/YL-LFS/579
附件: 行車路線圖及車輛出入評估1.pdf

類別: Internet Email

此郵件係取代昨天交付貴會的補充文件
補充文件
行車路線圖

行車路線圖

行車路線圖及填土及填塘車輛每日出入申請地點預算表

- 1.我等申請填土範圍將會興建2幢新界豁免管制屋宇
- 2.日後如獲得批准，有關填土工程將會使用臺台掘土機（約重16公吨）協助填土工程及臺台壓土機
- 3.而運送泥土的車輛全部使用中型泥頭車（24公吨以下）
- 4.填土及填塘工程預計須時1個月內完成，星期1至星期6，每天早上9時至下午5時進出入請地點，每天工作七小時，每小時接收2部泥頭車運來的泥土，每天合共14車次，星期日及公眾假期休息。

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

Christina Ki Na LEE/PLAND

寄件者: Tracy Wing Sum LAW/PLAND
寄件日期: 2025年12月05日星期五 11:39
收件者: tpbpd/PLAND
副本: Christina Ki Na LEE/PLAND; Belva Yuen King TONG/PLAND
主旨: Fw: A/YL-LFS/579
附件: 補充資料05-12-2025.pdf

FI for A/YL-LFS/579

From: chi fai wong
Sent: Friday, December 5, 2025 10:55 AM
To: Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>; tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/579

CC : twslaw@pland.gov.hk
補充資料

**AYL-LFS/579
行車路線圖
及車輛出入評估**

DD129

行車路線圖及填土及填塘車輛每日出入申請地點預覽表

- 1.我等申請填土範圍將會興建2幢新界豁免管制屋宇
- 2.日後如獲得批准，有關填土工程將會使用壹台掘土機（約重16公吨）協助填土工程及壹台壓土機
- 3.而運送泥土的車輛全部使用中型泥頭車（24公吨以下）
- 4.填土及填塘工程預計須時1個月內完成，星期一至星期六，每天早上9時至下午5時進出入申請地點，每天工作七小時，每小時接收2部泥頭車運來的泥土，每天合共14車次，星期日及公眾假期休息。

我等填土物料將會使用開山所得的泥土，不會使用建築廢料，在使用泥土平整完成後，在新的泥面加上1層厚度為150mm的混凝土。

天月路

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行車路線圖及填土及填塘車輛每日出入申請地點預算表

1. 我等申請填土範圍將會興建2幢新界豁免管制屋宇

2. 日後如獲得批准，有關填土工程將會使用臺台掘土機 (約重16公吨)協助填土工程及臺台壓土機

3. 而運送泥土的車輛全部使用中型泥頭車(24公吨以下)

4. 填土及填塘工程預計須時1個月內完成，星期1至星期6，每天早上9時至下午5時進出入申請地點，每天工作七小時，每小時接收2部泥頭車運來的泥土，每天合共14車次，星期日及公眾假期休息。

我等填土物料將會使用開山所得的泥土，不會使用建築廢料，在使用泥土平整完成後，在新的坭面加上1層厚度為150mm的混凝土。

2.日後如獲得批准，有關填土工程將會使用壹台掘

3.而運送泥土的車輛全部使用中型泥頭車(24公吨以下)

星期六，每天早上9時至下午5時進出入申請地點，

，每天合共14車次，星期日及公眾假期休息。

我等填土物料將會使用開山所得的泥土，不會使用建築廢料，在使用泥土平整完成後，在新的坭面上加上1層厚度為150mm的混凝土。

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。

我等申請地點位於須取得城市規劃委員會根據《城市規劃條例》第16條批給的許可，不得進行或繼續進行任何填土、填塘或挖土工程，包括為改作上第一欄和第二欄所列的任何用途。雖然我等土地位於鄉村式發展用途，但亦須要向城市規劃委員會申請填土及填塘工程，如獲得批准我等會作出以下承諾。

(1)我等建議，不會在雀鳥度冬季節高峰期(即十二月至二月)進行建築工程或填土及填塘，以盡量減低對度冬候鳥可能造成的場外干擾影響。

(2)我等建議，申請地點的任何部分不會被填平至高於主水平基準上4.3米或深於1.5米；

(3)我等保證填土時所有泥土必定使用開挖地基或開挖山體所得的泥土，絕對不會使用建築廢料。

(4)如獲得批准我等會聘請專業測量師制定地型測量圖轉交地政署和貴會及在申請地點周邊落實界線邊緣，在取得作可後才會進行填土工程。

(5)如獲得批准我等會聘請專業人士作出生態評估報告書(如何紓緩對生態的影響)轉交漁護署及貴會，在取得同意後我等才會進行填土工程。

懇請貴會批准我等的申請。

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

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

- (a) in considering development proposals in the Deep Bay Area, the Board adopts the recommended principle of “no-net-loss in wetland” which provides for the conservation of continuous and adjoining fishponds. The “no-net loss” can refer to both loss in “area” and “function”. No decline in wetland or ecological functions served by the existing fish ponds should occur. As the fish ponds form an integral part of the Deep Bay Area wetland ecosystem, alternative uses could be considered suitable only if it could be demonstrated that they would not result in the loss of ecological function of the original ponds and if they complement the ecological functions of the wetlands and fishponds in and/or around the Deep Bay Area.
- (b) The fundamental landuse planning concept for the Deep Bay Area should be the avoidance of loss of fish ponds and habitat fragmentation as well as mitigation of negative impact from undesirable landuses and human disturbance. A two-pronged approach to landuse planning control is adopted through the designation of Wetland Conservation Area (WCA) for all existing continuous and adjoining active/abandoned fish ponds and the designation of Wetland Buffer Area (WBA) to protect the ecological integrity of the WCA.
- (c) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. A buffer area of about 500m along the landward boundary of the WCA is thus designated as a WBA. As a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.
- (d) Within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment (EcoIA) would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the ecological impact assessment can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of EcoIA. They are listed in Appendix A of TPB PG-No. 12C and include temporary uses.

Previous s.16 Applications covering the Application Site

Rejected Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/463	Proposed Filling of Pond and Filling of Land for Permitted Houses (New Territories Exempted Houses - Small Houses)	V	5.5.2023	(1) & (2)
2	A/YL-LFS/491	Proposed Filling of Pond and Filling of Land for Permitted House (New Territories Exempted House - Small Houses)	V	27.10.2023	(1) & (2)
3	A/YL-LFS/496	Proposed Filling of Pond and Filling of Land for Permitted House (New Territories Exempted House - Small Houses)	V	8.12.2023	(1) & (2)

Rejection Reasons

- (1) Not in line with TPB PG-No. 12C.
- (2) Failure to demonstrate no adverse drainage impact.

**Similar s.16 Applications
within/straddling the same “Village Type Development” Zone
on the Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan**

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/58	Proposed Pond Filling (for New Territories Exempted House)	V	25.8.2000	(1) & (14)
2	A/YL-LFS/72	Proposed Pond Filling (for New Territories Exempted House and Agricultural Use)	V	3.8.2001	(2) & (14)
3	A/YL-LFS/216	Proposed Pond Filling for Permitted New Territories Exempted House	V	1.2.2013 (on Review)	(2) to (13) & (15)
4	A/YL-LFS/270	Proposed Filling of Land for Permitted Agricultural Use	V	13.3.2015	(2), (4), (5) & (15)
5	A/YL-LFS/271	Proposed Filling of Land for Permitted Agricultural Use	V	13.3.2015	(2), (4), (5) & (15)

6	A/YL-LFS/371	Proposed Filling and Excavation of Land for 12 Permitted Houses (New Territories Exempted Houses - Small Houses)	V	23.10.2020	(2) & (15)
7	A/YL-LFS/387	Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land	V & GB	5.2.2021	(2), (15) to (17)
8	A/YL-LFS/413	Proposed House (New Territories Exempted House (NTEH) - Small House) and Filling and Excavation of Land	V & GB	24.12.2021	(2), (15) & (17)

Approval Conditions:

- (1) Submission of a drainage impact assessment, and the implementation of mitigation measures.
- (2) Submission of drainage facilities proposals, and/or provision of drainage facilities.
- (3) No construction work/pond filling allowed during the peak wintering season of birds from December to February to minimize potential off-site disturbance impact to winter migratory bird.
- (4) No part of the site should be filled exceeding the applied level/depth.
- (5) No waste as defined under the Waste Disposal Ordinance Cap. 354, including construction and demolition materials, should be used to fill the land.
- (6) Submission of a topographical survey and detailed setting-out proposal showing the site boundary.
- (7) No pond filling allowed until the topographical survey and detailed setting out proposal had been submitted.
- (8) Implementation of the mitigation measures identified in the Ecological Appraisal Report.
- (9) No pond filling allowed in the absence of the implemented mitigation measures identified in the Ecological Appraisal Report.
- (10) No pond filling allowed until the drainage proposal had been implemented.
- (11) Submission of a landscape proposal.
- (12) No pond filling on the site would be allowed until the landscape proposal had been submitted.
- (13) Implementation of the landscape proposal.
- (14) Validity Clause.
- (15) Revocation Clause.

(16) No filling/excavation of land allowed within the “GB” portion.

(17) Provision of septic tank.

Rejected Applications

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Zoning</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/447	Proposed Filling of Pond for Permitted Agricultural Use	V	1.6.2023 (on Review)	(1) to (3)
2	A/YL-LFS/472	Proposed Filling of Land for Permitted Agricultural Use	V	14.7.2023	(1), (3) & (4)
3	A/YL-LFS/488	Proposed Filling of Land for Permitted Agricultural Use	V	13.10.2023	(1), (3) & (4)
4	A/YL-LFS/489	Proposed Filling of Land for Permitted Agricultural Use	V	13.10.2023	(1), (3) & (4)

Rejection Reasons

- (3) Not in line with TPB PG-No. 12C.
- (4) Failure to demonstrate no adverse drainage impact.
- (5) Failure to demonstrate no adverse landscape impact.
- (6) Failure to justify the need.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that should the SH application is received and due for processing, District Lands Office/Yuen Long (DLO/YL) will consider the SH application acting in the capacity as the landlord at its sole discretion in accordance with the New Territories SH Policy. There is no guarantee that such SH application would be approved. Any SH application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fees may be imposed by the Lands Department;
- (c) 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 Tin Yuet Road is not and will not be maintained by HyD. HyD will not take up the maintenance responsibility;
- (d) to note the comments of the Director of Environmental Protection (DEP) that :
 - (i) the Site is located in close vicinity to the “Conservation Area” (“CA”) and the applicants should follow the sewage collection and disposal requirements under the Hong Kong Planning Standards and Guidelines. Any construction works and operation of vehicular access road within the “CA” zone may constitute a Designated Project under Item Q.1, Part I of Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO), and hence Environmental Permit would be required for its construction and operation;
 - (ii) no contaminated soil and waste as defined under the Waste Disposal Ordinance (Cap. 354), including construction and demolition material, shall be used for pond and land filling;
 - (iii) to follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts”;
 - (iv) to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including the requirements for minimum clearance distance, percolation test and certification by Authorized Person for the proposed septic tank system;
 - (v) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated; and
 - (vi) to meet the statutory requirements under relevant environmental legislation during the construction of the proposed pond and land filling;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the Drainage Impact Assessment (DIA) shall demonstrate whether the

proposed filling of pond and filling of land would cause adverse impact to the surrounding including significant drainage impact to existing natural streams, drainage system, village drains, ditches and the adjacent area. The applicants are required to submit a satisfactory DIA for consideration;

- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the proposed filling of pond and land was considered as site formation works under the control of the Building Ordinance (BO). Before the proposed filling of pond and land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
 - (ii) notwithstanding paragraph (i) 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. The applicant may approach District Land Officer/Yuen Long or seek AP's advice for details; and
- (g) to note the comments of Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau that the applicants are required to inform AMO immediately when any antiquities or supposed antiquities under the Antiquities and Monuments Ordinance (Cap. 53) are discovered in the course of works.

致：元朗民政事務處

新界元朗流浮山輞井圍丈量約份第 129 約
地段第 1442 號，第 1445 號 A 分段、第 1445 號 B 分段、第 1445 號
C 分段、第 1445 號餘段及第 1446 號擬議填塘及填土工程，以作准
許的屋宇（新界豁免管制屋宇 - 小型屋宇）
申請編號：A/YL-LFS/579

有關輞井圍丈量約份第 129 約地段第 1442 號，第 1445 號
A 分段、第 1445 號 B 分段、第 1445 號 C 分段、第 1445 號餘段及第
1446 號，擬議填塘及填土工程，以作准許的屋宇，本人就以下
原因作出反對有關工程的進行：

- （一）有關地段在於輞井圍及輞井村下游集水區位置，當
每年雨季到來，此位置會將上游位置雨水收集於此
位置進行疏導，如此地段進行填土工程，必會破壞
環境，亦可能會引致上游位置水浸；
- （二）有關地段是雀鳥，候鳥及大量昆蟲棲息地，十分貼
近 DD129LOT1401 海岸保護地，如進行魚塘填入工
程，將會對雀鳥，候鳥及昆蟲絕對影響；
- （三）希望貴處先了解此地段渠務問題先再行審批。

基於以上三點，希望貴委員會正視問題之嚴重性，不予
批示。

此致敬呈

反對人姓名：黃華星

電話：

日期：25.11-2025

致：元朗民政事務處
民政專員暨規劃署署長台鑑！

項接有關檔號：（3）in 017-2811-045-040-002-0502-P001
及（申請編號：A/YL-LFS/579）

以上的檔號申請填土工程涉及多個地段，發展範圍頗大，現在是漁塘及低窪地區，上側是輞井圍村民居住點，有條收集該區雨水的渠道排水，每逢落雨天都會變成水浸黑點！規劃署有份批准的委員們要多加留意！批核時！是否要附上渠務報告。把渠水引入去當年發展天水圍時設置的標準渠道內！未雨綢繆！以防範未然！被免該區地方加重水浸。

批准填土後，填土時政府各部門要有個監管機制，時刻巡查！

特此函達！惟盼！

輞井圍村代表簽署：



（鄧南盛）

2025年11月24日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251114-154740-29695

提交限期
Deadline for submission: 28/11/2025

提交日期及時間
Date and time of submission: 14/11/2025 15:47:40

有關的規劃申請編號
The application no. to which the comment relates: A/YL-LFS/579

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Tang

意見詳情
Details of the Comment :

申請編號 Application No. : A/YL-LFS/579
致城市規劃委員會專員:

反對有關新界元朗流浮山丈量約份第129約地段第1442號、第1445號A分段、第1445號B分段、第1445號C分段、第1445號餘段及第1446號

本人於公告得知新界元朗流浮山丈量約份第129約地段第1442號、第1445號A分段、第1445號B分段、第1445號C分段、第1445號餘段及第1446號有人士向貴會申請擬議填塘及填土工程，以作准許的屋宇（新界豁免管制屋宇 - 小型屋宇），就有關申請本人提出反對。

因為有關地段較早因未有申請而進行填塘及填土工程，填土時傾倒去及波及附近土地，引致附近土地之業主無辜被政府部門檢控。

附近土地之業主因填塘及填土工程被政府部門檢控後，找此土地業主了解有關檢控，業主不但沒有商討或解決問題，協助受影響業主還原土地，反而否認有進行填塘及填土工程，不作理會。

令附近土地之業主要自行處理政府部門檢控、還原土地，又要花時間、金錢去解決因此土地業主進行填塘及填土工程而引致之檢控，這樣對他人嚴重不公平。

上次未有申請而進行填塘及填土工程而引致之檢控此土地之業主只還原自己之土地，而未有理會因此工程而被政府檢控之業主，實為非常自私之行為。

今次此土段申請填塘及填土工程時也會波及附近之土地，而此業主亦不會理會此工程會否引致他人被檢控，只顧自己利益。

今次此土段申請填塘及填土工程時也會路過附近土地，但未有與附近之業主商討，恐防會先斬後奏，到有問題或影響他人亦不作理會。令人被檢控的情況恐會再發生，又要花時間、金錢去解決因此土地業主進行填塘及填土工程而引致之檢控，這樣對他人嚴重不公平。

故本人特此來函堅決反對有關申請，並希望貴署否決有關申請。如果任何詢問可致電
鄧小姐

敬請保密有關本人的資料。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 251120-091952-57122

提交限期
Deadline for submission: 28/11/2025

提交日期及時間
Date and time of submission: 20/11/2025 09:19:52

有關的規劃申請編號
The application no. to which the comment relates: A/YL-LFS/579

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Tang

**意見詳情
Details of the Comment :**

申請編號 Application No. : A/YL-LFS/579
致城市規劃委員會專員:

反對有關新界元朗流浮山丈量約份第129約地段第1442號、第1445號A分段、第1445號B分段、第1445號C分段、第1445號餘段及第1446號

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附近土地之業主因填塘及填土工程被政府部門檢控後，找此土地業主了解有關檢控，業主不但沒有商討或解決問題，協助受影響業主還原土地，反而否認有進行填塘及填土工程，不作理會。

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上次未有申請而進行填塘及填土工程而引致之檢控此土地之業主只還原自己之土地，而未有理會因此工程而被政府檢控之業主，實為非常自私之行為。

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故本人特此來函堅決反對有關申請，並希望貴署否決有關申請。如果任何詢問可致電
鄧小姐

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2

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年11月22日星期六 2:11
收件者: tpbpd/PLAND
主旨: A/YL-LFS/579 DD 129 Mong Tseng Tsuen Pond Filling
類別: Internet Email

A/YL-LFS/579

Lots 1442, 1445 S.A, 1445 S.B, 1445 S.C, 1445 RP and 1446in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area: About 1.369sq.m

Zoning: "VTD"

Applied development: Proposed Filling of Pond and Filling of Land for Villa development

Dear TPB Members,

This is an amalgamation of 491 rejected on 27 Oct 2023 and 496 rejected on 8 Dec 2023.

"After deliberation, the Committee decided to reject the application and the reasons are :

(a) the proposed filling of pond and land, which falls within the **Wetland Buffer Area**, is not in line with the TPB Guidelines for "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed development would not result in "net-loss in wetland" and negative off-site indirect impact on the ecological value of the Wetland Conservation Area; and

(b) the applicant fail to demonstrate that the proposed filling of pond and land would not have adverse drainage impact on the surrounding areas.

Septic tank use on WBA is not appropriate.

In addition, members should note that while the application indicates that the development is NET house, no dimensions have been provided.

Absolutely no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 10 November 2023 2:35 AM HKT
Subject: A/YL-LFS/496 DD 129 Mong Tseng Tsuen Pond Filling

A/YL-LFS/496

Lots 1442 and 1446 in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area: About 807sq.m

Zoning: "VTD"

Applied development : Proposed **Filling of Pond** and Filling of Land for Villa development

Dear TPB Members,

Strong Objections

The Applicant is ignoring the outcome of 463

05/05/2023 Application For Permission (S16)

Rejected/Not agreed

718th RNTPC MEETING ON 05.05.2023

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

"(a) the proposed filling of pond and land, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board (TPB) Guidelines for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed development would not result in "net-loss in wetland" and negative off-site indirect impact on the ecological value of the Wetland Conservation Area; and

(b) the applicants fail to demonstrate that the proposed filling of pond and land would not have adverse drainage impact on the surrounding areas."

This application is adjacent to the lots of 463 so the application has no merit. In view of the recent weather conditions that underlined issues of drainage, need to prepare for climate change, etc, it is vital that the remaining ponds be protected.

Mary Mulvihill