

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

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; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊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.info.gov.hk/tpb/en/plan_application/apply.html

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

General Note and Annotation for the Form 填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2202154 22/18 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	A17M-SKW/117
	Date Received 收到日期	- 5 OCT 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

CHING Yan-yan, Linus 程欣茵

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)

NA

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	LOT 1379 (Part), 1380 (Part) & 1381 (Part) of DD 375.
(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 233.3 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 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)	NA 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	掃管笏分區計劃大綱圖 (Ref. S/TM - SKW/14).
(e) Land use zone(s) involved 涉及的土地用途地帶	Farmland for agricultural use 農業用途 Green Belt
(f) Current use(s) 現時用途	Farmland for agricultural use 農業用途 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，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 19/08/2022 (DD/MM/YYYY), this application involves a total of 6 "current land owner(s)".
根據土地註冊處截至 2022 年 8 月 19 日的記錄，這宗申請共牽涉 6 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 6 名「現行土地擁有人」的同意。

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

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

- ☒ has notified 6 "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)
1	DD 375 LOT 1379	28/09/2022
1	DD 375 LOT 1381	28/09/2022
4	DD 375 LOT 1380	28/09/2022

(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。

(i) For Type (i) application 供第(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 <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

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" 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
	<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

(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))

(b) Intended use/development 有意進行的用途/發展	Proposed land filling for agricultural use. 務農用途
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(iii) For Type (iii) application 供第(iii)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												
	<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>	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)										
(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 **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 地積比率限制 From 由 to 至
- ☐ 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
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ 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
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ 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 ☐ 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

☐ 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)

October 2022

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8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行人通道安排**

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 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)) <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)
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.

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

<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>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>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>.....</p> <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"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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"/>																														

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 proposed paving of gravel on the mud / sand surface of the concerned area could ease the seriousness of flooding during rainy days by providing a buffer along the 0.05 - 0.1 m depth of gravel layer to hold the rainfall before its complete drainage.

The gravel layer could also significantly assist in fixing the metal planters put on the mud / sand surface to enhance safety during farming and in strong wind situation.

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

CHING Yan-yan, Linus

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

2022-09-28

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.
任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

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

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[@]

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 1379 (Part), 1380 (Part), 1381 (Part) of Dd 375.		
Site area 地盤面積	233-3	sq. m 平方米 <input checked="" type="checkbox"/> About 約	sq. m 平方米 <input type="checkbox"/> About 約
Plan 圖則	掃管笏分區計劃大綱圖 (Ref. S/TM - SKW/14)		
Zoning 地帶	綠化地帶		
Applied use/ development 申請用途/發展	P.6 Proposed land filling for agricultural use. 農業用途		
(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 block 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 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) <i>Sis</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Location Plan 位置圖, Siteplan 地盤平面圖, Sis</i>		
<i>Site Plan 佈局設計圖/平面圖</i>		
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.

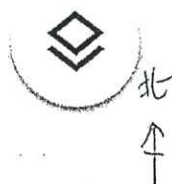
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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段

29°

location map 位置圖



* Lot no. 1379, 1380, 1381 &
DD 375
→ 步行路徑



So Kwun Wat Tsuen
掃管笏村

Hau Temple
天后廟

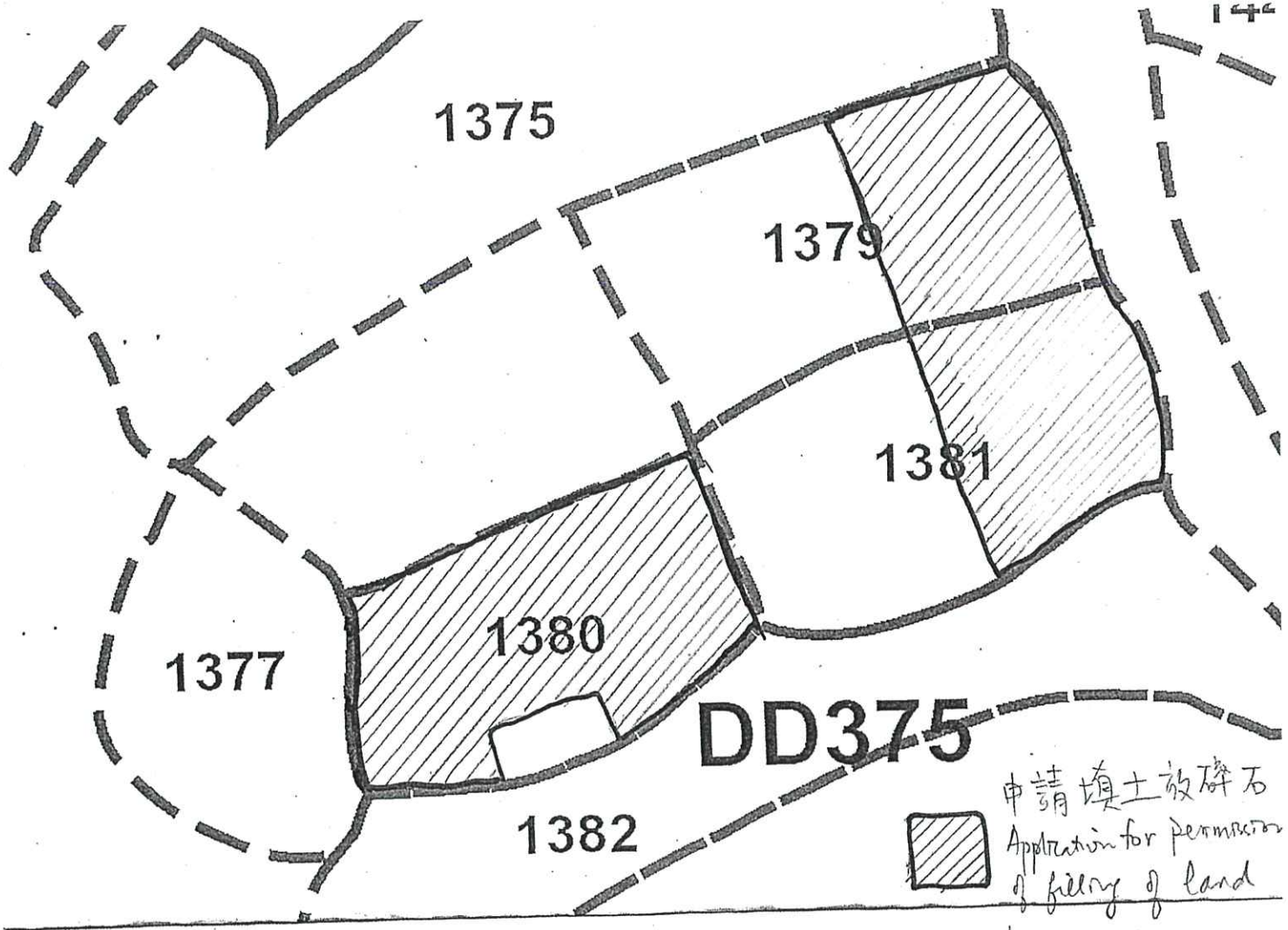
n Rd

Google

冬青園
Farm

申請場地界線 (lot 1379 (part) } DD375
 及佈局設計圖 { lot 1380 (part) } 掃管
 { lot 1381 (part) }

↑ 向北



site area 填土總面積為 233.3 平方
 米 of filling Depth of filling 深度為 0.05-0.1 米

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand pers



Re: A/TM-SKW/117 application for filling of gravel

07/10/2022 15:54

From: Linus Ching ·
To: tpbpd@pland.gov.hk, bwkfong@pland.gov.hk

1 attachment



IMG_0460.jpg

Dear Sirs and/or Madams,

This email supersede the previous one I sent out at 11.00am today.

As spoken with Mr Fong, the responsible officer for the captioned case reference, I am writing to inform that I have submitted my application for filling of gravel in parts of my farm which include lot 1379, 1380 and 1381of DD 375 as a whole. Also I would like to highlight that the farm is for my self-cultivation purpose and is not for renting to outside people. I enclose the photo for your reference and information.

I will send the photo and this email in hard copy through direct mailing. I would much appreciate if you would much appreciate if you would consider my application favourably. Thanks you for your assistance in this matter.

Best regards,
Ching Yan Yan Linus



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand pers



A/TM-SKW/117 (application for filling of gravel)

10/10/2022 15:18

From: Linus Ching
To: tpbpd@pland.gov.hk
Cc: bwkfong@pland.gov.hk, iswchu@pland.gov.hk

3 attachments



HPSCAN_20221010065841619_2022-10-10_065929596.pdf



HPSCAN_20221010065726445_2022-10-10_065814343.pdf



HPSCAN_20221010065531488_2022-10-10_065620191.pdf

Dear Sirs & Madams,

Attached are the replacement pages of application form of this application.

Thank you.

Best regards,
Ms Ching Yan Yan Linus

Sent from my iPhone

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" 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
	<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
(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))			
(b) Intended use/development 有意進行的用途/發展	<p><i>Proposed</i></p> <p><i>Land filling for agricultural use</i></p>		

(iii) For Type (iii) application 供第(iii)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												
	<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>	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)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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 ^{is} ~~proposed~~ paving of gravel on the mud / sand surface of the concerned area could ease the seriousness of flooding during rainy days by providing a buffer along the 0.05 - 0.1 m depth of gravel layer to hold the rainfall before its complete drainage.

The gravel layer could also significantly assist in fixing the metal planters put on the mud / sand surface to enhance safety during farming & in strong wind situation

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	LOT 1379 (part), 1380 (part), 1381 (part) & DD371		
Site area 地盤面積	233.3	sq. m 平方米 <input checked="" type="checkbox"/> About 約	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	掃管崗分區計劃大綱圖 (Ref. S/Tm - SKW/13)		
Zoning 地帶	綠化地帶		
Applied use/ development 申請用途/發展	In proposed land filling for agricultural use 農業用途		
(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 block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

4 November 2022

Dear Sir(s)/Madam(s),

Application No. A/TM-SKW/117 - Filling of Land
at Lots 1379(part), 1380 (Part) and 1381 (Part) in DD 375, So Kwun Wat

I refer to the email from Planning Department dated 31.10.2022 regarding the comments from Drainage Services Department (DSD) on the captioned application and I am writing to respond to the comments raised.

It is noted that DSD reflected that, at the captioned area vicinity, although no public drainage facilities was found, no flooding complaint in the past two years so far. Nevertheless, the drainage work is requested.

Referring to my application for filling of land by paving of gravel submitted earlier, you may wish to note that the gravel is placed on the land/mud surface with very limited height/depth while space or gap in between and among individual gravel is countlessly found and existed. As such, there is no blocking the water flow to the original raw land surface via gravel surface in rainy day. After paving, water still can infiltrate to the original raw land or ground through space/gap among gravel in way of gravity. Besides, the paving gravel is non-impervious and non-cementing. Therefore, the water downward flowing situation at post-paving is similar as pre-paving that water flow to the raw soil/ground itself below gravel ultimately because post-paving made no effect to the blockage of water flowing downward to the raw ground surface. So it definitely did not obstruct water flow whenever in rainy day.

Moreover, the present paving does not induce any change of original land/ground condition of the paved area including formation level, fall direction, and its land gradient be kept after paving, thus its water flow direction at pre-paving, either downward to the ground for self-absorption or outflow to the existing river/mainstream course aside to the lots, actually remains unchanged after paving. The water flow or drainage during post-paving period is similar as pre-paving period. Therefore, the paving of the gravel make / would make no change, no adverse drainage influence or no worsening drainage impact on the previous water flow path and on natural drainage direction at site or its surroundings. The existing water flow or drainage situation after paving of gravel is similar as before. (it is highlighted that no flooding has been reported before)

More important, particularly worth mentioning, there were two occasions of hoisting typhoon signal no. 8 on 25.8.2022 and 2.11.2022 with heavy rain in days of pre and post hoisting while heavy rainstorm on and off happened in the past few months upon the gravel paving done in August 2022 up till this email sent today, actually no flooding has been identified so far (attached please find the photos taken at pm on 3.11.2022 i.e. the day of typhoon signal no. be called off for information). It has proved that the

existing natural drainage system after paving of gravel (or gravel paving itself be considered as a natural drainage system) is shown as being adequate for protecting the captioned lots area and making no effect on its surrounding lots.

Therefore, given the above mentioned circumstances, considering the present smooth natural drainage after paving of gravel, the plan of additional drainage system/facilities/work for the subject site is considered not necessary. I should be grateful if you would consider my application favourably.

At this juncture, I would like to extend my heartfelt thanks to the responsible contact person of DSD who was very helpful to share expertise, professional and valuable views on devising proposed drainage with a manner to facilitate me, as a layman, for easy understanding.

Please rest assured that the situation would be kept in view while precautionary drainage measures proposed by the said officer of DSD would be considered whenever deemed necessary in future.

Thank you for your kind consideration.

Yours faithfully,

Ms CHING Yan yan Linus
The applicant

Remark : the content of this letter is sent to Secretary of the Town Planning Board and cc to Planning Department (attn.: Billy Fong) by emails respectively (tpbpd@pland.gov.hk & bwkfong@pland.gov.hk) while this original letter to the Secretary of the Town Planning Board is sent by post at Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, Hong Kong

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



24 November 2022

Dear Sir(s)/Madam(s),

Application No. A/TM-SKW/117 - Filling of Land
at Lots 1379(part), 1380 (Part) and 1381 (Part) in DD 375, So Kwun Wat

1. I refer to the email from Planning Department dated 10.11.2022 regarding the comments from Chief Town Planner/Urban Design and Landscape (CTP/UD&L) on the captioned application and I am writing to respond to the comments raised.

1.1 Referring to the comment(s) from paragraph (a) in the said email dated 10.11.2022, please be noted that through my on-site visit in summer 2021, the original site was randomly covered by weed and wild grass (some with certain height) being left unattended with random growing without proper organizing that the land seemed left vacant without management for years. Upon my taking up for management and exploring relevant usage meeting the land use requirements after land leasing and purchase at the site, it has been noted that a farmland for agricultural use is considered to be allowed and met with the land use requirement under green belt zone. As such, a step of removing such weeds / wild grass was inevitably necessary before for making up a farmland for self-usage, which actually fulfill the land usage requirement i.e. agricultural use. However, it has been found that the soil quality is undesirable for direct cultivation.

1.2 Referring to the comment(s) from paragraph (b) in the said email dated 10.11.2022, I attach the photo (at annex 1) and site plan/landscape proposal plan with estimated measure on the "self cultivation" agricultural use (at annex 2) for your further supplementary information. As quality of soil on the original ground is not favourable/ is undesirable to the direct planting or cultivation on it. Purchasing appropriate and suitable soil being tailored-made for planting is necessary and the purchased soil later has been placed into the fixed planters, which were put in the captioned site, for cultivation (around 50 meters square in total of 27 fixed planters). Also you may wish to note that adequate minimum space between and among planters is necessary for the route of moving delivery devices/tools (e.g. iron trolleys for delivering mud/soil/fertilizers) in times of e.g. the need of changing soil or other cultivation procedures. Also, placing the two farming houses [with structures of measuring: 6m (length) x 3 m (width) x 2.7 m (height)] in the site are necessary as for the purpose of putting the farm tools and materials inside, apart from using as green house for seeds germination and hydroponics (water) farming. For other remaining areas apart from filling of land and farmhouses, it is prepared for placing a number of movable small planters / pots with smaller sizes as alternative types of planting ways (estimated around one third or one fourth of said remaining area).

2. I refer to the email from Planning Department dated 23.11.2022 regarding the comments from Chief Town Planner/Urban Design and Landscape (CTP/UD&L) on the captioned application and I am writing to respond to the comments raised.

2.1 Referring to the comment(s) from paragraph (a) in the said email dated 23.11.2022, I am sorry to inform that there was no photo taken records of the site before the vegetation clearance took place.

2.2 Referring to the comments from paragraph (b) in the said email dated 23.11.2022, please be informed that the area for the movable small planters/pots with smaller size as alternative types of planting ways would cover around 16 meters square at the farm and I attach a photo at annex 3 for your reference showing one kind of movable planters I would use. The proposed location of the movable planters / planter pots is indicated at the attached annex 4 for your information. Herbs, crops or vegetables would be planted in the said movable planters and pots at the said area.

3. I refer to the email from Planning Department dated 23.11.2022 regarding the comments from Commissioner for Transport on the captioned application and I am writing to respond to the comments raised.

3.1 Referring to the comment(s) from paragraph (a) in the said email, please note that the gravels for filling of land has all already been transported and placed inside the site. Therefore, no extra transporting for gravel delivery to this site is necessary now and it has been finished delivery. As such, there no significant traffic generation arising from the gravels delivery. Moreover, there isn't and won't be inducing any disturbance on the transport nearby. As the site is for self usage and it is foreseen that there is no crowding issue arising from outside numerous visitors to access the site affecting the traffic.

3.2 Referring to the comment(s) from paragraph (b) in the said email, please rest assured that it is noted that whenever coming across the management and maintenance responsibilities of that local access road, liaison will be made with Lands Department in due course for advice and necessary action.

4. As spoken with Mr FONG in recent weeks, I would like to provide further supplementary information (including the circumstances leading to the present application) for the Board's consideration

4.1 The site involved three lots while one (lot no. 1381) of lots was bought with complete transaction in July 2021 by my sister, another lot (lot no. 1379) was leased in Aug 2021 while remaining lot (lot no. 1380) was leased in October 2021 both under my name. To better and effectively utilize the site instead of leaving them unattended and in view of the site falling into zone of "Greenbelt" that "agricultural use" is a Column I use, according to the Notes of the OZP which is always permitted, I am responsible for coordinating the arrangement in setting up a farm for cultivation, meeting the "agricultural use". However, it is found that the application site was randomly covered by wild grass (but not fully coverage) with some certain heights exceeding human height. In order to prepare a farmland

for possible plantation, removal of wide grass is inevitably and have been done thereafter. After removal, quality of ground was found not suitable for direct plantation. Thus, fixing the planters while putting on suitable soil on the ground within the planters in the site for plantation was considered as an alternative way for plantation at the time being.

4.2 For making up a farmland for planting and cultivation, preparation work started soon after wild grass being removed, including purchasing materials which were placed on sites and nearby. Admittedly, the pace of progress was slow as affected by the outbreak of the fifth wave of COVID 2022 from Jan to May 2022 leading to the shortage of labours and subsequent unstable weather. Later, enforcement notice issued by Central Enforcement and Prosecution Section (CEPS) of Planning Department was received in early July 2022 that removing the said materials, which made a farmland, on affected area before deadline in early September 2022, was required. Explanation on reason to place the said materials on affected area was been made to CEPS in the reply through email by mid July 2022. Nevertheless, the pace of setting up a farmland had to be sped up so as to meet the purpose of land usage as for agricultural use i.e. farmland for self cultivation, for proving to CEPS. In the meantime, CEPS unit was informed the progress of clearing material and making up a farmland by sending photos on 10 Aug 2022 through email as proof that one photo, being sent, showed gravels on land. As advised by CEPS in the reply through email on 19.8.2022, it was reminded that permission was required and application for filling of land to Town Planning Board was necessary. Therefore, despite without knowledge of the need for submitting application ever before, the application was then firstly submitted to Town Planning Board (TPB) by hand on 23.8.2022. After a period involving vetting procedure completed by TPB, it was informed on early October 2022 that the meeting was scheduled on 25.11.2022 for decision making.

4.3 The structures in the respective lot no. 1381 and 1379, which are regarded as farmhouses, are measured as 6m (length) x 3 m (width) x 2.7 m (height)

4.4 The area of land filling with gravel in the application site remains unchanged in measurement as I indicated in the application submitted earlier while filling of land has been mostly, although not yet fully, completed and no further area of filling will be proceeded.

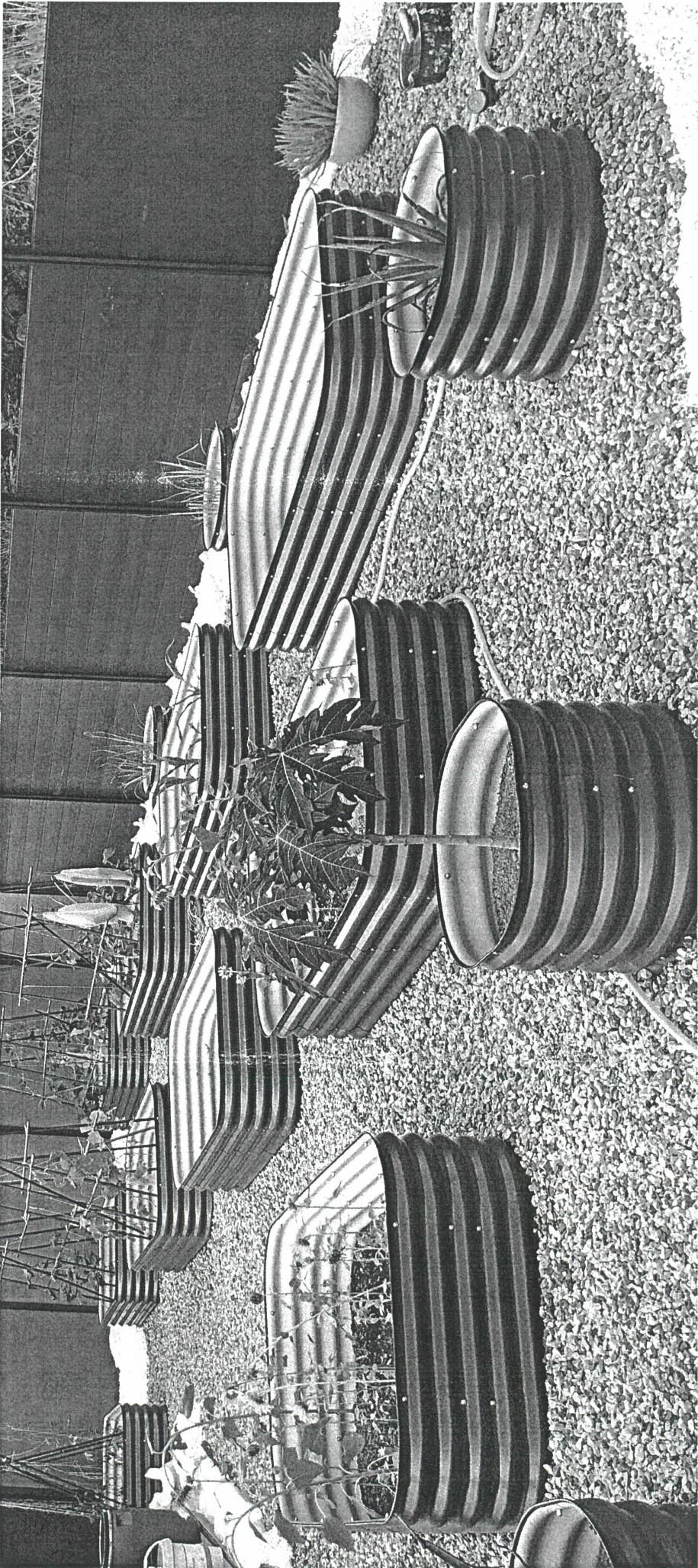
4.5 Please be informed that crops of vegetables, fruits (for example, cucumber, onion, tomatoes, bean, cabbage, aloe vera, bean, fig and so on) are now and will be planted at the application site.

5. I hope the above supplementary information would be helpful for your consideration. I should be grateful if you would consider my application favourably. Thank you for your kind consideration.

Yours faithfully,


Ms CHING Yan yan Linus
The applicant

Remark : the content of this letter is sent to Secretary of the Town Planning Board and cc to Planning Department (attn.: Billy Fong) by emails respectively (tpbpd@pland.gov.hk & bwkfong@pland.gov.hk) while this original letter to the Secretary of the Town Planning Board is sent by post at Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, Hong Kong

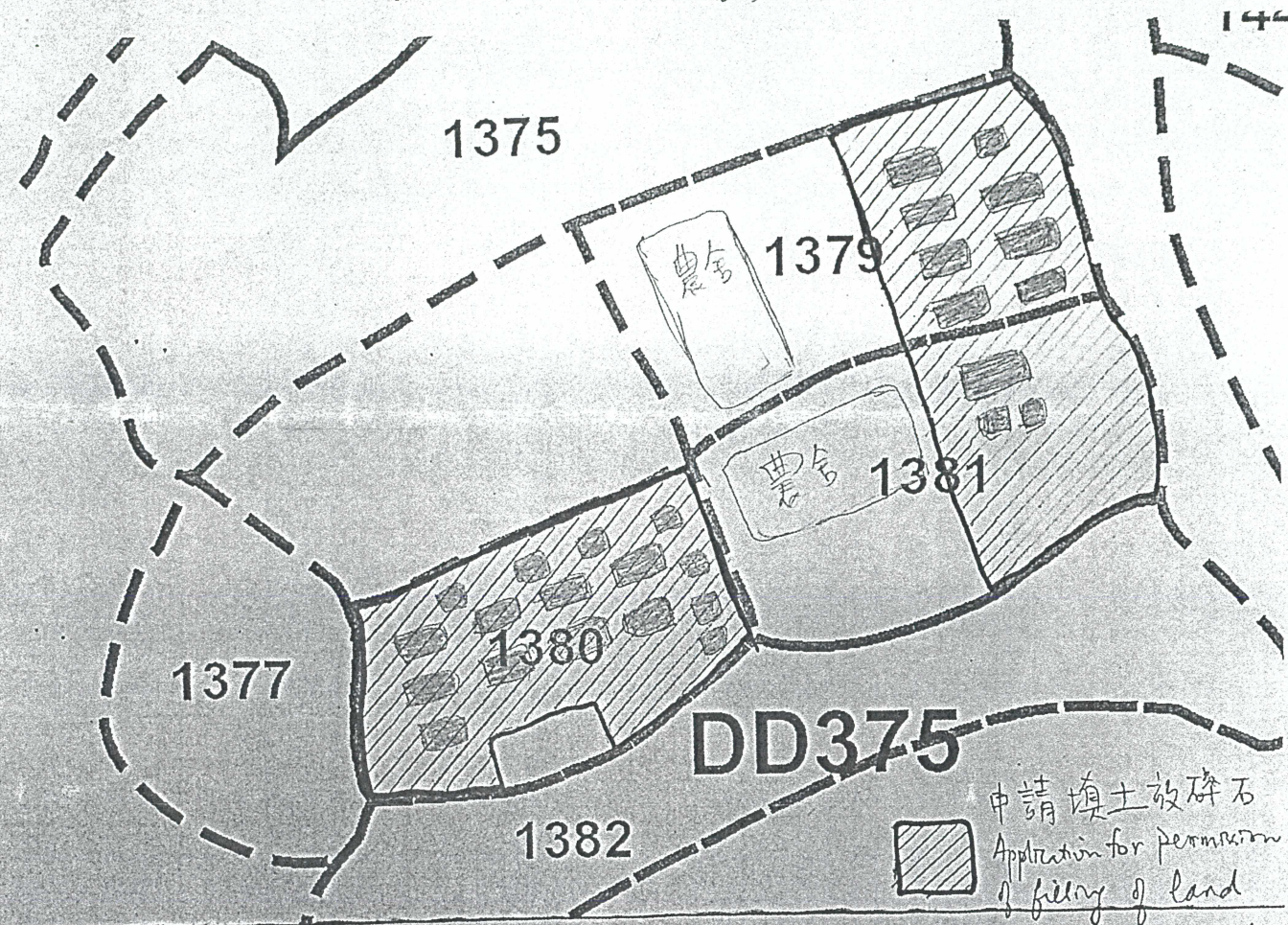


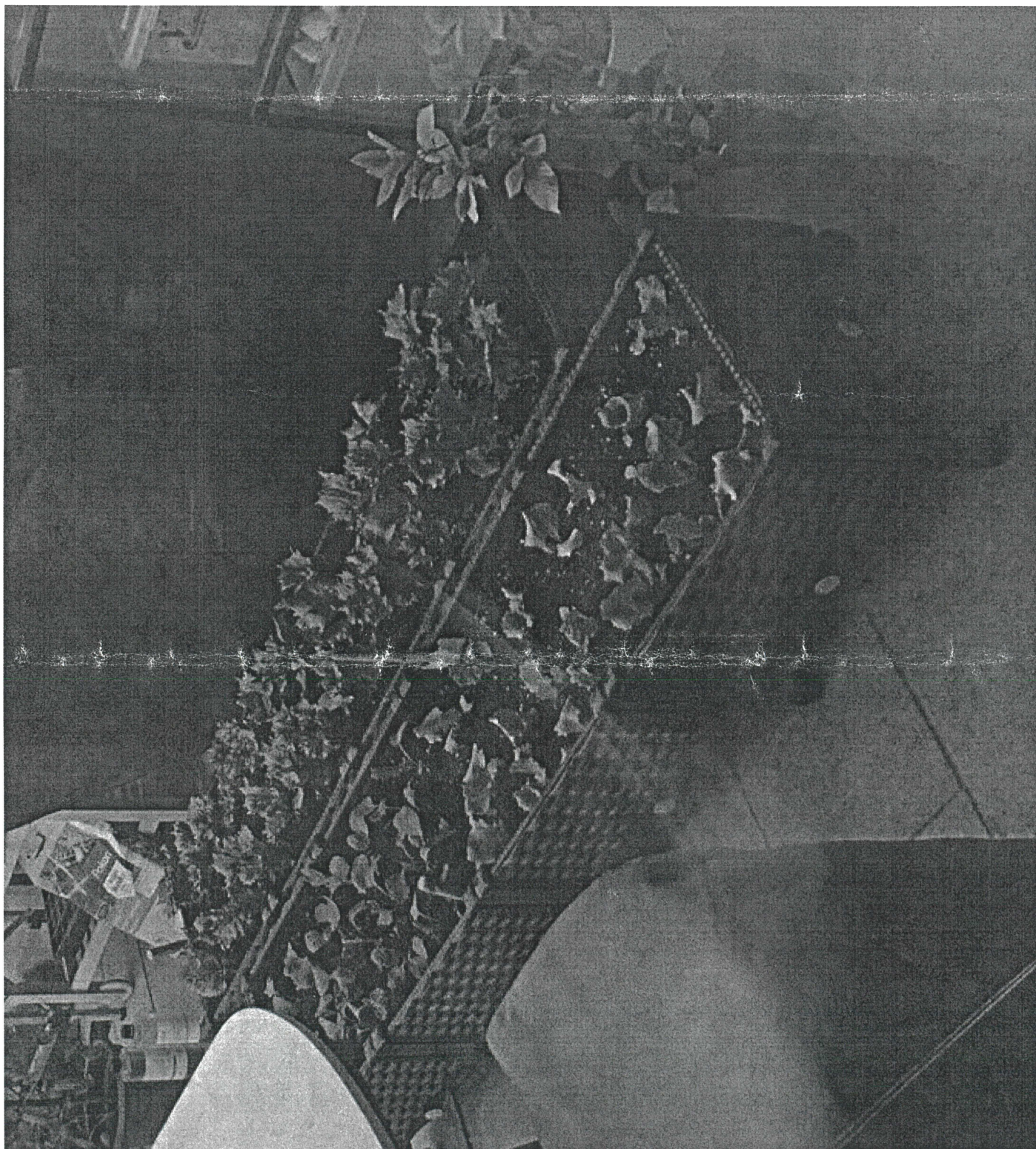
申請場地界線及佈局設計圖

{ lot 1379 (part)
 lot 1380 (part)
 lot 1381 (part) }

DD 375
掃管

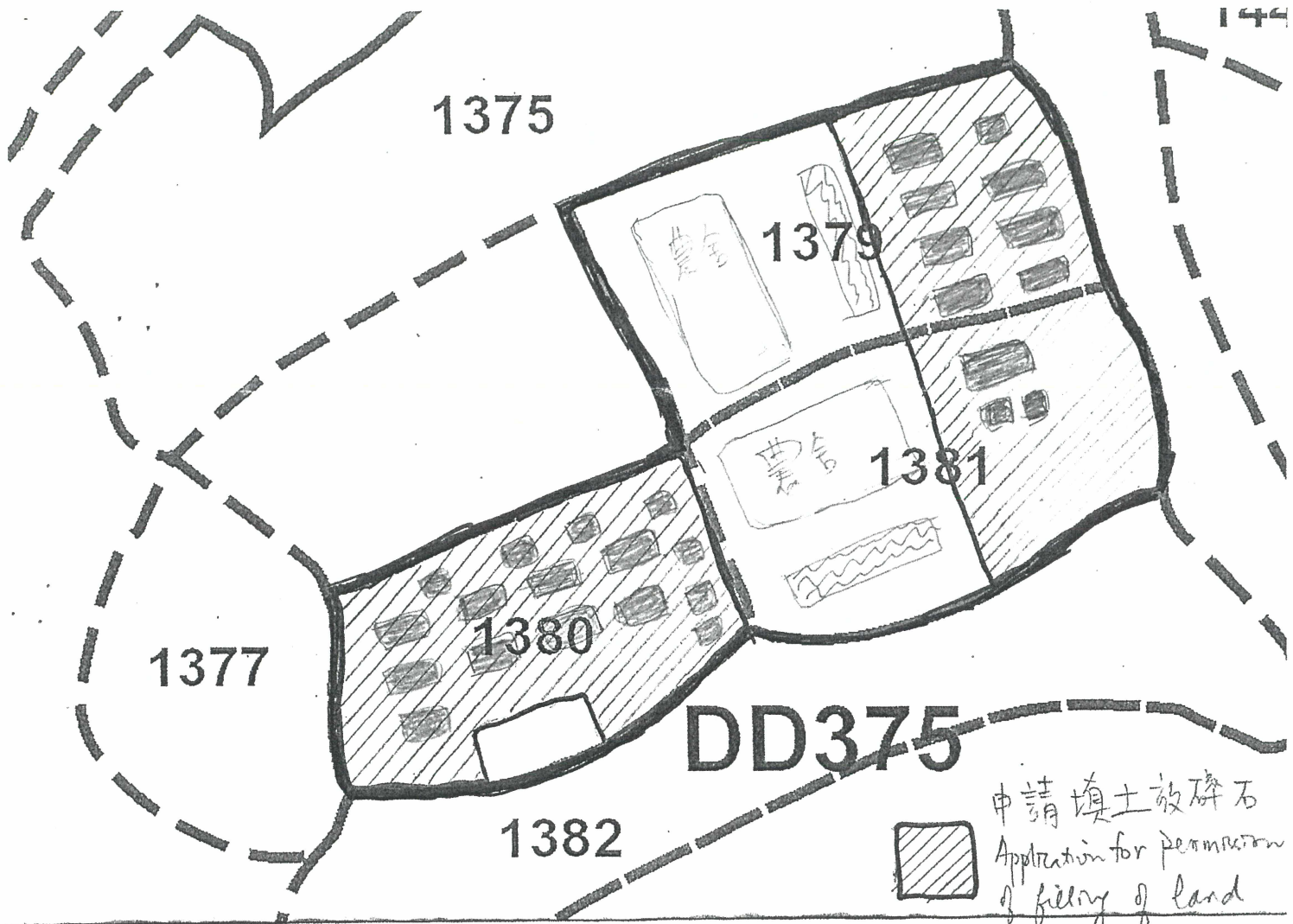
↑ 向北




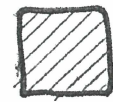


申請場地界線及佈局設計圖
(lot 1379 (part)
lot 1380 (part)
lot 1381 (part))
DD375
掃管河

↑ 向北



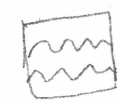
 boundary of farm
界線(農地)

 申請填土放碎石
Application for permission
of filling of land

 fixed
planters (27 pcs)
種植 (27個)

固定
固定種植總面積約 $49m^2$
 $50m^2$

Measurements of fixed
planters areas around $49m^2$
to $50m^2$

 可移動的
種植盆位置
約 $16m^2$

area for movable
planters or
small plants pots
around $16m^2$

**Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas.
- (c) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.
- (d) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (e) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

- (a) No adverse comment on the application.
- (b) A number of metal planters are placed within the application site. Besides, three temporary structures are found erected outside the Site but within the Lots without permission. However, the Site does not include these structures while the said temporary structures are apparently used in connection with the subject application.

2. Nature Conservation and Agriculture

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

- (a) No particular comment on the application from nature conservation perspective as the Site is already disturbed in nature.
- (b) The Site is zoned "Green Belt" ("GB") and is being occupied by boxes filled with plants. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc.

3. Landscaping

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

- (a) No particular comment on the application from landscape planning perspective.
- (b) The Site is situated in an area of miscellaneous rural fringe landscape character predominated by village houses and hillside woodland of the "GB" zone. It is noted that around 16m² of movable small planters/pots are proposed in between the two portions of land, and species of herbs, crops or vegetables would be planted. Given the landscape resources within the Site was already disturbed, and there is limited space within the Site after placing the fixed cultivation planters, the proposed measure of placing small planter pots is considered as an "alternative types of planting ways" of landscape treatment to mitigate the impact.

4. Environment

Comments of the Director of Environmental Protection (DEP):

No objection to the application provided that the paving gravel on the surface of mud/sand (about 0.05 to 0.1m) is for permitted agricultural use.

5. Fire Safety

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

No comments on the proposed filling of land for agricultural use provided that no structure will be erected on the application site.

6. Drainage

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

No comment on the application from public drainage viewpoint, subject to the applicant's proposed area, depth and type of filling (i.e. gravel materials) as indicated in the planning application document would be strictly complied with.

7. District Officer's Comments

Comments of the District Officer/Tuen Mun, Home Affairs Department (DO/TM, HAD):

His office has not received any comments from the public.

8. Other Departments

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Chief Highway Engineer/New Territories West, Highways Department;
- (e) Commissioner of Police;
- (f) Director of Electrical and Mechanical Department; and
- (g) Commissioner for Transport.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the application site (the Site) falls within a portion of Lot 1379, a portion of Lot 1380, and a portion of Lot 1381 all in D.D. 375 (the Lots). The Lots are Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) the Site is accessible only via a number of private lots and a strip of government land leading from So Kwun Wat Tsuen Road. His office is not responsible for the maintenance of the said access nor guarantee that right-of-way will be given to the Site to connect to So Kwun Wat Tsuen Road. The applicant shall be responsible for her own access arrangement; and
 - (iii) his office reserves the right to take lease enforcement action as considered appropriate against any unauthorized erection/extensions/alternations of the structures erected within the Lots at any time irrespective of whether planning permission will be given or not. Enforcement action will also be taken should any structure be found erected without prior approval given by his office;
- (b) to note the comments of the Director of Environmental Protection that the applicant is advised to appropriate pollution control measures to minimize short-term environmental impacts during construction. Reference could be made to relevant publications/guidelines including “Recommended Pollution Control Clauses for Construction Contracts”
(https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)
and it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances; and
- (c) to note the comments of the Commissioner for Transport that the Site is connected to the So Kwun Wat Road via a local track and So Kwun Wat Tsuen Road, which are both not managed by Transport Department. The land status of the local track and So Kwun Wat Tsuen Road should be checked with LandsD. Moreover, the management and maintenance responsibilities of that local access road should be clarified with the relevant lands and maintenance authorities accordingly.