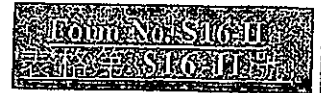


此文件在 2022年 7月 1 4日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 14 JUL 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.



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

ATM/576

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Construction of
“New Territories Exempted House(s)”**

適用於只涉及興建「新界豁免管制屋宇」的建議

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

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

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

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

* Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / TM / 576
	Date Received 收到日期	14 JUL 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 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)

Wong Yuen Yee 黃婉儀

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)

Pang Hing Yeun 彭慶餘

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 583 S.B, 583 S.C & 583 RP in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.
新界屯門青山村丈量約份第131約地段第583號B分段, 583號C分段及583號餘段

(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 195.13 sq.m 平方米 ☒ About 約
☒ Gross floor area 總樓面面積 360.60 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)

..... NA 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	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community 政府、機構或社區
(f) Current use(s) 現時用途	Vacant 空置 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

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

7. 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。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

8. 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。

1. 申請位置位于政府、機構或社區的用途，屋宇在第2欄闕有附帶條件下可獲得許可。
2. 申請位置擬議發展三幢相連，面積每間約60.10平方米，2層高約7.62米的屋宇，每間總樓面面積約為120.20平方米，三間總樓面面積約為360.60平方米，其餘空置地方則用作興建化糞池。
3. 申請位置於最早年為一個完整地段583號，為舊的新批土地契約，及後分為兩個地段，而當時該兩個地段擬議各自興建一間屋宇，即是現在已建成的松竹苑(583號A分段)，及鄰近屬於我們未興建的申請地點。
4. 申請位置毗鄰地段松竹苑為一個構築物但分為三間兩層高的屋宇，而我們現在申請的屋宇亦相類似，三幢連接著的兩層高屋宇。
5. 於青山村亦有類似申請而獲批新界豁免管制屋宇的規劃許可，如D.D. 131 Lot 590。
6. 擬議發展與鄰近的構築物發展相容，與周邊環境大致上互相協調，適合位於申請地點。
7. 擬議發展的三幢新界豁免管制屋宇，將興建於私人可建屋的新批土地契約 2835，而屬於我們擁有的部份面積約195.13平方米。
8. 擬議發展三幢新界豁免管制屋宇，將完全根據新批條文規定的批准內容進行發展。
9. 地擬議發展不涉及廣泛的地盤平整，不會對附近地方構成不良影響。
10. 申請位置沒有車路直接到達，因此對附近道路不會做成交通影響。
11. 申請位置如需要興工，我們可以向長明精社借路，將建材運到申請位置。

9. Declaration 聲明

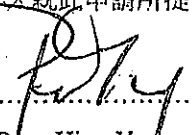
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

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


.....
Pang Hing Yuen

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

28-05-2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

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

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

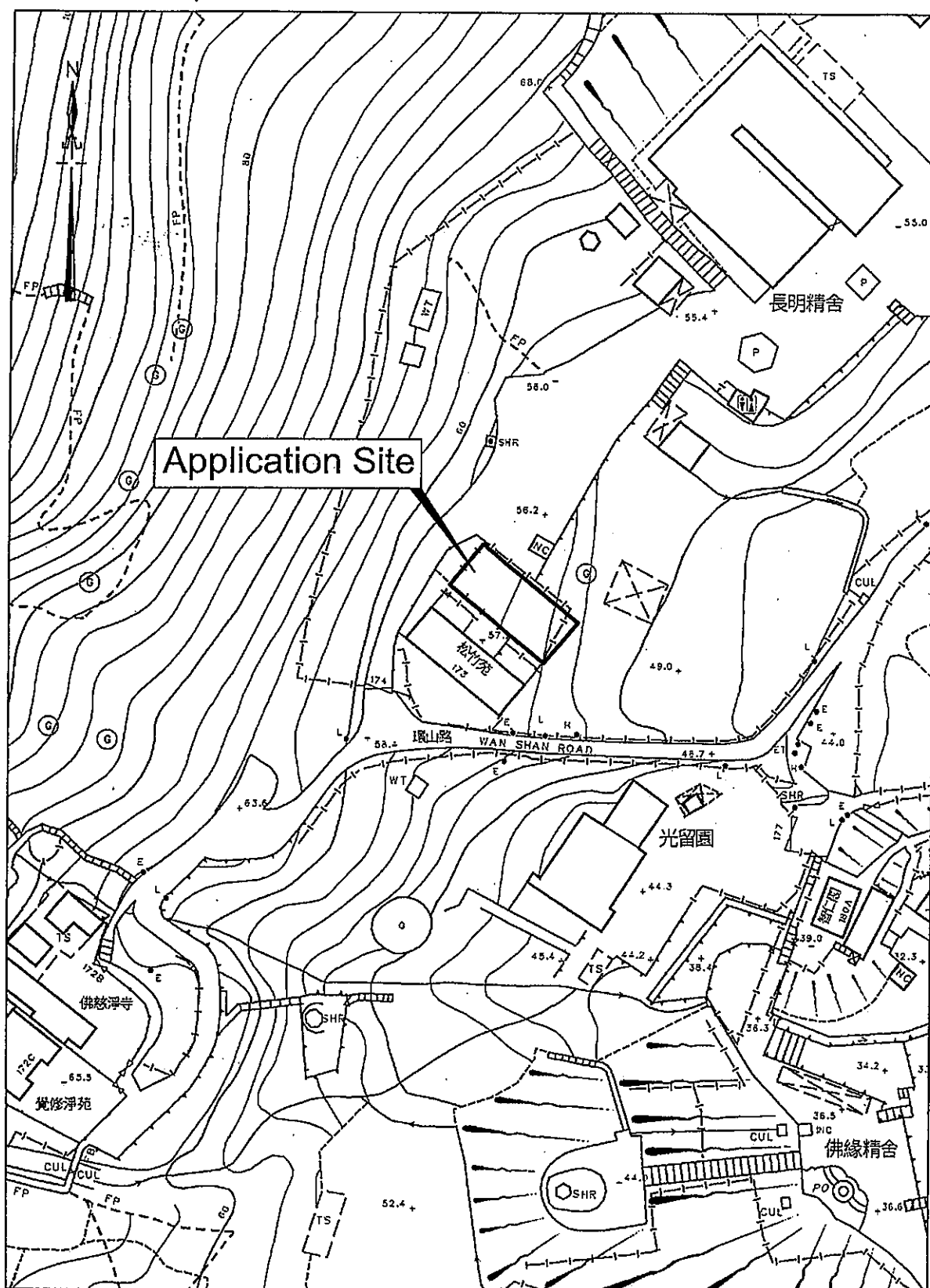
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lot 583 S.B, 583 S.C & 583 RP in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories. 新界屯門青山村丈量約份第131約地段第583號B分段, 583號C分段及583號餘段		
Site area 地盤面積	195.13	sq. m 平方米	☒ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號 S/TM/35		
Zoning 地帶	Government, Institution or Community 政府、機構或社區		
Applied use/ development 申請用途/發展	New Territories Exempted House 新界豁免管制屋宇 ☐ Small House 小型屋宇		
(i) Proposed Gross floor area 擬議總樓面面積	360.60	sq.m 平方米	☒ About 約
(ii) Proposed No. of house(s) 擬議房屋幢數	3		
(iii) Proposed building height/No. of storeys 建築物高度/層數	7.62		m 米 ☒ (Not more than 不多於)
	2		Storeys(s) 層

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	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Location Plan, Lot Index Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領／理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one '✓', 註：可在多於一個方格內加上「✓」號		

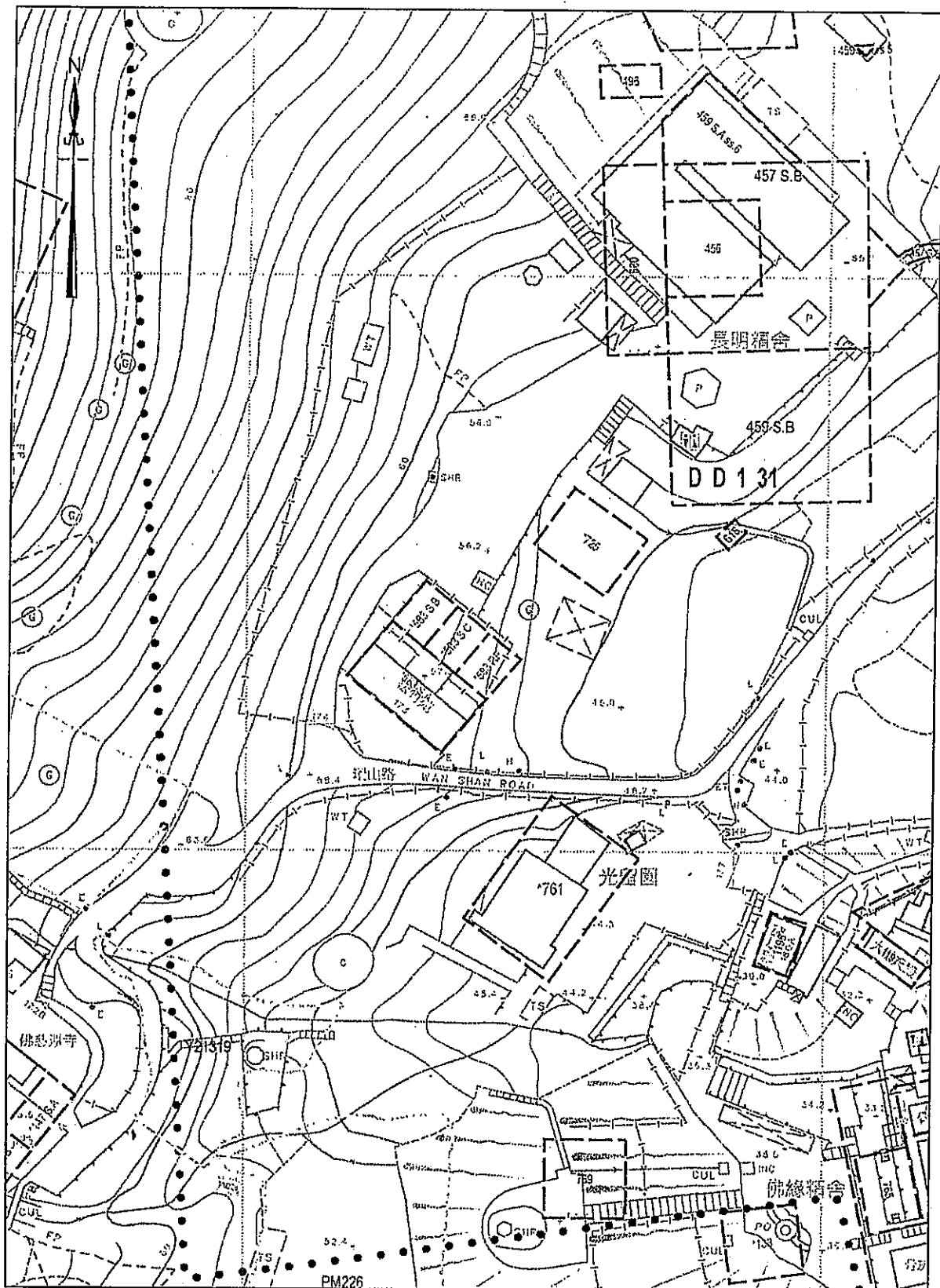
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

LOCATION PLAN



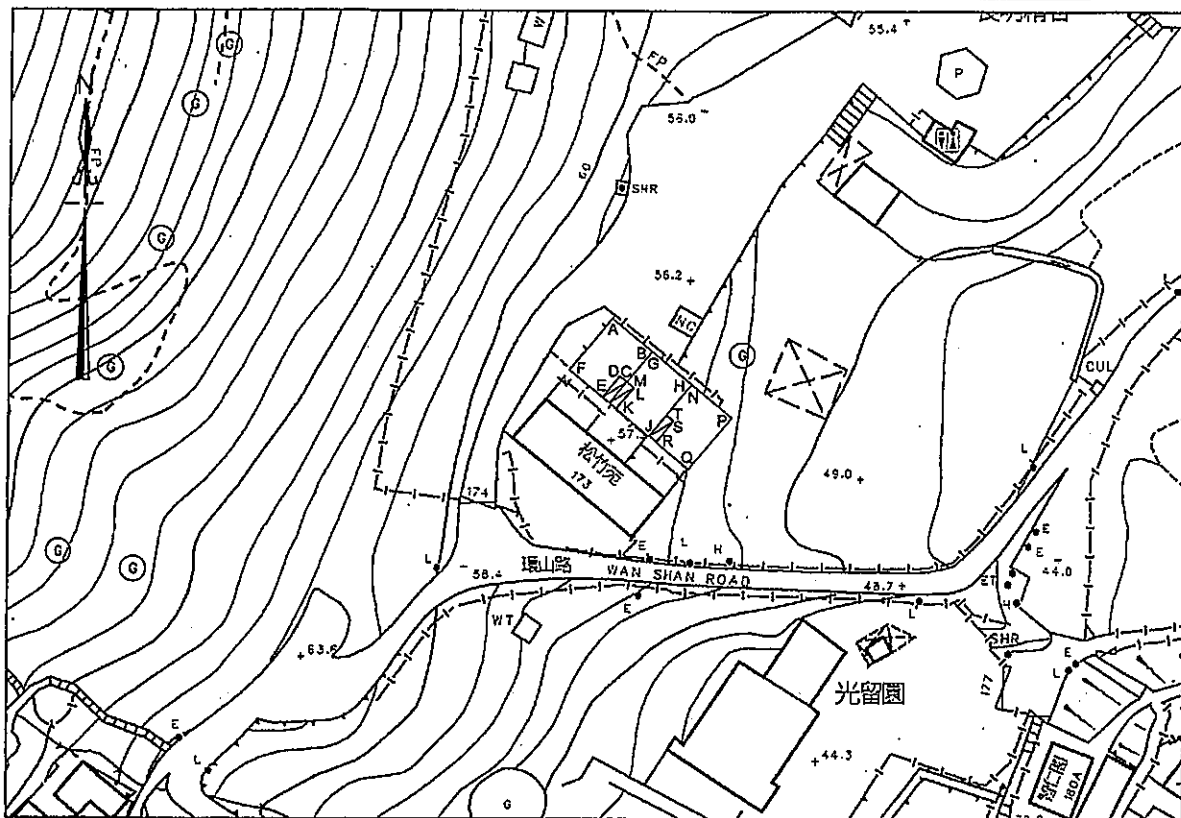
LOT INDEX PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000
Survey Sheet No. : 5-SE-10C
Date : May 2022

PROPOSED NEW TERRITORIES EXEMPTED HOUSE ON LOT No. 583 S.B, 583 S.C & 583 RP IN D.D. 131



COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	129°40'09"	7.101	827 746. 970	814 131. 350	A
B-C	219°40'09"	5.361	827 742. 437	814 136. 816	B
C-D	309°40'09"	1.301	827 738. 311	814 133. 394	C
D-E	219°40'09"	3.800	827 739. 141	814 132. 392	D
E-F	309°40'09"	5.800	827 736. 216	814 129. 967	E
F-A	39°40'09"	9.161	827 739. 918	814 125. 502	F

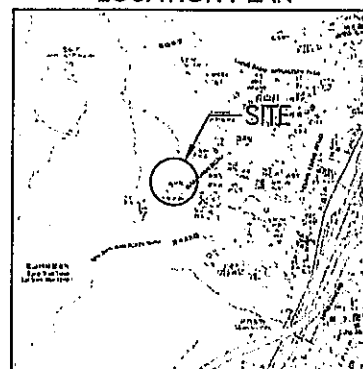
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
G-H	129°40'09"	7.101	827 742. 437	814 136. 816	G
H-J	219°40'09"	9.161	827 737. 905	814 142. 282	H
J-K	309°40'09"	5.800	827 730. 853	814 136. 434	J
K-L	39°40'09"	3.800	827 734. 555	814 131. 970	K
L-M	309°40'09"	1.301	827 737. 480	814 134. 395	L
M-A	39°40'09"	5.361	827 738. 311	814 133. 394	M

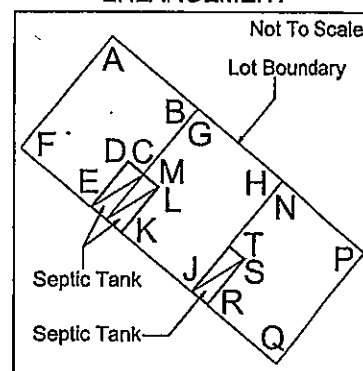
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
N-P	129°40'09"	7.101	827 737. 905	814 142. 282	N
P-Q	219°40'09"	9.161	827 733. 372	814 147. 748	P
Q-R	309°40'09"	5.800	827 726. 320	814 141. 900	Q
R-S	39°40'09"	3.800	827 730. 022	814 137. 435	R
S-T	309°40'09"	1.301	827 732. 947	814 139. 861	S
T-A	39°40'09"	5.361	827 733. 778	814 138. 860	T

LOCATION PLAN



ENLARGEMENT



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000
Survey Sheet No. : 5-SE-10C
Date : May 2022

Appendix Ia of RNTPC
Paper No. A/TM/576B

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

**A/TM/576**

20/07/2022 17:24

From:

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "iswchu@pland.gov.hk"
<iswchu@pland.gov.hk>

File Ref:

1 attachment



D.D. 131 Lot 583 S.B, S.C & RP Town Planning-Model.pdf

Dear Sir/Madam,

Please find the enclosed revised plan for your reference.

Regards,

H.Y.Pang

從 Outlook 傳送

PROPOSED NEW TERRITORIES EXEMPTED HOUSE ON LOT No. 583 S.B, 583 S.C & 583 RP IN D.D. 131



COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	129°40'09"	7.101	827 746. 953	814 130. 814	A
B-C	219°40'09"	5.361	827 742. 420	814 136. 280	B
C-D	309°40'09"	1.301	827 738. 294	814 132. 858	C
D-E	219°40'09"	3.800	827 739. 124	814 131. 857	D
E-F	309°40'09"	5.800	827 736. 199	814 129. 431	E
F-A	39°40'09"	9.161	827 739. 901	814 124. 966	F

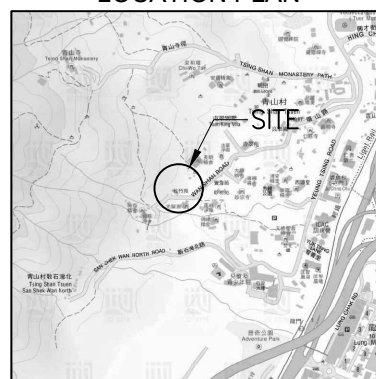
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
G-H	129°40'09"	7.101	827 742. 420	814 136. 280	G
H-J	219°40'09"	9.161	827 737. 888	814 141. 746	H
J-K	309°40'09"	5.800	827 730. 836	814 135. 898	J
K-L	39°40'09"	3.800	827 734. 538	814 131. 434	K
L-M	309°40'09"	1.301	827 737. 463	814 133. 859	L
M-A	39°40'09"	5.361	827 738. 294	814 132. 858	M

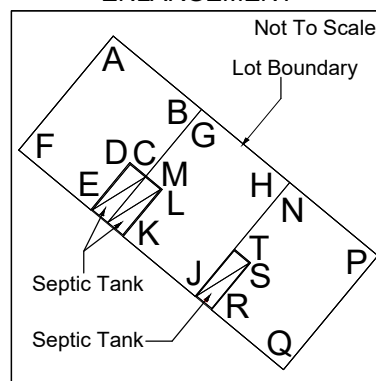
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
N-P	129°40'09"	7.101	827 737. 888	814 141. 746	N
P-Q	219°40'09"	9.161	827 733. 355	814 147. 212	P
Q-R	309°40'09"	5.800	827 726. 303	814 141. 364	Q
R-S	39°40'09"	3.800	827 730. 005	814 136. 900	R
S-T	309°40'09"	1.301	827 732. 931	814 139. 325	S
T-A	39°40'09"	5.361	827 733. 761	814 138. 324	T

LOCATION PLAN



ENLARGEMENT



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000
Survey Sheet No. : 5-SE-10C
Date : May 2022

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



Planning Application No. A/TM/576

08/11/2022 09:30

From:

To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "iswchu@pland.gov.hk" <iswchu@pland.gov.hk>

4 attachments



Reply Letter.pdf 6D.D. 131 Lot 583 S.B, S.C & RP Town Planning-模型.pdf



D.D. 131 Lot 583 S.B, S.C & RP Drainage Proposal.pdf D.D. 131 Lot 583 S.B, S.C & RP Trees Schedule.pdf

Dear Sir/Madam,

Please find the enclosed supplementary documents for your reference.

Regards,

H.Y.PANG

從 [Outlook](#) 傳送

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

Proposed New Territories Exempted House
in “Government, Institution or Community” Zone,
Lots 583 S.B, 583 S.C and 583 RP in D.D.131,
Tsing Shan Tsuen, Tuen Mun, New Territories
(Application No. A/TM/576 under s.16 of the Town Planning Ordinance)

Dear Sir/Madam,

Comments from relevant departments, we reply as follows :

We reply to DSD and EPD's comments :

- a. We would like to enclosed a stormwater drainage proposal for your or relevant departments to reference. Simultaneously, will will ensure that it will not cause adverse drainage impact to the adjacent area.
- b. We will ensure that adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff the site or the same flowing on to the development from the adjacent areas. We will check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the application site and its upstream catchments. If necessary, we will effect any subsequent upgrading of these proposed works and the downstream systems.
- c. If we choose to connect to connect our proposed sewerage system to DSD's maintained public sewers, we will consult to EPD and ensure to get the approval of the EPD.
- d. If the works to be undertaken outside the lot boundary, we will prior consent and agreement from Lands Department and/or relevant private lot owners.

We reply to TD's comments :

2. We will seek comments and consent from the management and maintenance parties of Wa Shan Road.
3. There is a vehicle access adjacent to the application site belong to Cheung Ming Ching She, We can use the access and will seek comments and consent from Cheung Ming Ching She.
4. There is no parking space at the application location, and it only takes 15 minutes to walk from the application location to the public transportation point. Therefore, there will be no adverse impact on traffic.
5. Due to there is no parking space at the relevant application site, this application can be tolerated on traffic grounds.

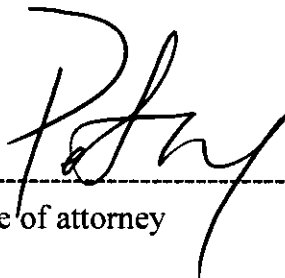
We reply to Town Planner/Urban Design and Landscape' s comments :

Please refer to the enclosed Trees Schedule Plan and Existing Trees Photos and the revised application form Page 6.

We reply to Geotechnical Engineering Office of Civil Engineering and Development Department' s comments :

We would like to enclosed a Geotechnical Planning Review Report for your or relevant departments to reference.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Pang Hing Yeun', is written over a horizontal dashed line.

Signature of attorney

Name : Pang Hing Yeun

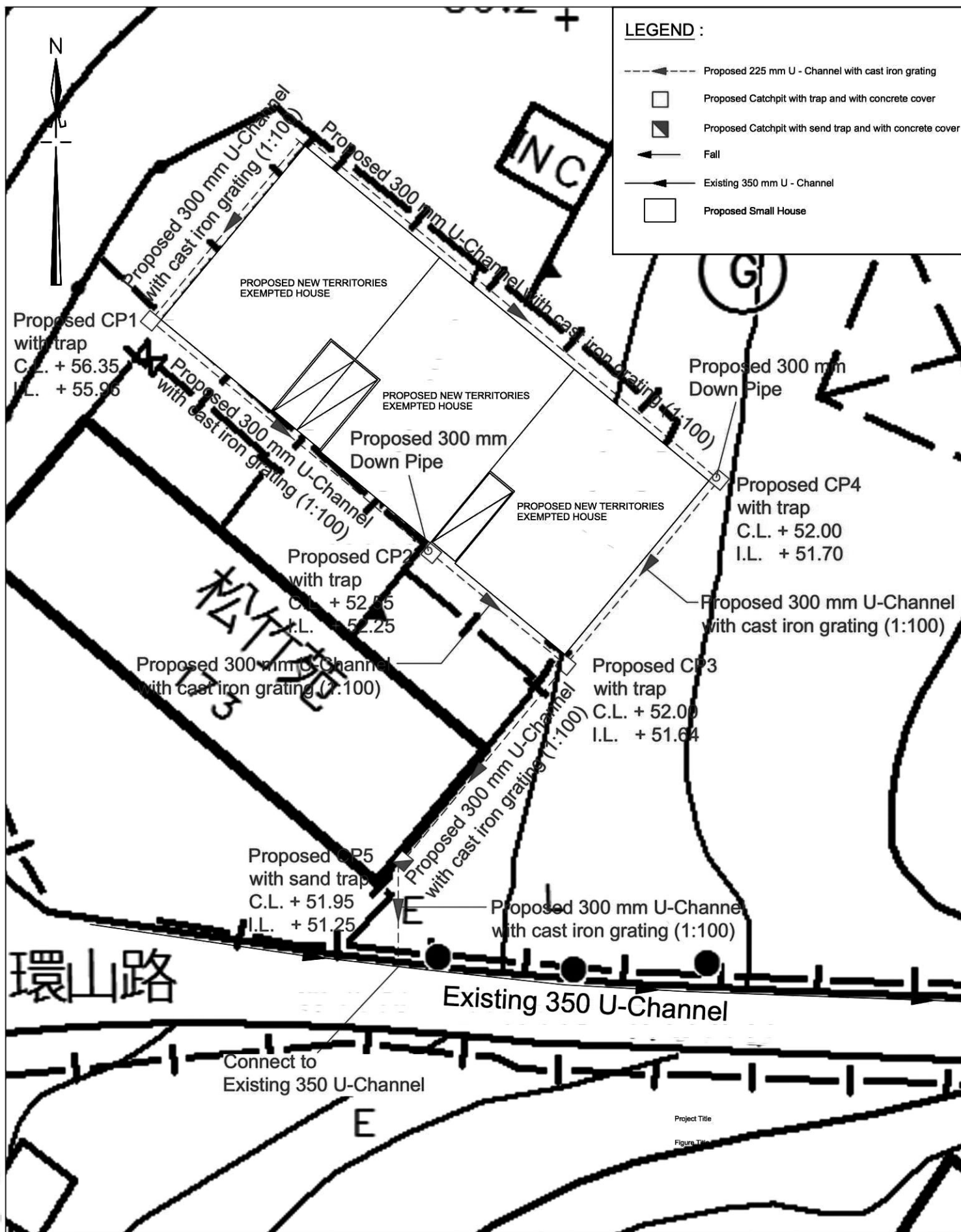
Date : 7 November 2022

7. 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.

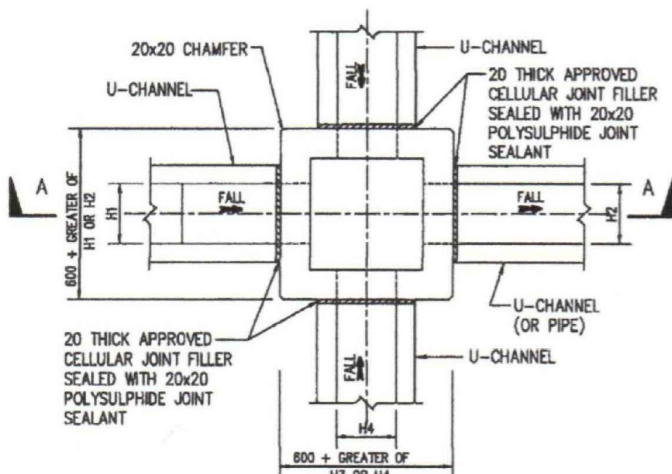
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是 ☐ (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) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 No 否 ☒																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☒</td> <td>No 不會 ☐</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> 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) 於申請地段內有兩棵樹需要砍伐，一棵為青果榕，直徑約0.6m，高約8m，另一棵為欖樹，直徑約0.25m，高約8m。 其餘兩棵位於申請地點旁將不受影響，我們會加以保護，另外我們會新種植4棵果樹，如荔枝，高度不少於2.5m，請參加附圖。 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☒	No 不會 ☐	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
On drainage 對排水	Yes 會 ☐	No 不會 ☒																													
On slopes 對斜坡	Yes 會 ☐	No 不會 ☒																													
Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒																													
Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒																													
Tree Felling 砍伐樹木	Yes 會 ☒	No 不會 ☐																													
Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

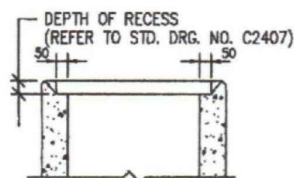


CHUO WANG SURVEY SERVICES COMPANY

Scale	1 : 200	Plan No.	CW/583/131/DP/01
Date	05-11-2022	Revision	--
Project Title	LOT Nos. 583 S.B, 583 S.B & 583 RP IN D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.		
Figure Title	PROPOSED STORMWATER DRAINAGE PLAN		

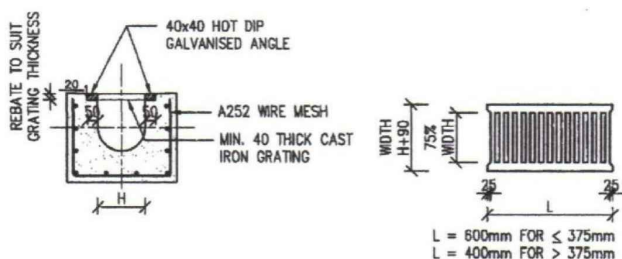


PLAN



ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER

STANDARD CATCHPIT DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)



TYPICAL SECTION

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

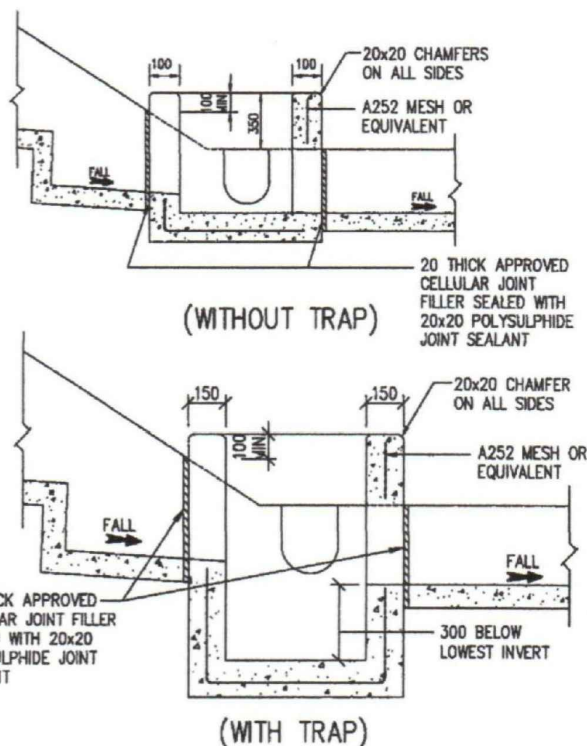
U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

(ACCORDING TO CEDD'S DRAWING NO. C2412E)

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)



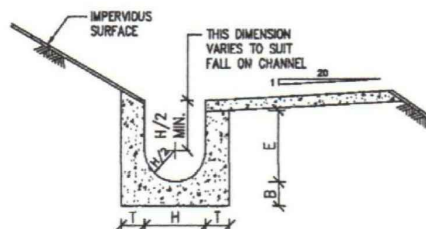
(WITHOUT TRAP)

(WITH TRAP)

SECTION A - A

NOTES

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.87} H^{0.5} F^{-0.5} > 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.



NOMINAL SIZE (H)	T	B	REINFORCEMENT
225-300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375-600	100	150	A252 MESH PLACED CENTRALLY
675-900	100	150	A252 MESH PLACED CENTRALLY

TYPICAL U-CHANNEL DETAILS

(ACCORDING TO CEDD'S DRAWING NO. C2410G)

N.T.S.

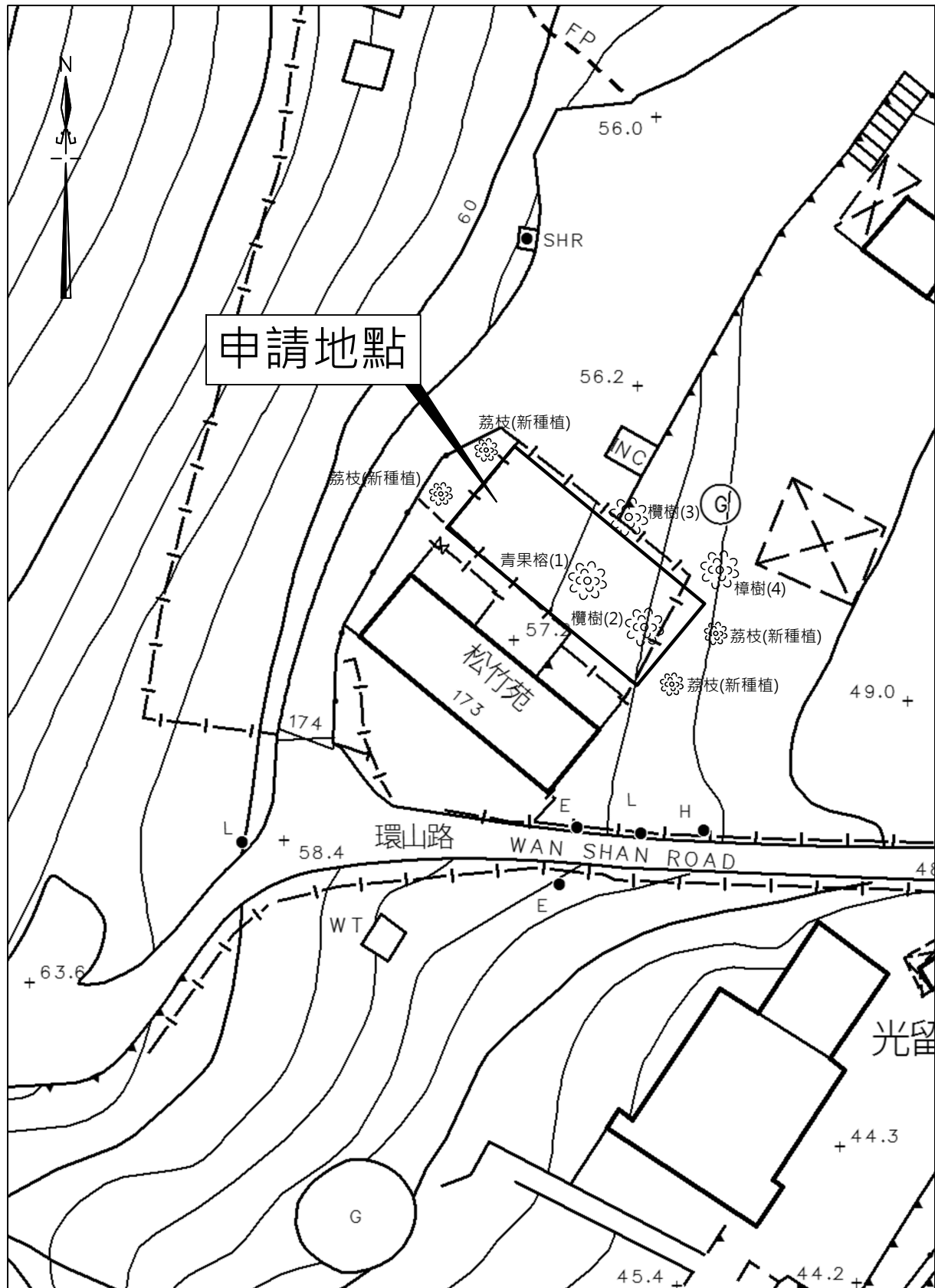
NOTES FOR U-CHANNEL

1. THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
2. CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

CHUO WANG SURVEY SERVICES COMPANY

Scale	--	Plan No.	CW/583/131/DP/02
Date	05-11-2022	Revision	--
Project Title	LOT Nos. 583 S.B, 583 S.B & 583 RP IN D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.		
Figure Title	PROPOSED STORMWATER DRAINAGE PLAN		

TREES SCHEDULE PLAN



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 500
Survey Sheet No. : 5-SE-10C
Date : November 2022

EXISTING TREES PHOTOS



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



A/TM/576

16/11/2022 12:38

From:

To:

[REDACTED] "iswchu@pland.gov.hk"
<iswchu@pland.gov.hk>; "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

1 attachment



TM576.pdf

Dear Sir/Madam,

Please find the enclosed letter for your record and this letter will replace the letter sent on 15 November 2022.

Thank You

Regards,
H.Y.Pang

從 Outlook 傳送

香港北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會
檔案編號：A/TM/576

屯門丈量約份第 131 約
地段第 583 號 B 分段、583 號 B 分段及 583 號餘段
規劃申請新界豁免管制屋宇
規劃申請號碼：A/TM/576

致城市規劃委員會：

就有關公眾人士反對理由，我們回覆如下：

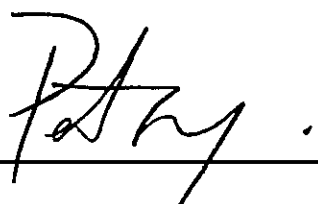
松竹苑本身以前與我們申請地點為同一幅地，及後分家，松竹苑興建好屋宇，而當時我們因為未有能力建屋，所以才延致現在，其實我們是有權利於上述位置建屋的。

長明精社主要構築物距離我們申請地段超過 60 米，理論上絕對不會對精社構成什麼影響。而根據圖面顯示，連接環山路進入長明精社的路段均為政府土地，因此公眾亦有權使用政府道路。

至於申請位置附近有一個山墳，該山墳距離申請地點約 8 米，這距離足夠我們興建圍板以防止工程影響有關山墳，若是不足夠，我們再加強保護，做足安全措施，以確保興工亦不會影響有關山墳。

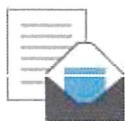
申請位於雜草叢生，現時亦存在土壤流失而有機會導致山泥傾瀉的情況，我們於上址建屋將會重新建做護土牆，排水渠，並於申請地點旁種植新的果樹，理論上只對有關申請地點或附近有利而無害，而申請位置沒有車位，將來出入都是使用公共交通工具，長遠對道路不會構成影響，而工程方面我們可以使用較細少的工程車輛以防止影響有關道路，而後或多用人手處理有關工序，已減低影響，而我們所有工程都會由專業人士監管，確保一切合法。因此我們認為有關反對理由存在不合理的原因，煩請貴署明鑒。

同時我們擬議的雨水渠工程，都是興建於自己地段之內，而接駁至現有渠道則興建於政府土地之上，絕對不涉及其他私人地段。

授權人：  (彭慶餘)

日期：2022 年 11 月 16 日

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



Fw: Planning Application No. A/TM/576
22/02/2023 15:38

----- Forwarded by tmylwdpo_pd/PLAND/HKSARG on 22/02/2023 15:38 -----

From: <tpbpd@pland.gov.hk>
To: <tmylwdpo@pland.gov.hk>
Cc: <kkfyiu@pland.gov.hk>
Date: 22/02/2023 14:42
Subject: FW: Planning Application No. A/TM/576

From: [REDACTED]
Sent: Wednesday, February 22, 2023 2:16 PM
To: iswchu@pland.gov.hk; tpbpd@pland.gov.hk; [REDACTED]
Subject: 轉寄: Planning Application No. A/TM/576

從 [Outlook](#) 傳送

寄件者: [REDACTED]
寄件日期: 2023年2月21日 19:16
收件者: iswchu@pland.gov.hk <iswchu@pland.gov.hk>; [REDACTED]
主旨: 回覆: Planning Application No. A/TM/576

Dear Ms Chu,

We reply to the relevant departments' s comments.

Comments of DLO/TM, LandsD

We noted and will follow the comments by DLO/TM.

Comments of Chief Town Planner/ Urban Design and Landscape, PlanD

We noted and will follow the comments by Chief Town Planner/Urban Design

and Landscape.

Comments of Commissioner for Transport

We noted with thanks.

Comments of GEO & CEDD

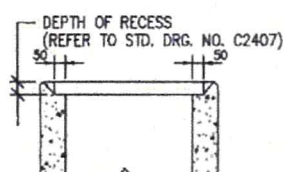
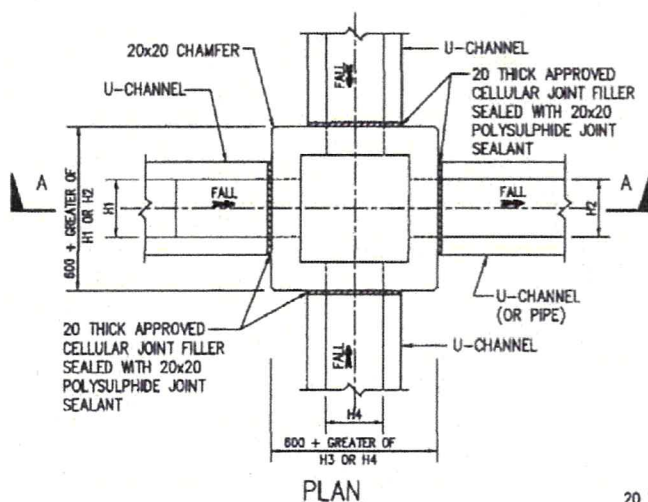
If the application is approved, we promise to submit a Natural Terrain Hazard Study Report, and enclosed the study area for your reference.

Comments of DSD

We would like to enclosed the revised Stormwater Drainage Proposal and Sewage Drainage Proposal for your or relevant department for reference. Simultaneously, all of our drainage works are constructed on our own lots or government land and permission from the Lands Office is required before construction on government land.

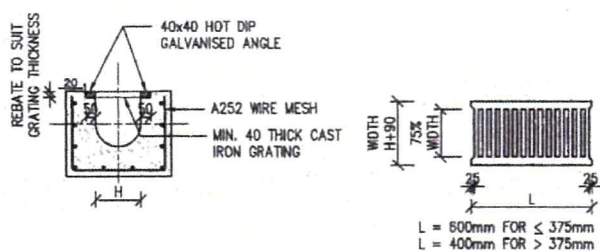
Thank You !

Regards,
H.Y.Pang

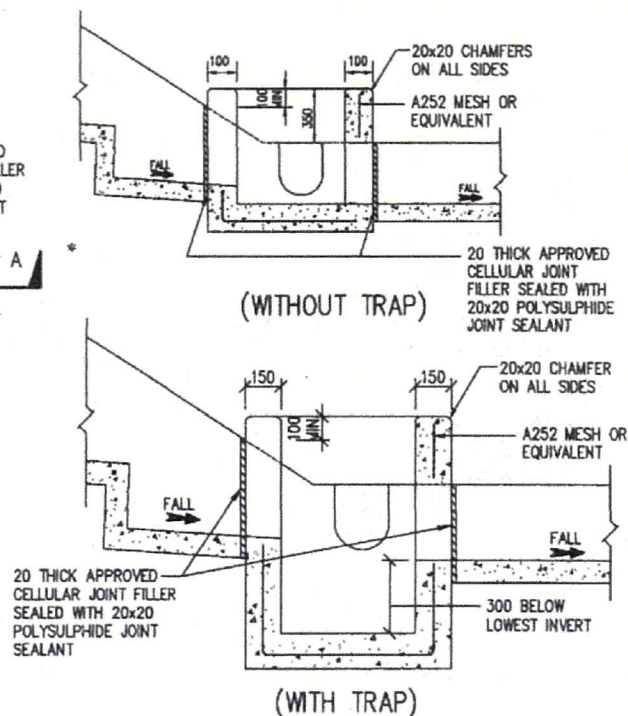


**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVER**

**STANDARD CATCHPIT DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2405I & 2406I)**



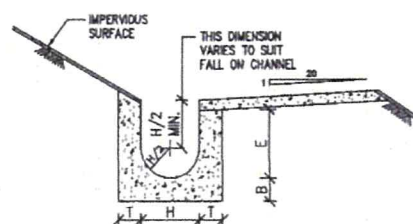
TYPICAL SECTION
(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)
U-CHANNEL WITH CAST IRON GRATING
(UP TO H OF 525)
(ACCORDING TO CEDD'S DRAWING NO. C2412E)



NOTES

SECTION A - A

- (1) ALL DIMENSIONS ARE IN MILLIMETRES.
- (2) SIZE - DEPTH : $D \leq 750$
WIDTH : $W \geq 3B$
LENGTH : $L = 4.8D^{0.67} H^{0.5} F^{-0.5} \geq 4B$
- (3) GRADED STONE FILTER SHALL BE CRUSHER RUN GRANITE AGGREGATE.
- (4) THE SANDTRAP SHALL BE REGULARLY DESILTED TO AVOID BLOCKAGE.



NOMINAL SIZE (H)	T	B	REINFORCEMENT
225-300	80	100	A252 MESH PLACED CENTRALLY AND T=100
375-600	100	150	WHEN E≤650
875-900	100	150	A252 MESH PLACED CENTRALLY

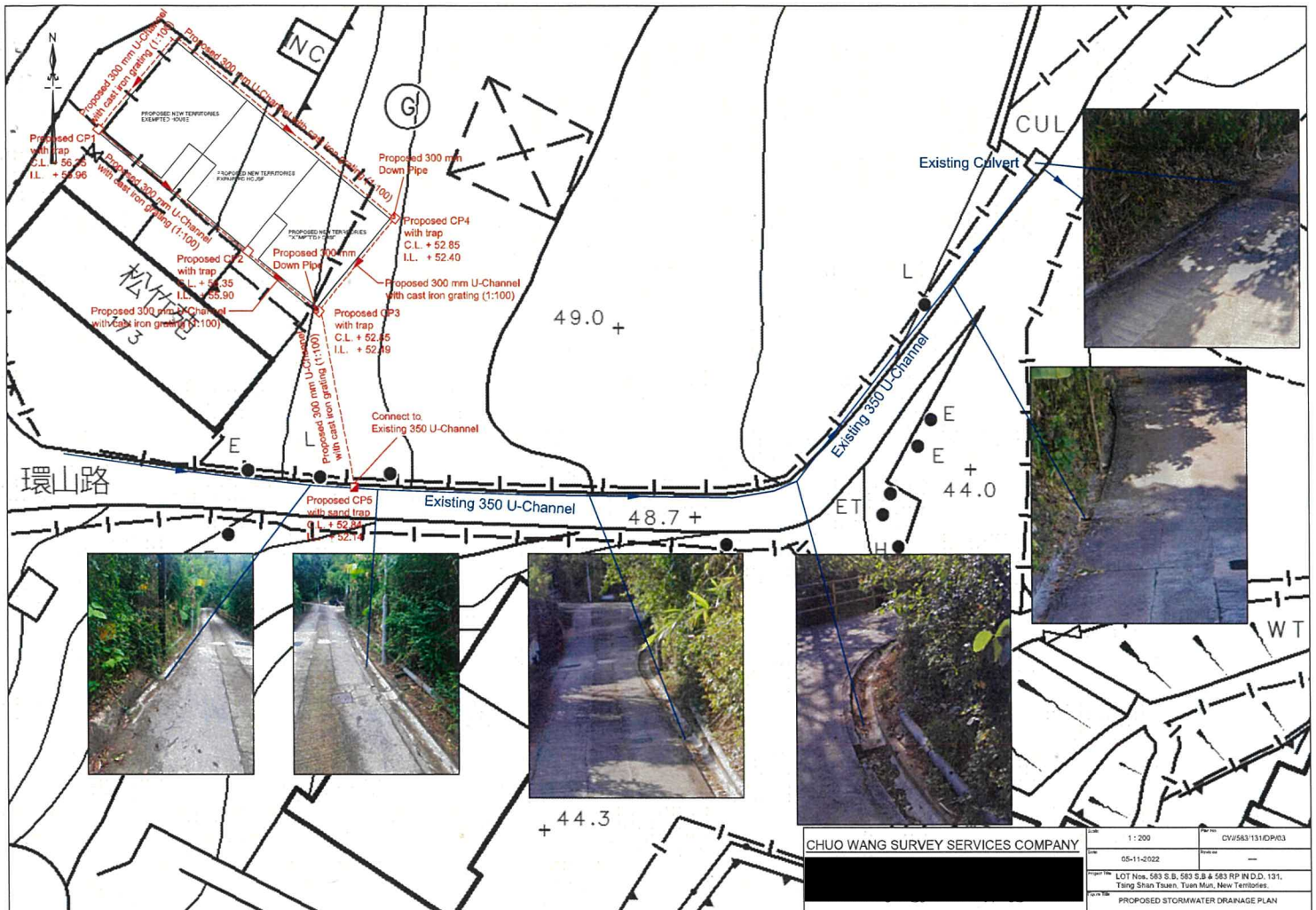
**TYPICAL U-CHANNEL DETAILS
(ACCORDING TO CEDD'S DRAWING NO. C2410G)
N.T.S.**

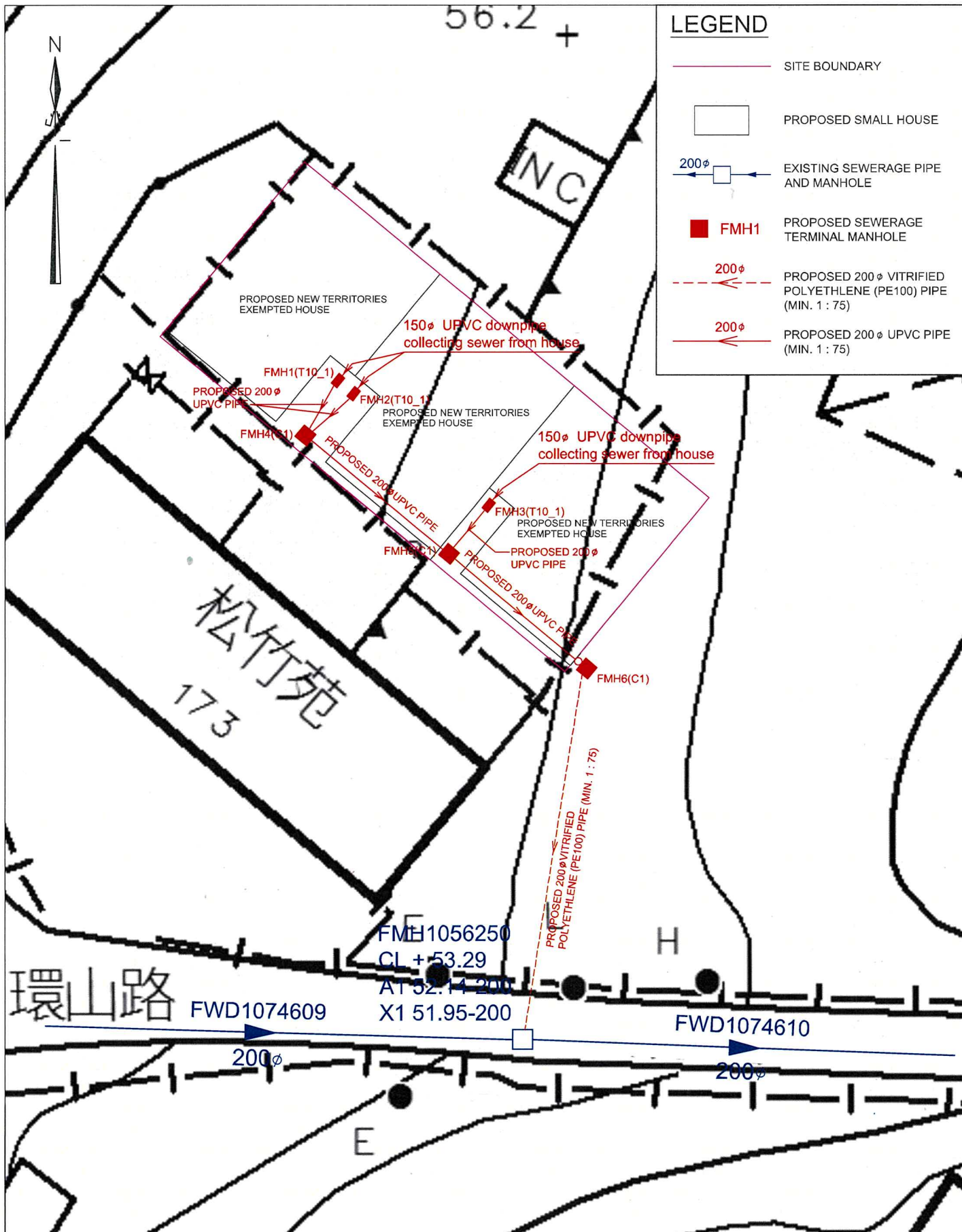
NOTES FOR U-CHANNEL

1. THE COVER OF PROPOSED U-CHANNEL SHALL BE FLUSH WITH THE PATH SURFACE AND ANY HOLE IN SUCH COVER SHALL NOT EXCEED 20mm IN ONE DIMENSION.
2. CAST IRON GRATINGS TO BE USED SHALL BE COMPLIANCE WITH BS 437:2008.

CHUO WANG SURVEY SERVICES COMPANY

Scale	--	Plan No.	CW/583/131/DP/02
Date	05-11-2022	Revision	--
Project Title	LOT Nos. 583 S.B, 583 S.B & 583 RP IN D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.		
Figure Title	PROPOSED STORMWATER DRAINAGE PLAN		





CHUO WANG SURVEY SERVICES COMPANY

Scale	1 : 200	Plan No.	CW/583/131/SDP/01
Date	05-11-2022	Revision	--
Project Title	LOT Nos. 583 S.B, 583 S.B & 583 RP IN D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.		
Figure Title	PROPOSED SEWAGE DRAINAGE PLAN		

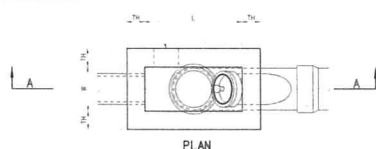
SEWERAGE MANHOLE SCHEDULE

MANHOLE NO.		TYPE OF MANHOLE AT UPSTREAM	PIPE LENGTH (m) (APPROX.)	PIPE DIA. (mm)	COVER LEVEL (APPROX.) (mPD)		INVERT LEVEL (APPROX.) (mPD)	
FROM	TO				UPSTREAM	DOWNSTREAM	UPSTREAM	DOWNSTREAM
FMH1(T10_1)	FMH4(C1)	TYPE T10_1	2.0	200	+56.35	+56.35	I.L.+55.70 D.T.L.+55.50	+55.40
FMH4(C1)	FMH5(C1)	TYPE C1	6.9	200	+56.35	+56.35	+55.40	+55.33
FMH5(C1)	FMH6(C1)	TYPE C1	6.7	200	+56.35	+52.85	+55.33	+52.40
FMH6(C1)	FMH1056250	TYPE C1	14.6	200	+52.85	+53.29	+52.40	+51.95

MANHOLE NO.		TYPE OF MANHOLE AT UPSTREAM	PIPE LENGTH (m) (APPROX.)	PIPE DIA. (mm)	COVER LEVEL (APPROX.) (mPD)		INVERT LEVEL (APPROX.) (mPD)	
FROM	TO				UPSTREAM	DOWNSTREAM	UPSTREAM	DOWNSTREAM
FMH2(T10_1)	FMH4(C1)	TYPE T10_1	2.0	200	+56.35	+56.35	I.L.+55.70 D.T.L.+55.50	+55.40
FMH4(C1)	FMH5(C1)	TYPE C1	6.9	200	+56.35	+56.35	+55.40	+55.33
FMH5(C1)	FMH6(C1)	TYPE C1	6.7	200	+56.35	+52.85	+55.33	+52.40
FMH6(C1)	FMH1056250	TYPE C1	14.6	200	+52.85	+53.29	+52.40	+51.95

MANHOLE NO.		TYPE OF MANHOLE AT UPSTREAM	PIPE LENGTH (m) (APPROX.)	PIPE DIA. (mm)	COVER LEVEL (APPROX.) (mPD)		INVERT LEVEL (APPROX.) (mPD)	
FROM	TO				UPSTREAM	DOWNSTREAM	UPSTREAM	DOWNSTREAM
FMH3(T10_1)	FMH5(C1)	TYPE T10_1	2.0	200	+56.35	+56.35	I.L.+55.70 D.T.L.+55.50	+55.33
FMH5(C1)	FMH6(C1)	TYPE C1	6.7	200	+56.35	+52.85	+55.33	+52.40
FMH6(C1)	FMH1056250	TYPE C1	14.6	200	+52.85	+53.29	+52.40	+51.95

100 DIA. FRESH AIR INLET CONNECTED TO AIR VENTILATION PIPE

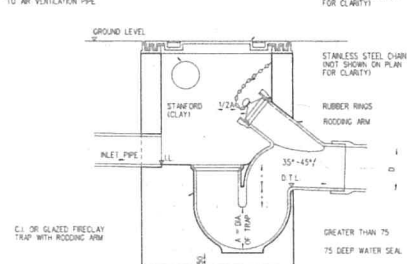


DEPTH FROM GROUND LEVEL TO DISCONNECTING TAP LEVEL (DEPTH TO DTL)	MAX. DIA. OF OUTLET PIPE (mm)	THICKNESS OF WALL (mm)	INTERNAL LENGTH (L) (mm)	INTERNAL RADIUS (mm)	DIA. OF ROUGHING ANCHOR
300 < DEPTH TO DTL < 500	150	75	400	300	100
500 < DEPTH TO DTL < 1 000	150	125	450	450	100
1 500 MAX.	225	150	600	600	150

NOTES

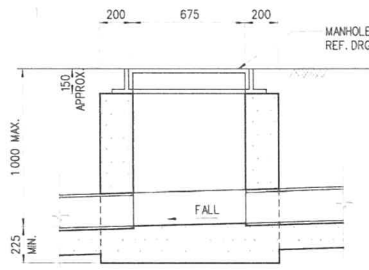
- ALL DIMENSIONS ARE IN MILLIMETRES.
- USED IN CONNECTIONS IN AREAS WHERE THE WORKING SPACE IS NOT ADEQUATE FOR THE CONSTRUCTION OF TERMINAL MANHOLES TYPE T10_1 & T2_1.
- FOUNDATION FOUNDATION OF MANHOLE ENDS WITH SITE CONDITION THEREFORE IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE MP GRADE 30/20
- FOR DEPTH TO DTL GREATER THAN 500, ROUGHING SHOULD BE PROVIDED.
- FOR DEPTH TO DTL GREATER THAN 1 000, DETAILS OF STEP RING & COVER SHOULD BE SAME AS TERMINAL MANHOLE TYPE T1_1.
- EACH TERMINAL MANHOLE SHOULD BE PROPERLY AIR VENTED IN ORDER TO AVOID BUILDING UP OF GASES INSIDE THE TERMINAL MANHOLE. THE FRESH AIR INLET OF THE MANHOLE CAN ONLY BE OMITTED IF OTHER ACCEPTABLE ARRANGEMENTS THAT SERVE THE PURPOSE OF AIR VENTILATION ARE PROVIDED IN THE UPSTREAM INTERNAL SEWERAGE.

100 DIA. FRESH AIR INLET CONNECTED TO AIR VENTILATION PIPE

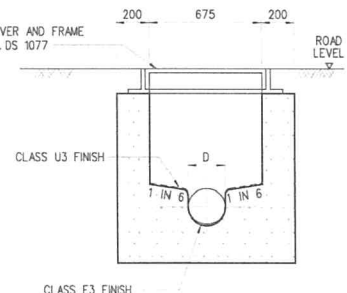


SECTION A-A

STANDARD MANHOLE TYPE 10_1
Reference is made to Drainage Services
Departments standard drawing no. DS 1094



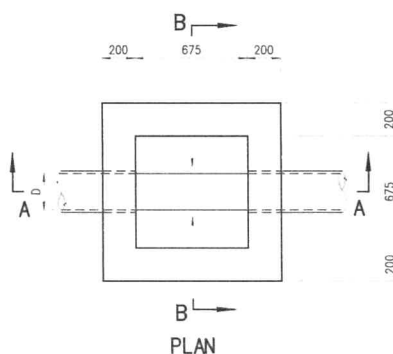
SECTION A-A



SECTION B-B

NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES.
- PIPE DIAMETER : 150 TO 300 mm
- NORMAL RANGE OF DEPTH : MAX. 1 000 mm (MEASURED FROM ROAD LEVEL TO LOWEST INVERT)
- USED IN : STORMWATER DRAIN AND SEWER
- JUNCTION : POSITION OF JUNCTION TO BE DETERMINED IN INDIVIDUAL CASE.
- TOP TREATMENT : SEE DRG. No. DS 1032
- FOUNDATION : FOUNDATION OF MANHOLE VARIES WITH SITE CONDITION THEREFORE, IT SHOULD BE DETERMINED ON SITE BY THE ENGINEER.
- CONCRETE : GRADE 30/20
- COVER AND FRAME NOT SHOWN ON PLAN FOR CLARITY

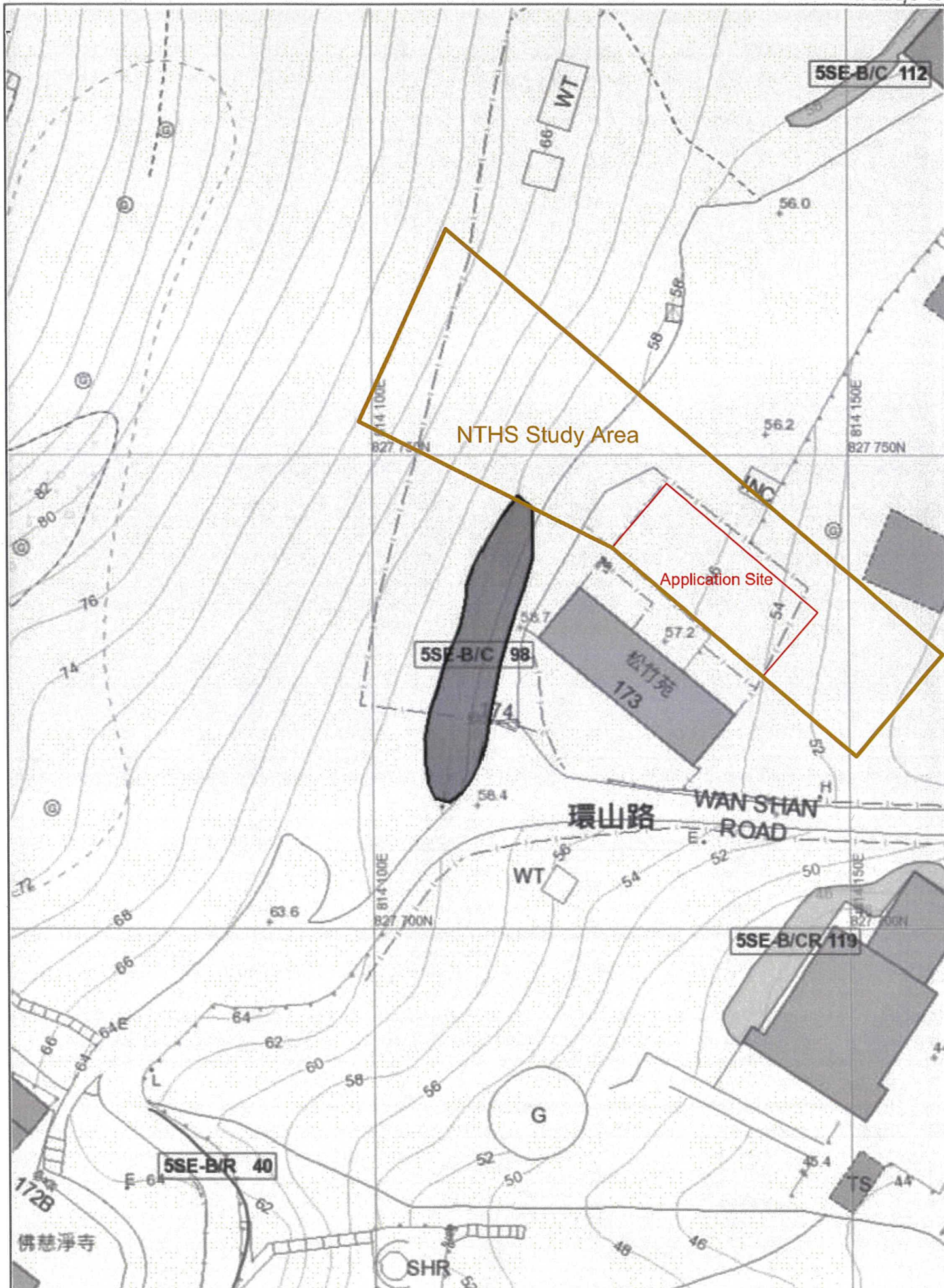


PLAN

STANDARD MANHOLE TYPE C1
Reference is made to Drainage Services
Departments standard drawing no. DS 1078

CHUO WANG SURVEY SERVICES COMPANY

Scale	1 : 200	Plan No.	76.90
Date	05-11-2022	Revision	--
Project Title	LOT Nos. 583 S.B, 583 S.B & 583 RP IN D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories.		
Figure Title	PROPOSED SEWAGE DRAINAGE PLAN		



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



Fw: A/TM/576

27/03/2023 10:28

From: [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Date: 24/03/2023 16:24
Subject: A/TM/576

Dear Sir/Madam,

We would like to enclosed a revised proposed NTEH plan and revised GPRR for your reference.

This GPRR supersedes those submitted on 8 November 2022 and 24 February 2023.

Thank You !

Regards,

H.Y.Pang [GPRR.pdf](#)



從 [Outlook](#) 傳送 PROPOSED NEW TERRITORIES EXEMPTED HOUSE.pdf

PROPOSED NEW TERRITORIES EXEMPTED HOUSE ON LOT No. 583 S.B, 583 S.C & 583 RP IN D.D. 131



COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	129°40'09"	7.101	827 746. 953	814 130. 814	A
B-C	219°40'09"	5.361	827 742. 420	814 136. 280	B
C-D	309°40'09"	1.301	827 738. 294	814 132. 858	C
D-E	219°40'09"	3.800	827 739. 124	814 131. 857	D
E-F	309°40'09"	5.800	827 736. 199	814 129. 431	E
F-A	39°40'09"	9.161	827 739. 901	814 124. 966	F

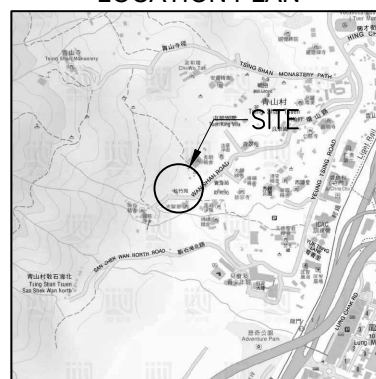
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
G-H	129°40'09"	7.101	827 742. 420	814 136. 280	G
H-J	219°40'09"	9.161	827 737. 888	814 141. 746	H
J-K	309°40'09"	5.800	827 730. 836	814 135. 898	J
K-L	39°40'09"	3.800	827 734. 538	814 131. 434	K
L-M	309°40'09"	1.301	827 737. 463	814 133. 859	L
M-A	39°40'09"	5.361	827 738. 294	814 132. 858	M

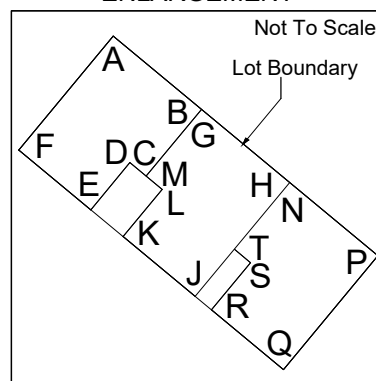
COLORED PINK AREA = 60.1 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
N-P	129°40'09"	7.101	827 737. 888	814 141. 746	N
P-Q	219°40'09"	9.161	827 733. 355	814 147. 212	P
Q-R	309°40'09"	5.800	827 726. 303	814 141. 364	Q
R-S	39°40'09"	3.800	827 730. 005	814 136. 900	R
S-T	309°40'09"	1.301	827 732. 931	814 139. 325	S
T-A	39°40'09"	5.361	827 733. 761	814 138. 324	T

LOCATION PLAN



ENLARGEMENT



卓 弘 測 量 服 務 公 司
CHUO WANG SURVEY SERVICES COMPANY

Scale : 1 : 1000
Survey Sheet No. : 5-SE-10C
Date : 22-03-2023

BD Ref.:-

**Proposed New Territories Exempted House
Application on Lots 583 S.B, 583 S.C
And 583 RP in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New
Territories**

Geotechnical Planning Review Report

**邵賢偉
建築工程師**



LAI Siu Lun Benny
Registered Structural Engineer
Registered Geotechnical Engineer

Oct 2022

SYW & ASSOCIATES LTD.

Chartered Engineers & Authorized Persons

8/F, Lippo Leighton Tower, 103-109 Leighton Road, Causeway Bay, Hong Kong.

CONTENTS

1. Introduction
2. Existing Site Conditions
3. Existing Ground Conditions
4. Geotechnical Works
5. Conclusion

Figure 1 – Site Location Plan

Appendix A – Site Photos

Appendix B – Slope Information of Adjacent Feature 5SE-B/C98

Appendix C – Adjacent Ground Investigation Plan

Appendix D – Schematic Proposal of ELS

Appendix E – Schematic Proposal of Footing

Appendix F – Schematic Proposal of Final Formation Profile

1. INTRODUCTION

This report presents the Geotechnical Planning Review for the proposed New Territories Exempted House on Lot Nos. 583 S.B, 583 S.C and 583 RP in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories under the draft Tuen Mun Outline Zoning Plan No. S/TM/36. It is to review the existing information on the site and ground conditions and present the schematic proposal of the geotechnical works with the problems likely to be encountered during construction to demonstrate the proposed site is geotechnically feasible for the proposed category of the development involving one single 2-story house.

2. EXISTING SITE CONDITIONS

The proposed site is situated on a gently sloping ground of 12° dipping towards the southeast at the coordinates of 814 136 E and 827 737 N. The ground varies from +52.7 to +57 mPD with a max level difference of 4.2m across the site. It encompasses three lots 583 S.B, 583 S.C and 583 RP in D.D. 131, Tsing Shan Tsuen, Tuen Mun, New Territories and is in a rectangular shape, measuring about 21.3m by 9.16m, the longer sides lying along the northeast and southwest, and has an on-plan area of about 195.13 m². The site is currently an open space overgrown with vegetation. See the site photos in Appendix A. It is bounded by an access Road to the northwest and open areas on the other sides. The nearby structures are the 2-story house called Apartment Complex at 173 Wan Shan Road approximately 7m south of the site and a temporary structure 6m northwest. The access road is connecting Wan Shan Road and serving the adjacent Apartment Complex and Richie House A at the far end of the road over 70m north of the site. The site contains no registered features. See the site plan in Figure 1.

A registered cut slope 5SE-B/C98 is located about 10m west of the site. This slope is on the opposite side of the access road and next to the Apartment Complex. It is a CAT-3 feature, 3m high, 33m long and averaged at 45° . It is being maintained by Lands Department according to the SIS record. Its basic data are shown in Appendix B.

3. EXISTING GROUND CONDITIONS

3.1 Site Geology

The published 1:20,000 HGM Geological Map of Hong Kong, Sheet No. 5 indicates the subject site and the adjacent area are underlain by Rocks of Tuen Mun Formation containing mainly fine ash crystal tuff with intercalated tuff breccia. The ground typically contains a layer of 2-5 m thick colluvium underlain by weathered rock. No site specific ground investigation was located in CEDD or BD. The GIs for the adjacent lots are over 100m in distance. From the site inspection and record of the nearby cut slope 5SE-B/C98, the slope is standing at 45° and has no sign of seepage. It can be projected that the site contains colluvium of 1-2m in thickness and underlain by weather rock. The hard rock is to be laid 20-35 deep. The site is also expected to contain local and 100-200mm thick top fill formed by its previous modification/use. The area is considered as semi-developed and there is no report of previous landslide or flooding. See the GI location plan of the adjacent area in Appendix C.

4. GEOTECHNICAL WORKS

The proposed site is in a gentle slope with a level difference across the site. It is to develop into one low-rise single house of 2-storey as of the adjacent lots. Due to the sloping ground, it is expected it will involve some kinds of geotechnical works such as excavation and lateral support(ELS), footing foundation and modification of the current ground profile to some more flat platform upon the construction. The brief description of each of them is presented below.

ELS Work

The future building is low-rise and light weighted. It is to support on shallow footings founded at dense in-situ strata of 0.8-1.5m deep. The cutting will be stepping to the existing sloping profile to limit the excavation depth to 0.8-1.5m to avoid use of heavy construction method. For such site setting and ground conditions, it is considered smaller sheet pile size (FSP II/III) or steel channel planking with 1-level strutting or cantilevered members is feasible. The shallow excavation will not be expected to reach the groundwater table needing dewatering which if needed will cause a lot of undesirable effects/risks. The piles if adopted will be installed along the perimeter of the site. The adjacent structure conditions will be taken account in the final design to be worked out by the AP/RSE/RGE at the detailed design stage. A schematic proposal of such ELS system for limiting 1.5m deep excavation is shown in the Appendix D.

Footing Work

The future building is only 2-story in height and classed as exempted house. Under this circumstance the standard details of spread footing or stripped footing or rafted footing of 0.5m thick and 0.8-1.5m below ground will be adopted. The expected allowable bearing pressure is 100 kPa which is conservative and sufficient for the building size in consideration. The final design will see the footings be stepping to avoid inducing additional stresses from the higher footings to the lower ones. The nearest building at the Apartment Complex is over 6m from the boundary and its footing foundation is not to be disturbed. The founding levels of the proposed building are to be properly designed to avoid undermining the stability of the adjacent foundations/ground. Mass concrete under the footings will be adopted if found necessary to spread loading to deeper strata. The exact levels and layout will be worked out by the AP/RSE/RGE at the detailed design stage. A schematic proposal of such footing layout plan together with the standards details is shown in the Appendix E.

Ground Modification and Final Formation Work

The site is on a sloping ground with a max level difference of 4.2m. It is expected the lower ground will be raised to achieve a single platform over the site, an approach similar to the finished ground surface at the adjacent lot Apartment complex. Mass concrete will be used as retaining structure/wall to support the level differences between the finished site and surrounding areas. Soil fill will also be used to minimize additional surcharge to the adjacent ground. The existing sloping ground is to be checked to take the final site profile and foundation loading to ensure long-term stability. Site drainage will be provided to discharge the surface run-off to the adjacent drainage points to ensure no ponding or erosion. The exact final ground profile including the mass concrete wall and the site drainage will be worked out and submitted as a site formation plan by the AP/RSE/RGE to BD/GEO for comment/approval at the detailed design stage. A schematic proposal of such final ground profile including filling is shown in the Appendix E.

Natural Terrain Hazard Study Report

If the relevant application is approved, we promise to submit a Natural Terrain Hazard Study Report to the relevant department for reference, if found necessary, we will be undertaken and mitigation measures. Please find the attached plan of the NTHS Study Area.

5. CONCLUSIONS

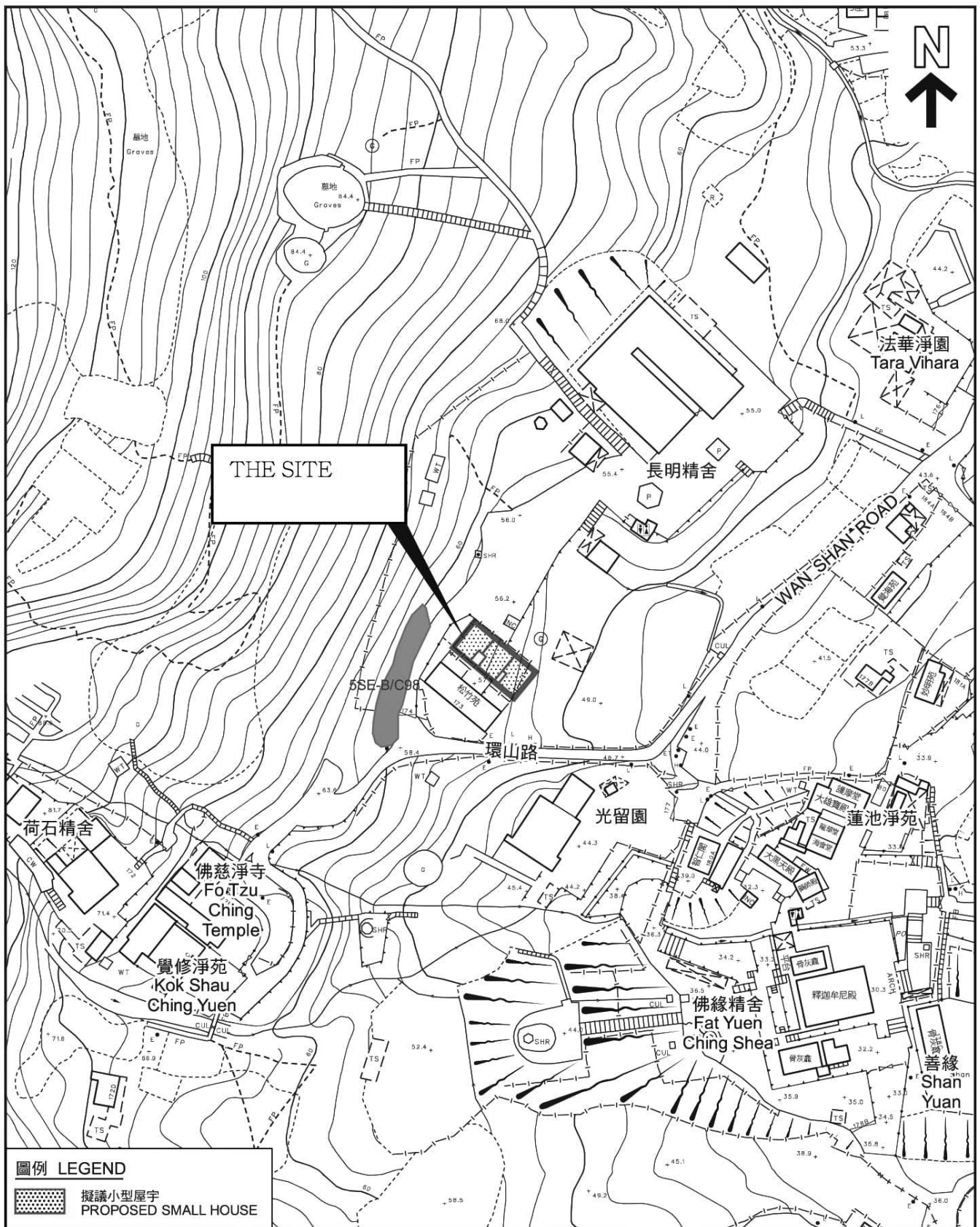
The existing site and ground condition information has been reviewed. The site constraints and the schematic proposals of the geotechnical works including ELS, Footing and Final Ground Profile together with the risks to be encountered and measures to be adopted to prevent them have been presented.

It was shown the proposed site is geotechnically feasible for the proposed New Territories Exempted House Application involving one single 2-story building.

8. REFERENCES

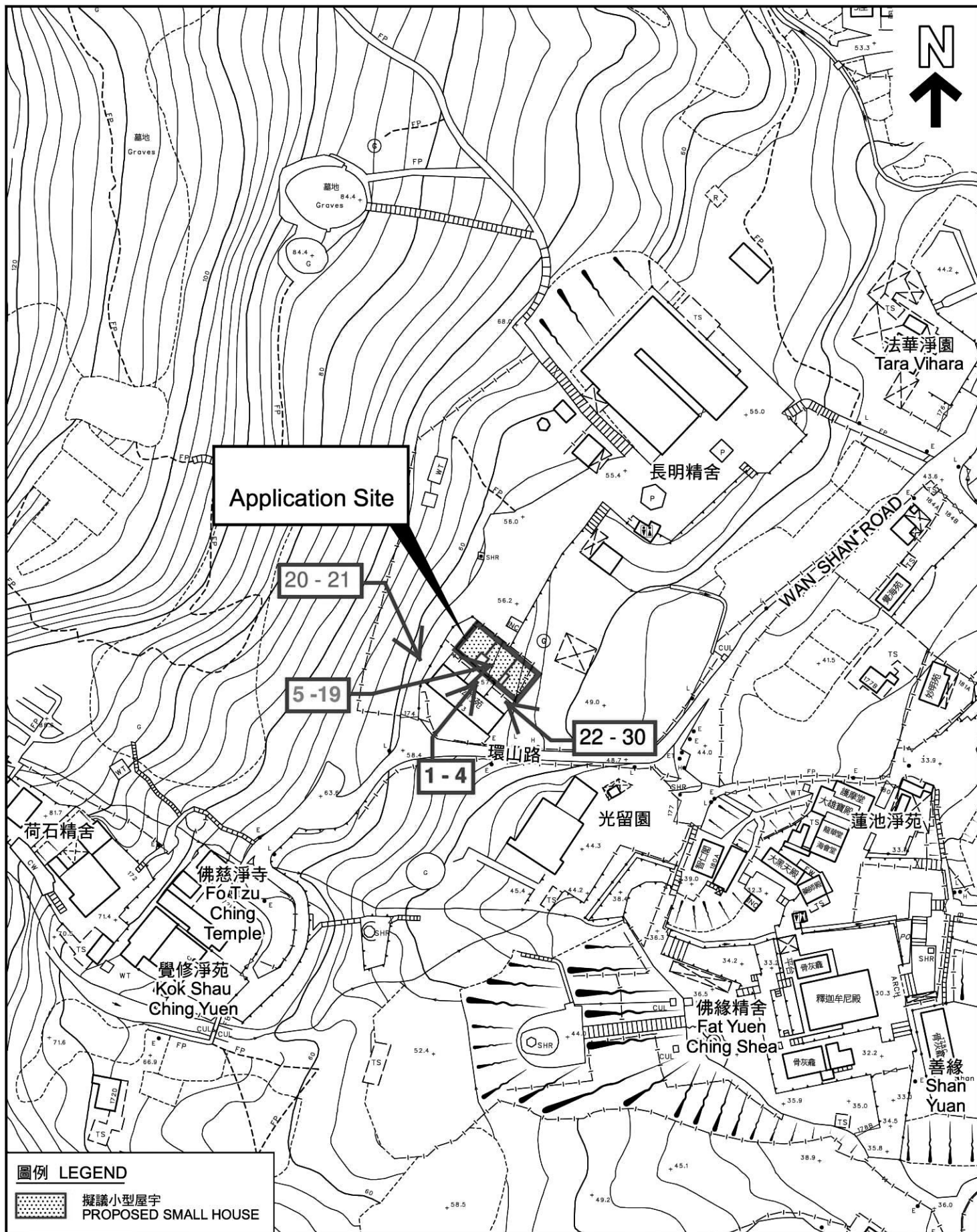
- | | |
|------------------------------|--|
| GCO (2 nd , 1984) | Geotechnical Manual for Slopes, Geotechnical Control Office, Hong Kong. |
| GEO (2 nd , 2020) | Guide to Retaining Wall Design (GEOGUIDE 1), Geotechnical Engineering Office, Hong Kong. |
| GCO (1990) | GCO Publication 1/90 – Review of Design Methods for Excavation Slopes, Geotechnical Control Office, Hong Kong. |

FIGURE 1 – SITE LOCATION PLAN



SITE LOCATION PLAN

APPENDIX A – SITE PHOTOS



SITE PHOTO PLAN

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APPENDIX B – SLOPE INFORMATION OF ADJACENT FEATURE 5SE-B/C98



BASIC INFORMATION

Location: Tsing Shan Tsuen.

Registration Date: 25-02-1998

Ranking Score (NPRS): 0 (Notional)

Date of Formation: pre-1977

Date of Construction/
Modification:

Data Source: EI(Lands D)

Approximate Coordinates: Easting : 814111 Northing : 827730

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Lightly-used open area/facilities

Distance of Facility from Crest (m): 0

Facility at Toe: Road/footpath with very low traffic density

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 3

Remarks: N/A

SLOPE PART

(1) Max. Height (m): 3 Length (m): 33 Average Angle (deg): 45

WALL PART

N/A



MAINTENANCE RESPONSIBILITY

(1) Sub Div.: 0 Government Feature Party: Lands D Agent: Lands D Land Cat.: 5b(vi) Reason Code: 62 MR Endorsement Date: 01-12-1998

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 07-12-2000
Data Source: EI(Lands D)
Slope Part Drainage: (1) Position: On slope Size(mm): 251

Wall Part Drainage: N/A

SLOPE PART

Slope Part (1)
Surface Protection (%): Bare: 0 Vegetated: 0 Chunam: 0 Shotcrete: 0 Other Cover: 100
Material Description: Material type: Soil Geology: N/A
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A



WALL PART

N/A

SERVICES

N/A

CHECKING STATUS INFORMATION

N/A

BACKGROUND INFORMATION

GIU Cell Ref.: 5SE10C9
Map Sheet Reference (1:1000): 5SE-10C
Aerial Photos: CN 3139 (1992), CN 3140 (1992)

Nearest Rainguage Station
(Station Number): Tuen Mun Technical Institute, Tsing Wun Road(N07)

Data Collected On: 07-12-2000
Date of Construction, Subsequent
Modification and Demolition: Modification: Constructed Before: 1976 After: 1963

Related Reports/Files or Documents: File/Report: PWDC Ref. No.: GC 4/1/2-3 F(5) PT IV
File/Report: PWDC Ref. No.: GC 4/1/2-3 F(5) PT IV

Remarks: N/A

Follow Up Actions: N/A



DH-Order (To Be Confirmed
with Buildings Department): None

Advisory Letter (To Be Confirmed
with Buildings Department): None

LPMIS: None

ENHANCED MAINTENANCE INFORMATION

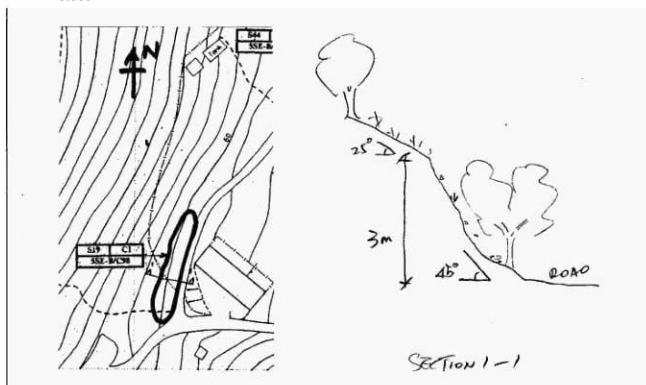
From Maintenance Department: (Last Updated Date: 26/05/2022)

STAGE 1 STUDY REPORT

Inspected On: 04-11-1997

Weather: Mainly Fine

District: MW



Section No: 1-1

Height(m): H1 : 3 , H2 : 0

Type of Toe Facility: Road/footpath with very low traffic density

Distance from Toe(m): 0

Type of Crest Facility: Lightly-used open area/facilities

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Section No: 2-2

Type of Toe Facility: N/A

Distance from Toe(m): 0

Type of Crest Facility: N/A

Distance from Crest(m): 0

Consequence Category: 3

Engineering Judgement: P

Sign of Seepage:	Slope : No signs of seepage Wall : N/A
Criterion A satisfied:	N
Sign of Distress:	Slope : Minor (near crest, mid-portion, at toe) Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	N
Note:	N/A
Consequence category (for critical section):	3
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

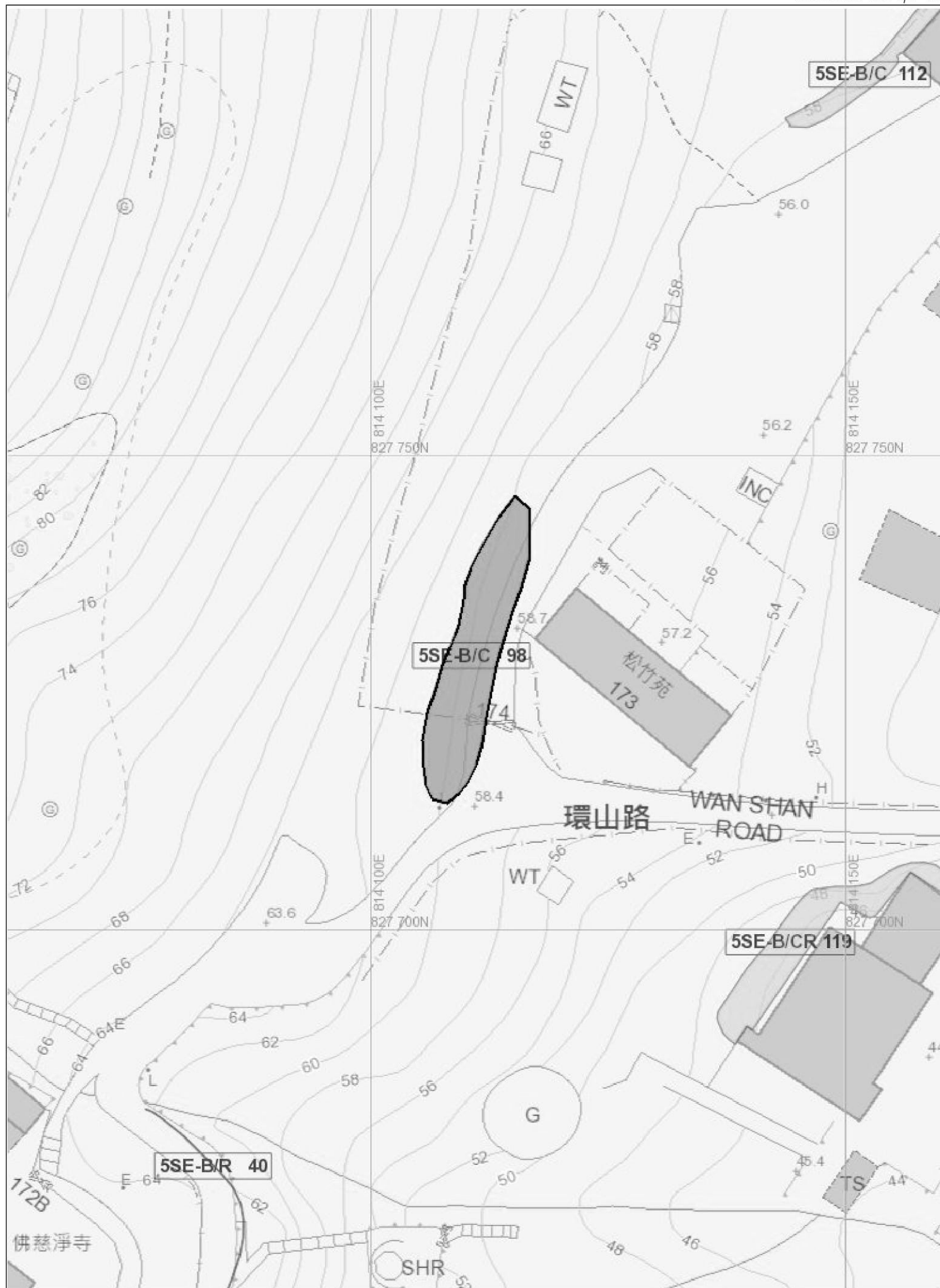
Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Mixed

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

PHOTO





APPENDIX C – ADJACENT GROUND INVESTIGATION PLAN

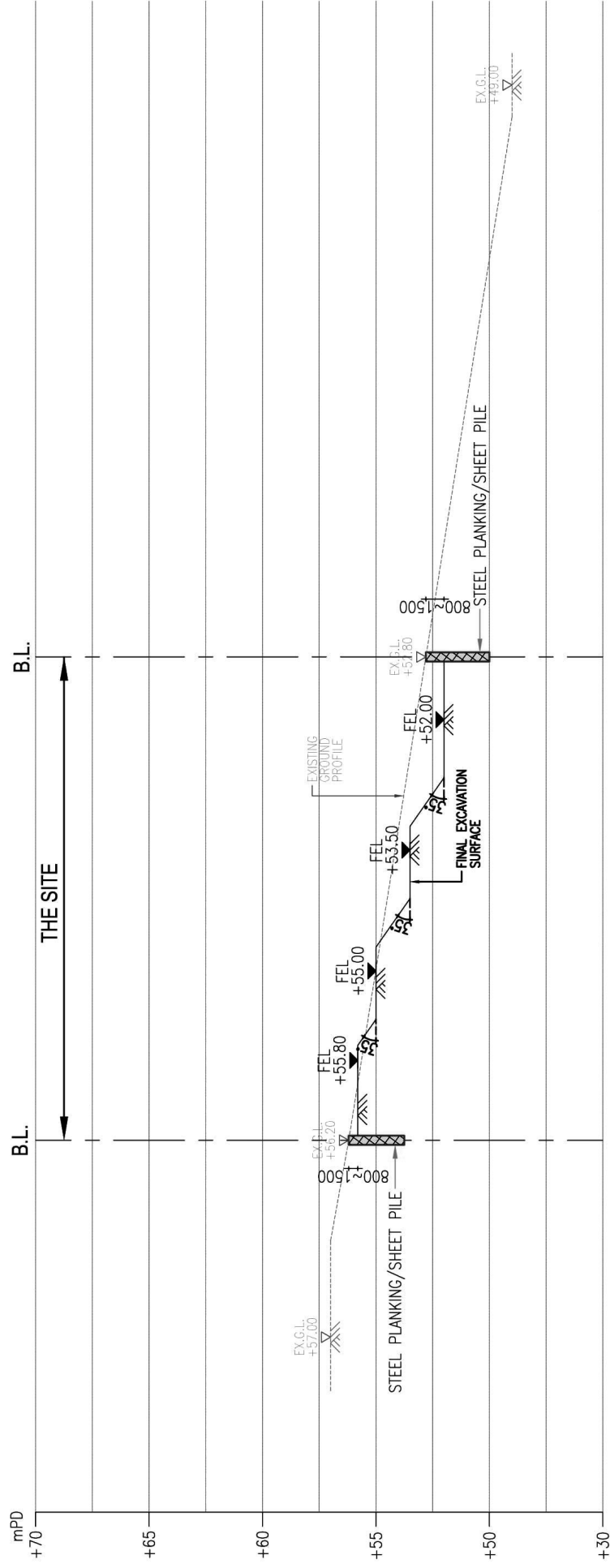


ADJACENT GROUND INVESTIGATION PLAN

APPENDIX D – SCHEMATIC PROPOSAL OF ELS



EXCAVATION AND LATERAL
SUPPORT PLAN (SCHEMATIC ONLY)



SECTION A1-A1

APPENDIX E – SCHEMATIC PROPOSAL OF FOOTING

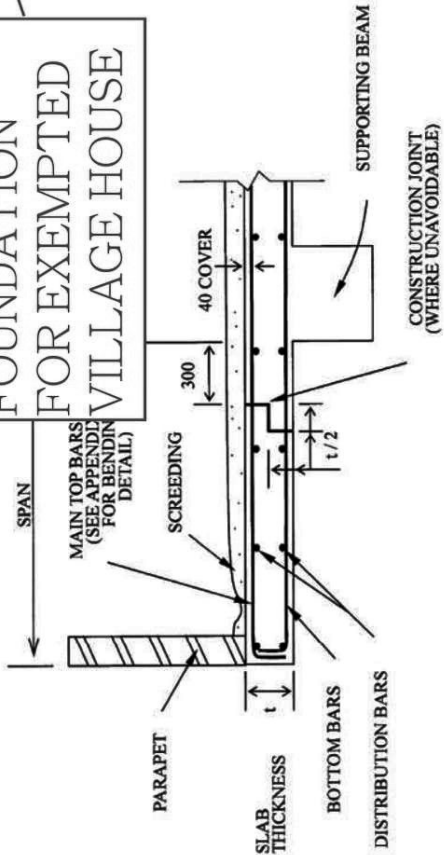


FOOTING FOUNDATION
PLAN (SCHEMATIC ONLY)

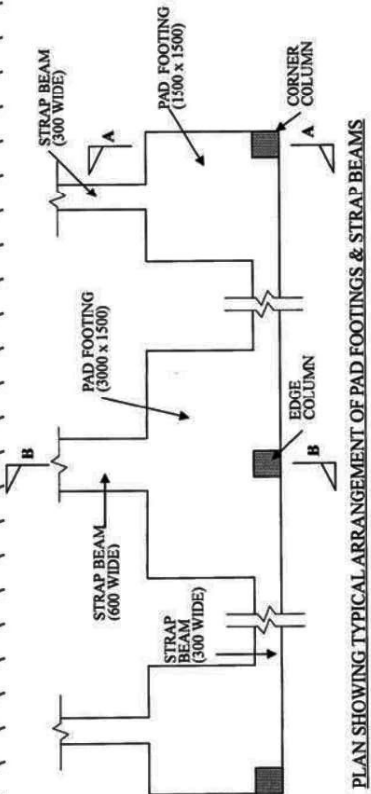
Span (mm)	1220		1100		1000	
Avg. screeding thickness (mm)	50	100	50	100	50	100
Min. slab thickness (mm)	175	190	160	175	150	160
Min. / Max. cover to steel (mm)	40 / 50					

TABLE SHOWING MINIMUM REQUIRED SLAB THICKNESS OF
CANTILEVERED SLAB BALCONIES OR CANOPIES

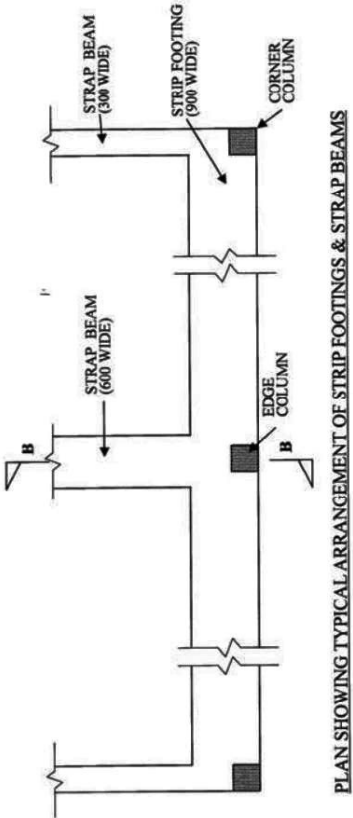
TYPICAL
DETAILS OF
FOOTING
FOUNDATION
FOR EXEMPTED
VILLAGE HOUSE



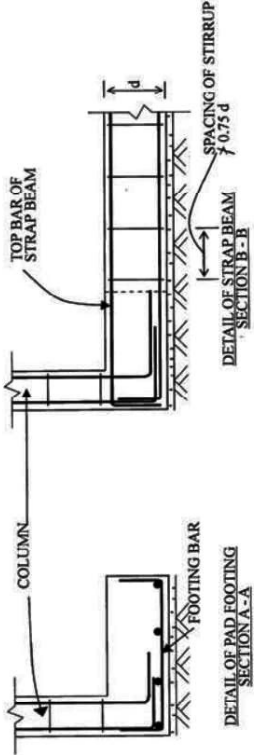
SECTIONAL DETAILS OF CANTILEVERED SLAB BALCONIES OR CANOPIES



PLAN SHOWING TYPICAL ARRANGEMENT OF PAD FOOTINGS & STRAP BEAMS



PLAN SHOWING TYPICAL ARRANGEMENT OF STRIP FOOTINGS & STRAP BEAMS



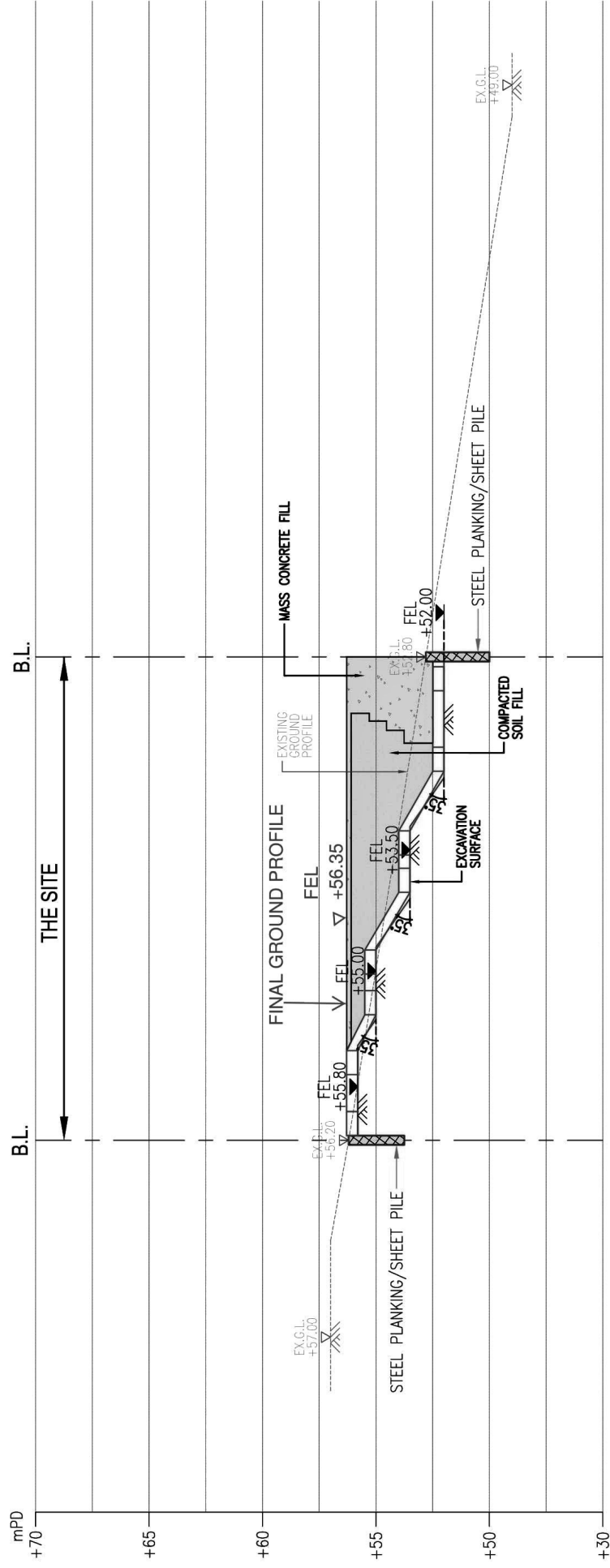
DETAILS OF SOME TYPICAL ARRANGEMENT OF FOUNDATION FOOTINGS & STRAP BEAMS

NOTE : ALL DIMENSIONS ARE GIVEN FOR REFERENCE ONLY

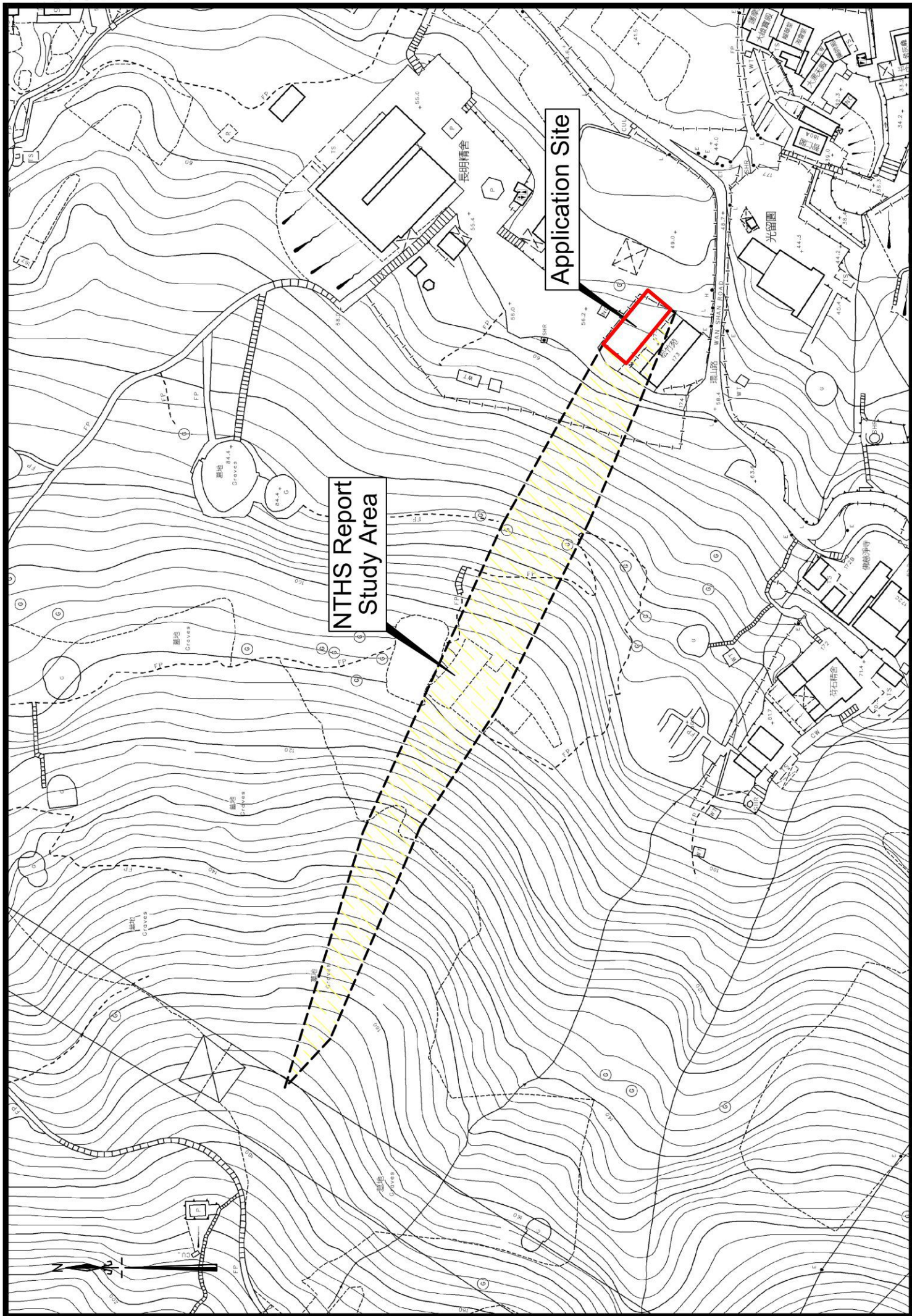
APPENDIX F – SCHEMATIC PROPOSAL OF FINAL FORMATION PROFILE



FINAL FORMATION PROFILE PLAN
(SCHEMATIC ONLY)



SECTION A2-A2



Similar Applications within the subject
“Government, Institution or Community” zone on the OZP

Approved applications

No.	Application No.	Proposed Development	Date of Consideration
1.	A/TM/101 [#]	Five 2-storey NTEHs for domestic purpose	18.1.1991
2.	A/TM/161	Two 3-storey NTEHs for residential purpose	7.5.1993 (revoked on 7.5.1995)
3.	A/TM/260*	Proposed Two 3-storey NTEHs	19.5.2000
4.	A/TM/570	Proposed Two 2-storey NTEHs	24.12.2021

[#] same site as A/TM/99

*same site as A/TM/151 and A/TM/161

Rejected applications

No.	Application No.	Proposed Development	Date of Consideration	Rejection Reason(s)
1.	A/TM/92	Seven 3-storeys NTEHs for domestic purpose	25.5.1990	(1) to (4)
2.	A/TM/99	Seven 3-storeys NTEHs for domestic purpose	19.10.1990	(1), (3) and (4)
3.	A/TM/151	Two 3-storeys NTEHs for residential purpose	18.12.1992 (Rejected on review)	(3), (4) and (5)

Rejection Reasons

- (1) The scale of development/ redevelopment is considered excessive.
- (2) Felling of well-grown trees in and around the lot is not supported.
- (3) There is no sewage treatment facilities proposed for the development.
- (4) There is no access road leading to the lot.
- (5) The proposed development was not in line with the planning intention of the “G/IC” zone on the OZP which is to preserve the existing monasteries and to retain the existing characteristics of low-rise, low-density village type development.

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

參考編號

Reference Number:

220805-151933-47909

提交限期

Deadline for submission:

16/08/2022

提交日期及時間

Date and time of submission:

05/08/2022 15:19:33

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

致香港城市規劃委員會

申請編號 A/TM/576

反對上述申請發展規範

本苑為新界屯門青山村環山路172號松竹苑A、B
及C座(即屯門青山村DD131, LOT NO.583A)

現反對上述編號的擬議用途申請。

1. 申請發展的位在彎曲斜路的中段, 斜路的闊度約2.9米。工程將會嚴重影響松竹苑, 長明精舍, 荷石精舍及佛慈淨寺及其他居民的唯一車輛及行人通道。而重型工程車亦會破壞路面結構。
2. 申請發展地段並沒有任何通道出入, 本苑屋側小通道設有污水渠管, 不宜作行人通道。因此本苑強烈反對砍伐樹木利用政府公地及本苑的範圍作為發展通道破壞週邊環境。

屯門青山村松竹苑

何偉棠



林柏圖先生

吳汝華

2022年8月8日

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼 : 2467 9308 傳真號碼 : 3013 8739

城市規劃委員會

(傳真號碼:2877 0245, 2522 8426)

北角渣華道 333 號

(傳真及郵遞)

北角政府合署 15 樓

反對有關[規劃申請]通知書

申請編號 : A/TM/576

地點 : 新界屯門青山村丈量約份第 131 約

地段第 583 號 B 分段, 583 號 C 分段 及 583 號餘段

地帶及圖則 : [政府,機構或社區] 屯門分區計劃大綱草圖編號 S/TM/36

建議 : 擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司,在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)), 反對理由如下:-

1. 上述地點的地帶及圖則是規劃為 [政府,機構或社區] 地帶不是為 [鄉村式發展地帶]規劃原意是不適宜建屋宇於上述地點.上述更改土地用途申請, 擬建 3 棟小型屋宇(每棟 60.1 平方米面積 x 2 層高 25 尺), 3 棟小型屋宇合共總面積為 360.6 平方米, 嚴重違反當初政府對這地區的規劃原意, 是為了保護自然生態及宗教用途.
2. 上述地點位於約 5 米高的斜坡上,而該斜坡上種植了數棵近百年以上的古樹及大量花草樹木, 若建屋宇於該地點上,不單止要砍伐數棵近百年以上的古樹及大量花草樹木還需要用英泥平整約 5 米高的斜坡, 對附近樹木保育, 天然環境及自然生態造成嚴重破壞. 再者, 若在雨季或風暴期間, 雨水會直接由約 5 米高已平整的地台流下該斜坡下的低窪地帶會導致水浸及危害現時在低窪地帶上的構築物, 農作物和自然生態, 昆蟲, 蝴蝶 ... 等等.
3. 現時是沒有道路可直接進入上述地點的, 而附近地段是屬於本精舍所有的, 本精舍不會批准擬建 3 棟小型屋宇經過本精舍的私人地段作建築及日後居住/日常生活的用途. 避免日後發生土地糾紛, 懇請城規會現在就拒絕該 3 幢小型屋宇的 S.16 更改土地用途的申請.
4. 由於現時該地點附近大部分是廟宇及精舍, 居民不多, 環境清靜.再者, 在該地段附近只得一條彎曲及狹窄的單線雙程人車共用的道路(環山路)作為附近居民的唯一交通通道, 若在該地點上施工建設屋宇會對附近廟宇及精舍和居民帶來人流和交通擠塞, 嘈音及環境的滋擾, 嚴重影響本精舍法師及信眾日常修行及宗教活動.

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼 : 2467 9308 傳真號碼 : 3013 8739

最後，本精舍懇請城市規劃委員會拒絕上述 3 幢小型屋宇的 S.16 更改土地用途的申請。若有任何查詢及跟進，請致電給本精舍聯絡人宋先生，電話號碼：

聯絡。

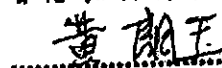


長明精舍主持人：黃朗玉法師

(香港身份證編號：

For and on behalf of
CHEUNG MING CHING SHEA (H.K.) LIMITED
香港長明精舍有限公司

+


.....
Authorized Signature(s)

香港長明精舍有限公司

日期：2022 年 08 月 09 日

致：城市規劃委員會



4

申請編號=A/TM/576

反對有關 A/TM/576 之規劃申請

對於 A/TM/576 之規劃申請，反對理由是申請建屋地點非常鄰近先人祖墳，距離大約只有3米，興建屋宇將嚴重破壞該地點及附近的古老樹木及原生植物。建屋亦會改變該地點斜坡環境，影響土地雨水吸收率，雨季水流的改變或會導致水土流失，繼而破壞祖墳，或致墳地水浸。

因此認為該建屋申請勢將破壞該地點的幽靜環境及水土，嚴重破壞祖墳風水及先人安寧。懇請 貴會考慮上述原因，謝謝！

12

2022年8月11日

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

參考編號

Reference Number:

220811-200630-62837

提交限期

Deadline for submission:

16/08/2022

提交日期及時間

Date and time of submission:

11/08/2022 20:06:30

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/576

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. WONG WAI YAT

意見詳情

Details of the Comment :

反對建屋

申請建屋的地點，位於相當陡斜的山坡之上，而且四面皆無通道可以接駁大路，一面是另一私人屋苑，另外三面是有百多年歷史的古寺長明精舍，當中三面都有樹木圍繞，如果要興建屋宇，無可避免要剷除樹木，興建一條新路，才可運輸建築材料，但建屋地點斜坡的下方，有多棵近百年的老樹，若然開拓新路，必然破壞環境，並造成水土流失，故反對在此地之建屋申請

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



A/TM/576 DD 131 Tsing Shan Tsuen

16/08/2022 02:28

From:

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

File Ref:

A/TM/576

Lots 583 S.B, 583 S.C and 583 RP in D.D.131, Tsing Shan Tsuen, Tuen Mun

Site area: 195.13sq.m

Zoning: "GIC"

Applied development: NET House

Dear TPB Members,

By approving Application 570 you have opened the floodgates for similar applications.

It is unacceptable that at a time that community facilities in all districts are in serious deficit and the administration bleats that there is no land available on which to provide such services that the board is encouraging the expansion of NET houses when hundreds of hectares of land are already zoned for this purpose.

Members should reject the application to prevent further erosion of GIC zoned lots.

Mary Mulvihill

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

參考編號

Reference Number:

221121-161725-16323

提交限期

Deadline for submission:

06/12/2022

提交日期及時間

Date and time of submission:

21/11/2022 16:17:25

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/576

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，住屋過於密集，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全、生活質數及生態環境。

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反對有關[規劃申請]通知書 - 申請編號 : A/TM/576
05/12/2022 12:11

From:

To: tpbpd@pland.gov.hk

Cc: tckyip@pland.gov.hk

File Ref:

6 attachments



松竹苑反對信_20221205.pdf 02 約2.9米闊的唯一人車道路.pdf 03 現時沒有道路能進入申請地段.pdf



04 私人地段.pdf 05 申請更改土地地盤的斜坡.pdf 06 地盤旁邊有私人墓地.pdf

反對有關[規劃申請]通知書

申請編號:A/TM/576

地點:新界屯門青山村丈量約份第131約

地段第583號B分段,583號C分段 及583號餘段

地帶及圖則: [政府,機構或社區]屯門分區計劃大綱草圖編號S/TM/36

建議:擬議屋宇(新界豁免管制屋宇)

我們是屯門青山村松竹苑全體業主,現在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)),有關反對理,請參閱我們隨附的反對上述申請信件.謝謝!

松竹苑全體業主

致香港城市規劃委員會

申請編號 A/TM/576

反對上述申請發展規範

本苑為新界屯門青山村環山路173號松竹苑A, B
及C座(即屯門青山村DD131, LOT NO. 583A)

現重申反對上述編號的擬議用途申請如承

2022年8月8日所述,並補充資料如下:-

1. 對交通,對排水,對斜坡,受斜坡影响及構成景觀影响。
2. 工程車必須經窄小彎曲斜路才到達長明精舍,此路是車輛及行人唯一出入通道。
3. 極力反對申請人利用本屋苑停車位置作放置建材。
4. 本屋苑極不認同申請人提供的所有資料。

何偉棠 TEL

吳世華

林柏園

2022年12月3日

致香港城市規劃委員會

申請編號 A/TM/576

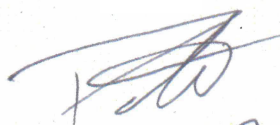
反對上述申請發展規範

本苑為新界屯門青山村環山路173號松竹苑A, B
及C座(即屯門青山村DD131, LOT NO.583A)

現反對上述編號的擬議用途申請。

1. 申請發展的位置在彎曲斜路的中段, 斜路的闊度約2.9米。工程將會嚴重影響松竹苑, 長明精舍, 荷石精舍及佛慈淨寺及其他居民的唯一車輛及行人通道。而重型工程車亦會破壞路面結構。
2. 申請發展地段並沒有任何通道出入, 本苑屋側小通道設有污水渠管, 不宜作行人通道。因此本苑強烈反對砍伐樹木利用政府公地及本苑的範圍作為發展通道破壞週邊環境。

何偉棠



林柏圖先生

吳汝華

2022年8月8日





精舍







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反對有關[規劃申請]通知書- 申請編號 : A/TM/576
05/12/2022 11:51

From:

To: tpbpd@pland.gov.hk

Cc: tckyip@pland.gov.hk

File Ref:

7 attachments



00 反對申請信.pdf 01 反對申請書_附件相片_20221205.pdf 02 約2.9米闊的唯一人車道路.pdf



03 現時沒有道路能進入申請地段.pdf 04 私人地段.pdf 05 申請更改土地地盤的斜坡.pdf 06 地盤旁邊有私人墓地.pdf

反對有關[規劃申請]通知書

申請編號 : A/TM/576

地點 : 新界屯門青山村丈量約份第131約

地段第583號B分段, 583號C分段 及583號餘段

地帶及圖則 : [政府,機構或社區] 屯門分區計劃大綱草圖編號S/TM/36

建議 : 擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司,在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)),有關反對理由,請參閱我們隨附的反對信件日期2022年12月5日.謝謝!

香港長明精舍有限公司

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼：2467 9308 傳真號碼：3013 8739

城市規劃委員會

北角渣華道 333 號

北角政府合署 15 樓

(傳真號碼:2877 0245, 2522 8426)

(電子郵件:tpbpd@pland.gov.hk)

(傳真, 電郵及郵遞)

反對有關[規劃申請]通知書

申請編號：A/TM/576

地點：新界屯門青山村丈量約份第 131 約

地段第 583 號 B 分段, 583 號 C 分段 及 583 號餘段

地帶及圖則：[政府,機構或社區] 屯門分區計劃大綱草圖編號 S/TM/36

建議：擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司,在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)), 反對理由如下:-

1. 請參閱我們在 2022 年 8 月 9 日給 貴委員會的信函(附上副本)有關對上述申請提出的反對意見(“該反對意見”),
2. 有關上述的申請, 本精舍在此重新再次提出該反對意見,
3. 本精舍在此強調現時是沒有道路可直接進入上述地點的, 而附近地段是屬於本精舍所有的. 本精舍反對批准上述擬建 3 棟小型屋宇的申請. 本精舍在此聲明不會借出本精舍的私人地段給申請人作上述擬建 3 棟小型屋宇的建築及日後居住/日常生活的用途. 避免日後發生土地糾紛, 懇請城規會現在就拒絕該擬建 3 幢小型屋宇的 S.16 更改土地用途的申請.

最後, 本精舍懇請城市規劃委員會拒絕上述擬建 3 幢小型屋宇的 S.16 更改土地用途的申請. 若有任何查詢及跟進, 請致電給本精舍聯絡人宋先生, 電話號碼:
或電郵地址’ 聯絡.

香港長明精舍有限公司

黃朗玉

長明精舍主持人: 黃朗玉法師

For and on behalf of
CHEUNG MING CHING SHEA (H.K.) LTD.
香港長明精舍有限公司
黃朗玉
Authorized Signature(s)

日期: 2022 年 12 月 5 日

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼 : 2467 9308 傳真號碼 : 3013 8739

城市規劃委員會

(傳真號碼: 2877 0245, 2522 8426)

北角渣華道 333 號

(傳真及郵遞)

北角政府合署 15 樓

反對有關[規劃申請]通知書

申請編號 : A/TM/576

地點 : 新界屯門青山村丈量約份第 131 約

地段第 583 號 B 分段, 583 號 C 分段 及 583 號餘段

地帶及圖則 : [政府, 機構或社區] 屯門分區計劃大綱草圖編號 S/TM/36

建議 : 擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司, 在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)), 反對理由如下:-

1. 上述地點的地帶及圖則是規劃為 [政府, 機構或社區] 地帶不是為 [鄉村式發展地帶] 規劃原意是不適宜建屋宇於上述地點. 上述更改土地用途申請, 擬建 3 棟小型屋宇 (每棟 60.1 平方米面積 x 2 層高 25 尺), 3 棟小型屋宇合共總面積為 360.6 平方米, 嚴重違反當初政府對這地區的規劃原意, 是為了保護自然生態及宗教用途.
2. 上述地點位於約 5 米高的斜坡上, 而該斜坡上種植了數棵近百年以上的古樹及大量花草樹木, 若建屋宇於該地點上, 不單止要砍伐數棵近百年以上的古樹及大量花草樹木還需要用英泥平整約 5 米高的斜坡, 對附近樹木保育, 天然環境及自然生態造成嚴重破壞. 再者, 若在雨季或風暴期間, 雨水會直接由約 5 米高已平整的地台流下該斜坡下的低窪地帶會導致水浸及危害現時在低窪地帶上的構築物, 農作物和自然生態, 昆蟲, 蝴蝶 ... 等等.
3. 現時是沒有道路可直接進入上述地點的, 而附近地段是屬於本精舍所有的, 本精舍不會批准擬建 3 棟小型屋宇經過本精舍的私人地段作建築及日後居住/日常生活的用途, 避免日後發生土地糾紛, 懇請城規會現在就拒絕該 3 幢小型屋宇的 S.16 更改土地用途的申請.
4. 由於現時該地點附近大部分是廟宇及精舍, 居民不多, 環境清靜. 再者, 在該地段附近只得一條彎曲及狹窄的單線雙程人車共用的道路(環山路)作為附近居民的唯一交通通道, 若在該地點上施工建設屋宇會對附近廟宇及精舍和居民帶來人流和交通擠塞, 嘈音及環境的滋擾, 嚴重影響本精舍法師及信眾日常修行及宗教活動.

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼 : 2467 9308 傳真號碼 : 3013 8739

最後，本精舍懇請城市規劃委員會拒絕上述 3 幢小型屋宇的 S.16 更改土地用途的申請。若有任何查詢及跟進，請致電給本精舍聯絡人宋先生，電話號碼：
聯絡。

黃朗玉

長明精舍主持人：黃朗玉法師
(香港身份證編號：

For and on behalf of
CHEUNG MING CHING SHEA (H.K.) LIMITED
香港長明精舍有限公司

+

黃朗玉

.....
Authorized Signature(s)

香港長明精舍有限公司
日期：2022 年 08 月 09 日

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼 : 2467 9308

傳真號碼 : 3013 8739

城市規劃委員會

北角渣華道 333 號

北角政府合署 15 樓

(傳真號碼:2877 0245, 2522 8426)

(電子郵件:tpbpd@pland.gov.hk)

(傳真, 電郵及郵遞)

反對有關[規劃申請]通知書

申請編號 : A/TM/576

地點 : 新界屯門青山村丈量約份第 131 約

地段第 583 號 B 分段, 583 號 C 分段 及 583 號餘段

地帶及圖則 : [政府,機構或社區] 屯門分區計劃大綱草圖編號 S/TM/36

建議 : 擬議屋宇 (新界豁免管制屋宇)

相片附件

01. 約 2.9 米闊的唯一人車道路
02. 現時是沒有道路能進入申請的地段
03. 私人地段
04. 申請更改土地地盤的斜坡
05. 地盤旁邊有私人墓地

香港長明精舍有限公司

黃朗玉

長明精舍主持人: 黃朗玉法師

(香港身份證編號

日期: 2022 年 12 月 5 日

For and on behalf of
CHEUNG MING CHING SHEA LIMITED
香港長明精舍有限公司

黃朗玉

Authorized Signature(s)





精舍







Seq 3 10

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Re: A/TM/576 DD 131 Tsing Shan Tsuen
23/03/2023 02:44

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

A/TM/576

Lots 583 S.B, 583 S.C and 583 RP in D.D.131, Tsing Shan Tsuen, Tuen Mun

Site area: 195.13sq.m

Zoning: "GIC"

Applied development: 3 NET Houses

Dear TPB Members,

The 3 houses would have no buffer zone so access, drainage, etc would intrude on adjacent lots. There is an issue re ventilation, particularly to the middle unit. Development would remove a cluster of mature trees..

There is no "V" Zone anywhere close to the location.

Approval of NET house development has zero justification.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Tuesday, 16 August 2022 2:28 AM CST
Subject: A/TM/576 DD 131 Tsing Shan Tsuen

A/TM/576

Lots 583 S.B, 583 S.C and 583 RP in D.D.131, Tsing Shan Tsuen, Tuen Mun

Site area: 195.13sq.m

Zoning: "GIC"

Applied development: NET House

Dear TPB Members,

By approving Application 570 you have opened the floodgates for similar applications.

It is unacceptable that at a time that community facilities in all districts are in serious deficit and the administration bleats that there is no land available on which to provide such services that the board is encouraging the expansion of NET houses when hundreds of hectares of land are already zoned for this purpose.

Members should reject the application to prevent further erosion of GIC zoned lots.

Mary Mulvihill

RECEIVED

27 MAR 2023

Town Planning
Board

申請編號: A/TM/576

seq 3 11

致: 城市規劃委員會

反對有關 A/TM/576 之規劃申請

對於 A/TM/576 之規劃申請, 反對理由如下:

- i) 申請建屋地點非常鄰近先人祖墳, 距離大約只有4米, 不如申請所說有8米距離, 申請人說法可能是由墳地中心計起。事實上墳地範圍不應只計算墳墓前庭的2米範圍, 而是整個完整的墓地範圍, 應計算墓地原本興建時的面積 (前後直徑4米), 墓地只是經過百年光景, 日久失修, 部份外圍損壞, 不能因此將墓地範圍計算收窄。近距離興建3幢大型屋宇, 嚴重破壞該地點的寧靜環境及祖墳風水影響後人福祉。
- ii) 此外, 申請地點土地從未興建過任何屋宇, 臨時屋或棚架, 幾十年來樹木茂盛, 植被良好, 從未發生過水土流失或任何輕微山泥傾瀉, 並沒有興建高護土牆的迫切性。申請人所聲稱「現存土壤流失」有失實之說。

謝謝貴會關注及考慮



25-3-2023

RECEIVED

27 MAR 2023

Town Planning
Board

致香港城市規劃委員會

申請編號: A/TM576

反對上述申請發展規範

本苑為新界屯門青山村環山路173號松竹苑

(即屯門青山村)

現重申反對上述編號的擬議用途申請如函

2022年8月8日及12月3日所述,並補充資料如下:

1. 該申請地已轉賣多次至現持有人,所以未必了解實地環境。松竹苑約於一九八〇年建成,原定作為退休居住,至今已多年,有感環境雖清靜,但出入極不方便,除自用車及出租車外,或可步行約15至20分鐘至輕鐵站。故而該地段祇適合深居簡出之人仕居住。
2. 該申請建屋地點位置前有墓地及蕉林,後有化寶爐,任何買家都會有所避忌。
3. 申請人若堅持要發展該地,可能有其他意圖作為發展其他業務,附近住戶人仕均會極力反對。

屯門青山村松竹苑

何偉棠

林柏圖

吳汝華

2023年3月26日

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



[Possible SPAM] 反對有關[規劃申請]通知書 申請編號 : A/TM/576
27/03/2023 15:05

From:

To: tpbpd@pland.gov.hk

Cc: tckyip@pland.gov.hk

File Ref:

1 attachment



反對規劃申請]通知書.pdf

反對有關[規劃申請]通知書

申請編號 : A/TM/576

地點 : 新界屯門青山村丈量約份第131約

地段第583號B分段, 583號C分段 及583號餘段

地帶及圖則 : [政府,機構或社區] 屯門分區計劃大綱草圖編號S/TM/36

建議 : 擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司,在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)),有關 反對理由,請參閱我們隨附的反對信件日期2023年3月22日. 謝謝!

香港長明精舍有限公司

香港長明精舍有限公司

香港新界屯門青山村環山路 174 號

電話號碼：2467 9308 傳真號碼：3013 8739

城市規劃委員會

北角渣華道 333 號

北角政府合署 15 樓

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(傳真, 電郵及郵遞)

反對有關[規劃申請]通知書

申請編號：A/TM/576

地點：新界屯門青山村丈量約份第 131 約

地段第 583 號 B 分段, 583 號 C 分段 及 583 號餘段

地帶及圖則：[政府,機構或社區] 屯門分區計劃大綱草圖編號 S/TM/36

建議：擬議屋宇 (新界豁免管制屋宇)

本精舍, 香港長明精舍有限公司,在此向城市規劃委員會提出反對上述規劃申請建議-(擬議屋宇(新界豁免管制屋宇)), 反對理由如下:-

1. 請參閱我們在 2022 年 12 月 5 日給 貴委員會的信函 (附上副本) 有關對上述申請提出的反對意見(“該反對意見”);
2. 有關上述的申請, 本精舍在此重新再次提出該反對意見;
3. 本精舍在此強調現時是沒有道路可直接進入上述申請地點的, 而附近地段是屬於本精舍所有的.申請人從來沒有知會及接觸本精舍及松竹苑業主有關申請人將如何進入該申請地點進行建屋工程, 所以本精舍沒法評估申請人對本精舍附近地段環境生態的影響. 本精舍重新反對批准上述地點擬建 3 棟小型屋宇的申請. 本精舍在此聲明不會借出本精舍的私人地段給申請人作上述擬建 3 棟小型屋宇的建築及日後居住/日常生活的用途. 避免日後發生土地糾紛, 懇請城規會現在就拒絕該擬建 3 幢小型屋宇的 S.16 更改土地用途的申請.

最後, 本精舍懇請城市規劃委員會拒絕上述擬建 3 幢小型屋宇的 S.16 更改土地用途的申請. 若有任何查詢及跟進, 請致電給本精舍聯絡人宋先生, 電話號碼:
[REDACTED] 或電郵地址” [REDACTED] 聯絡.

香港長明精舍有限公司

黃朗玉

長明精舍主持人: 黃朗玉

For and on behalf of
CHEUNG MING CHING SHEA (H.K.) LIMITED

香港長明精舍有限公司

黃朗玉

Authorized Signature(s)

日期: 2023 年 3 月 22 日

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that the Lot Owner is required to submit an application to her office for erection of the proposed development after obtaining planning approval for the proposed development. There is no guarantee that any application for development on the Lots will be approved. Any application will be considered by LandsD acting in the capacity as the Landlord and decide on the appropriate form of documentation as its sole discretion. In the event that any application is approved, it would be subject to any terms and conditions including payment of fees and premium as the Government shall deem fit. Her office reserves the right to take any enforcement action as may be appropriate in the event that any unauthorized development or illegal occupation of Government land is detected. The Lots are not directly fronting an access road and the nearby Wan Shan Road is not maintained by her office. There is no guarantee that any right of way will be given, the Lot Owner shall make his/her own arrangement. The applicant will be required to apply to her office for permission to construct the proposed U-channel and pipeline on Government land. There is no guarantee that permission will be given and if given, it may be subject to such terms and conditions as may be appropriate including maintenance of the channel and pipeline at his/her own expense and diversion of the same when required. If the proposed U-channel and pipeline involve other private lot, the applicant shall make his/her own arrangement to seek consent from the private lot owner involved and demonstrate to the satisfaction of her office that such consent have been obtained. Prior approval by her office shall be obtained before implementation of the tree proposal. There is no guarantee that approval will be given and if given, may be subject to terms and conditions as may be appropriate;
- (b) to note the comments of the Commissioner for Transport that the Site is served by Wan Shan Road which is connected to Yeung Tsing Road. A short section of Wan Shan Road near the junction of Yeung Tsing Road is a 2-way traffic road which is managed by the Transport Department (TD) and the remaining sections of Wan Shan Road is a single-lane 2-way traffic road which is not managed by TD. Comments and consent should be sought from the management and maintenance parties of Wan Shan Road whether the existing access road is suitable/adequate to serve the proposed use. The proposed development has no direct vehicular access to Wan Shan Road. Comments and consent should also be sought from the management and maintenance parties of the land nearby whether an access road could be provided to serve the proposed use;
- (c) to note the comments of the Director of Environmental Protection that the “Recommended Pollution Control Clauses Contracts” (available at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimize the environmental impact during the construction stage should be followed;
- (d) to note the comments of the Chief Town Planner/ Urban Design and Landscape, Planning Department that the approval of the section 16 by the Town Planning Board (TPB) does not imply approval of tree works such as pruning, transplanting

and/or felling under lease. Relevant authority/government department(s) should be approached to obtain necessary approval on tree works, where appropriate;

(e) to note the following comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:

- (i) adequate stormwater drainage collection and disposal facilities shall be provided to deal with the surface runoff of the site or the same flowing on to the site from the adjacent areas. The applicant shall check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. The lot owner shall effect any subsequent upgrading of these proposed works and the downstream drainage systems whenever necessary;
- (ii) all stormwater drainage facilities to be completed under the proposed development, whether within private lots or Government Land, shall be solely maintained by the applicant and the successive owners of the proposed development at their own resources. The applicant and the successive owner(s) of the proposed development would be duly bound by such obligations and all other conditions related to sewerage/drainage. The applicant shall also be liable for and indemnify claims and demands arising out of damage or nuisance caused by any inadequate construction or maintenance of the sewerage/drainage facilities completed under the development;
- (iii) the applicant should obtain prior consent and agreement from LandsD and/or the relevant lot owners for drainage/sewerage works to be undertaken outside the lot boundary including necessary statutory procedure and excavation permit prior to commencement of works;
- (iv) the applicant shall allow all time free access for the Government and its agent to conduct site inspection on his/her completed drainage works, if necessary;
- (v) all proposed sewerage connection works should be carried out by the applicant in accordance with DSD Standard Drawings at the applicant's cost. The applicant is reminded to submit the HBP1 application form together with a cheque to DSD for a technical audit of the completed connection works. The applicant is required to submit the declaration form (form no: HBP1_CC) before the inspection and to provide certified as-built drainage plans to DSD for record;
- (vi) it is the applicant's responsibility to identify/locate the existing government sewers to which sewerage connections from his/her site are to be proposed. The applicant should verify the existence of any public sewers and also their exact locations, levels and alignments on site in order to ascertain the positions and levels of the proposed manholes and the associated connection works. The applicant should also verify that the existing public

sewers, to which connections are proposed, are in normal working conditions and capable for taking the discharge from the site;

- (vii) the applicant shall monitor the internal conditions of the existing public sewers running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of his/her works to our satisfaction. The applicant shall make necessary arrangement/agreement with his Department for the scope of CCTV surveys (or other agreed alternatives). Nevertheless, such CCTV surveys (or other agreed alternatives) serve no intention to relieve the project proponent's liabilities on other sewers that are not included in these surveys. The applicant should exercise extreme care when working in the vicinity of the public sewerage facilities in order not to disturb, interfere with or cause damage to them. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the developer and to our satisfaction;
- (viii) the applicant is required to liaise with relevant utility undertakers to obtain the latest records, plans and alignments of their utilities in order to ensure the feasibility of the proposed sewerage works. The applicant is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities show in such utility records if considered necessary;
- (ix) under the Water Pollution Control Ordinance (Cap 358), discharge of wastewater into stormwater drains is not permitted. The applicant shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fitments, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewerage network, the applicant shall ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network; and
- (x) regarding the drainage and sewerage proposals,
 - the applicant should check and ensure that the proposed drainage works and their downstream drainage systems have the adequate capacity and are in good conditions to accommodate the surface runoff collected from the Site and its upstream catchments. However, the relevant design calculation and assessment of drainage impact to the existing downstream drainage systems due to the proposed drainage works is missing;
 - the existing drainage system to which the proposed drainage connection is to be made is not maintained by his department. Consent from the concerned departments/maintenance parties/owners should be obtained for the proposed connections to their drainage

systems;

- evidence should be provided to demonstrate the presence of ‘existing 350mm u-channel’ and to indicate the size and full alignment of this ‘existing 350mm u-channel’ all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - Environmental Protection Department (EPD) should be consulted regarding the sewerage disposal arrangement of the proposed development. Should the applicant choose to connect his proposed sewerage system to DSD’s maintained public sewers, the applicant shall furnish DSD with the connection proposal for agreement. Should the applicant choose to dispose the sewage through other means, view and comments from EPD should be sought; and
 - the proposed sewerage terminal manhole should be located within the lot as near to lot boundary as possible.
- (f) to note the comments of the Director of Fire Services that the ‘New Territories Exempted Houses - A Guide to Fire Safety Requirements’ published by LandsD should be observed;
- (g) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing, supervising and conducting any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. The Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation should also be observed when carrying out works in the vicinity of the electricity supply lines; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that in case DLO/TM, LandsD decides not to issue the certificates of exemption for the site formation works and/or drainage works associated for the NTEH development, such works will require prior approval and consent under the Buildings Ordinance. In the circumstance, an Authorised Person should be appointed as the coordinator for the proposed works.