

2023年 3月 1 0日

此文件在 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 10 MAR 2023  
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](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](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	AMYL-IFS/463
	Date Received 收到日期	10 MAR 2023

- 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 )

(1) 鄧聲揚 TANG SING YOUNG

(2) 鄧添福 TANG TIM FUK

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

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

黃新和 WONG SUN WO WILLIAM

## 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable)  
詳細地址/地點/丈量約份及地段號碼 (如適用)新界元朗流浮山丈量約份第129約  
地段第1435號, 1439號, 1442號及1446號(b) Site area and/or gross floor area involved  
涉及的地盤面積及/或總樓面面積☒ Site area 地盤面積 ..... 2317 ..... sq.m 平方米 ☒ About 約☐ Gross floor area 總樓面面積 ..... sq.m 平方米 ☐ About 約(c) Area of Government land included (if any)  
所包括的政府土地面積 (倘有)..... sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖 編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	荒廢漁塘  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☒ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



## 6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途, 請填妥於附件的表格。

## (i) For Type (i) application 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**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input checked="" type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... 1173 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填塘深度 ..... 1-2 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 1144 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  Depth of filling 填土厚度 ..... 0.5-1 ..... m 米 <input checked="" type="checkbox"/> About 約</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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)  (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>擬議填土及填塘工程：以便興建新界豁免管制屋宇</p>

**(iii) For Type (iii) application 供第(iii)類申請**

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

**(iv) 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 (please specify the use(s) and concerned land  
 政府、機構或社區設施 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)

2024年6月

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>天月路, 鄉村小路</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是          No 否</p>	<p><input checked="" 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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... 1173 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 ..... 1-2 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 1144 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.5-1 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <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>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
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**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

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

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

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

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

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

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

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

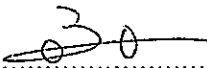
懇請貴會批准我等的申請。

**11. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....

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

WONG SUN WO WILLIAM

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

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

Date 日期

02-02-2022

(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。



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

Ash interment capacity 骨灰安放容量<sup>②</sup>

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該骨灰安置所內，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	新界元朗流浮山丈量約份第129約 地段第1435號、1439號、1442號及1446號。		
Site area 地盤面積	2317 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號S/YL-LFS/11		
Zoning 地帶	V		
Applied use/ development 申請用途/發展	擬議填土及填塘工程，以便發展新界豁免管制屋宇		
(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) <hr/>	
	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) <hr/>	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
雨水排放建議圖 美化環境建議 申請填土及填塘範圍		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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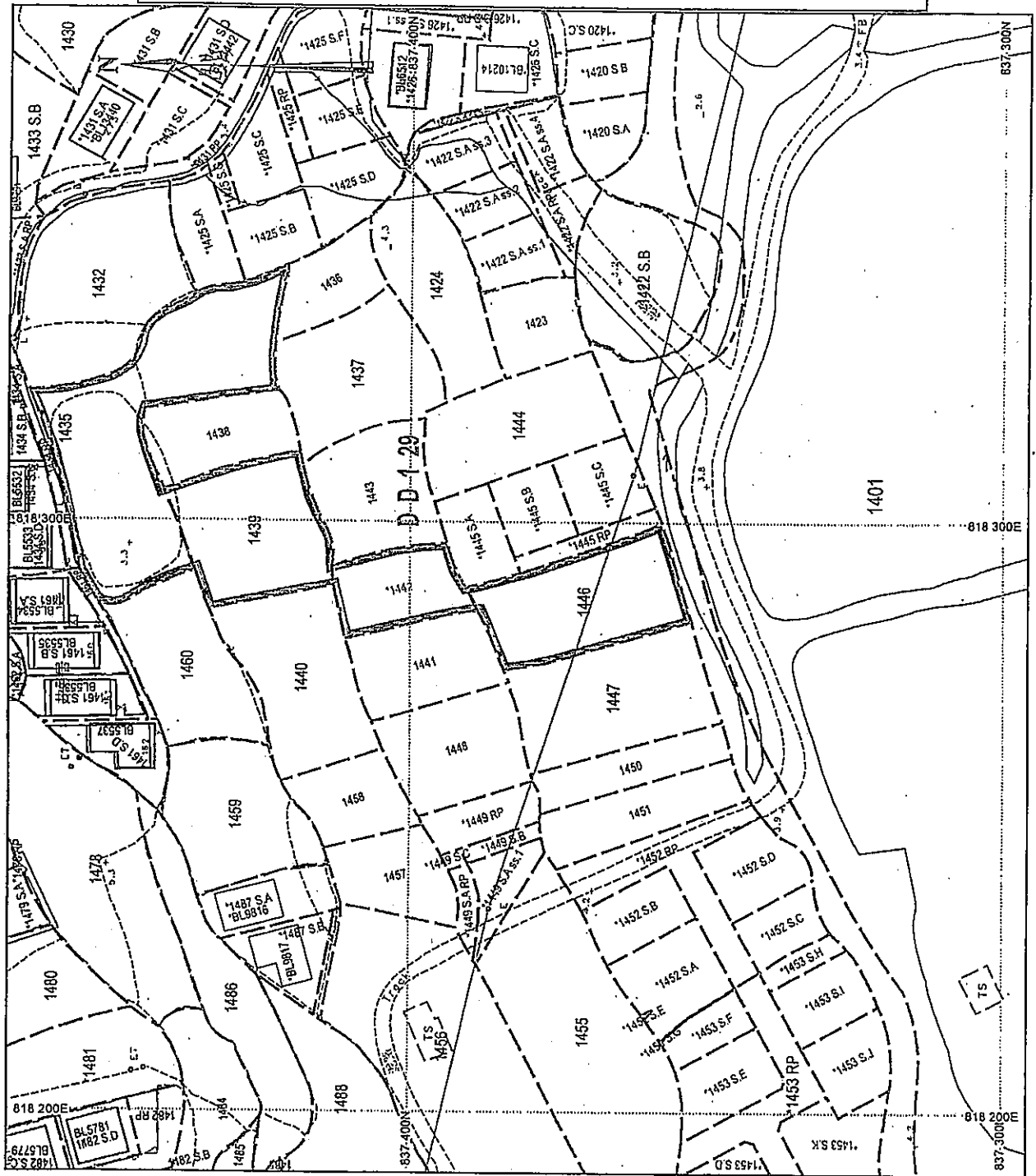
阿  
回  
在

黑色為申請填土範圍  
面積約1144平方米  
填土深度約0.5-1米

灰色為申請填塘範圍  
面積約1173平方米  
填塘深度約1-2米

◎ 中國物產誌 1401

# 申請填土及填塘範圍



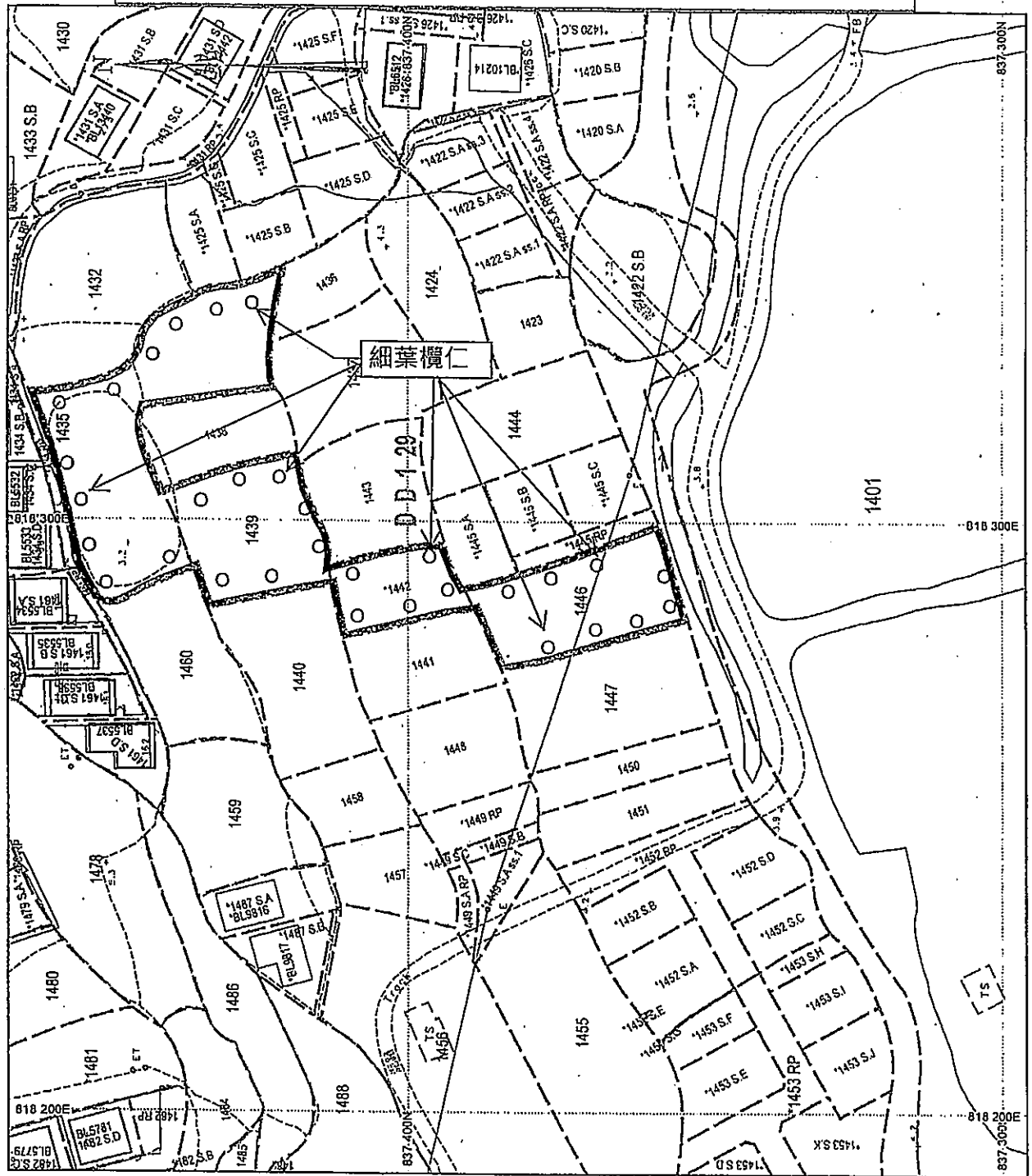
地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



# 美化環境建議



地政總署測繪處

Survey and Mapping Office, Lands Department

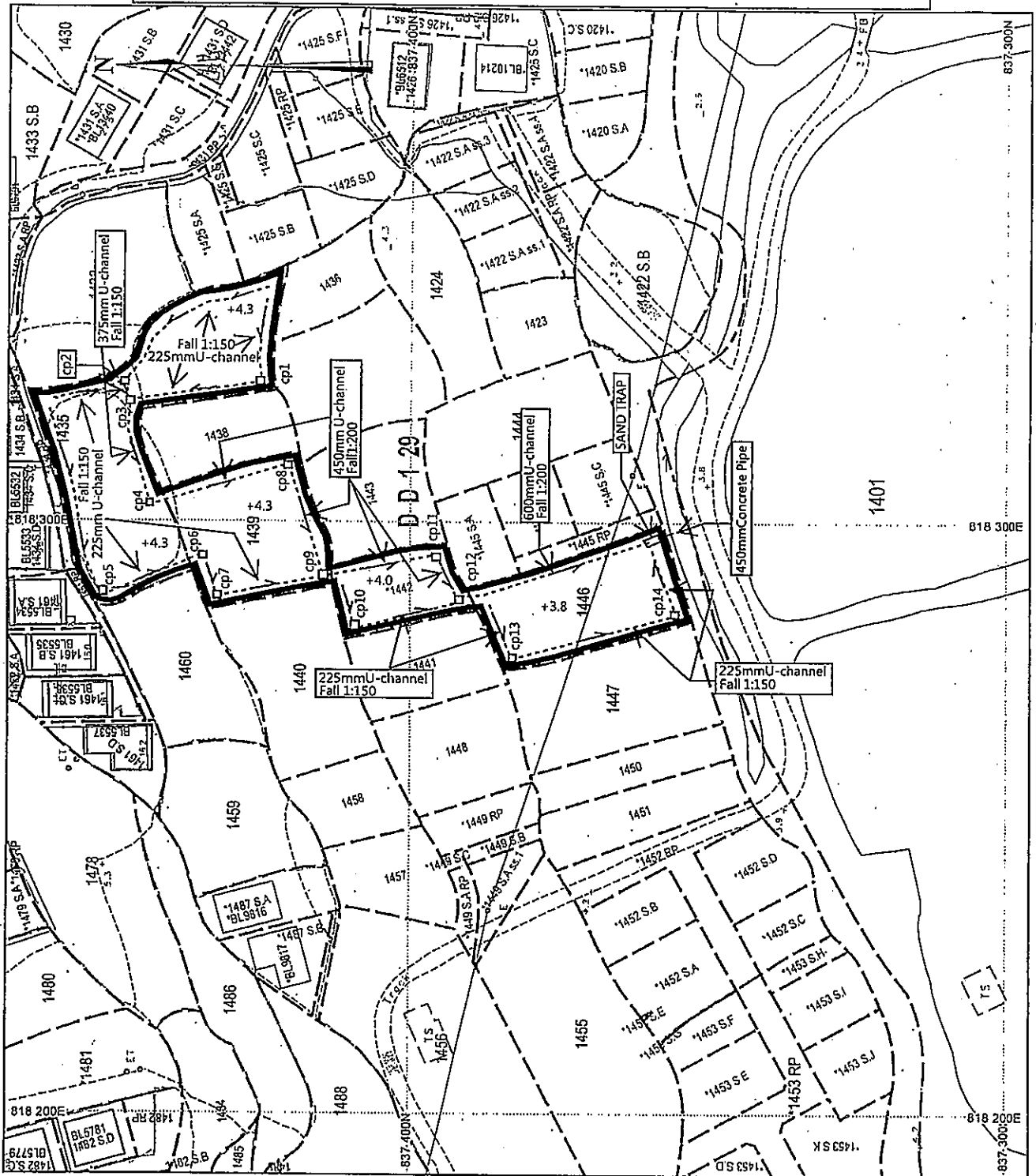
比例尺 SCALE 1:1 000

米 10 0 10 20 30 40 50 米



我等建議在申請範圍合共種植30棵細葉欖仁樹作為美化環境

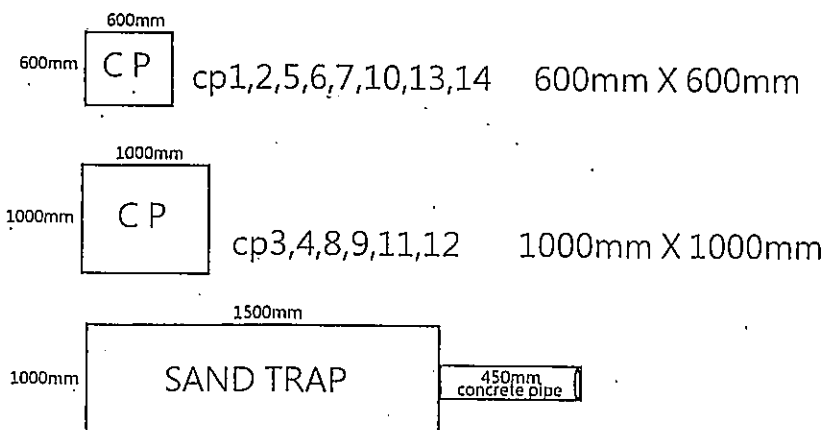
# 雨水排放建議圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000



**(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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 .....1173..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 .....2..... m 米 <input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 .....1144..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .....1..... 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	擬議填土及填塘工程，以便興建新界豁免管制屋宇

**(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)													

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。			
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           No 否	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....	
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。)	Yes 是           No 否	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 .....1173..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 .....2..... m 米 <input checked="" type="checkbox"/> About 約  <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ....1144..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .....1..... 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	
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明) ..... .....	Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>	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) ..... ..... ..... ..... .....



# 申請填土及填塘說明

## 黑色地點係填土範圍

## 灰色地點係填塘範圍

黑色範圍為申請填土範圍面積1144平方米現水平基準為mPD+3.30，我等申請填土至水平基準mPD+4.30，即填土高度約為1米

灰色範圍為申請填塘範圍面積1173平方米現塘底水平基準為mPD+2.30，我等申請將魚塘填平至水平基準mPD+4.30即申請填塘深度為2米



# 屋位布局設計圖



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality :

Lot Index Plan No. : ags\_S00000098188\_0002

District Survey Office : Lands Information Center

Date : 02-Aug-2022

Reference No. : 2-sw-18c

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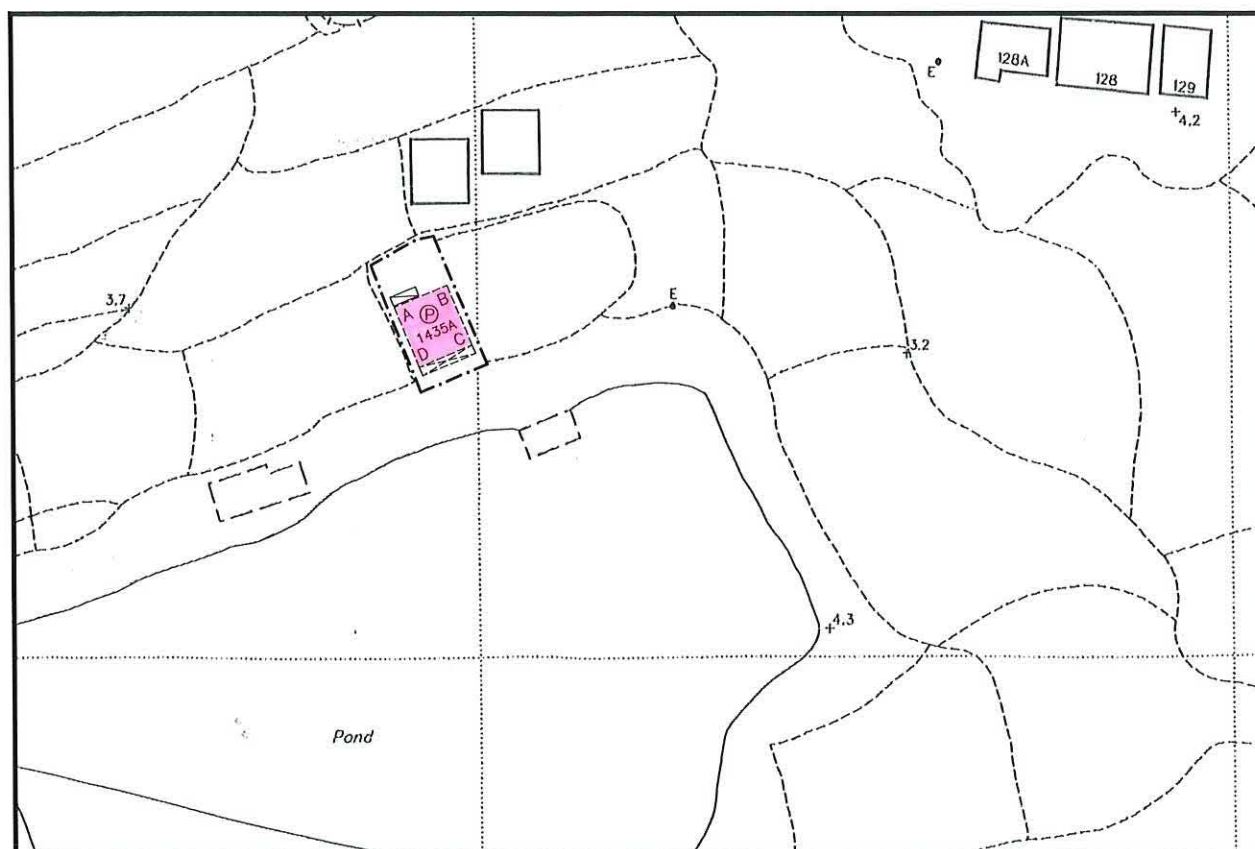
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**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

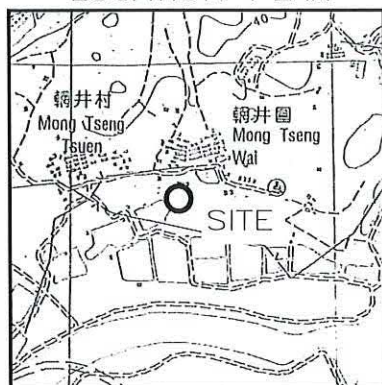
**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

# PROPOSED BUILDING LICENCE PLAN LOT NO. 1435 S.A IN D.D.129



SCALE 1:1000

## LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	67° 16' 20"	7.620	837 446.033	818 288.776	A
B-C	157° 16' 20"	8.534	837 448.977	818 295.804	B
C-D	247° 16' 20"	7.620	837 441.106	818 299.101	C
D-A	337° 16' 20"	8.534	837 438.162	818 292.073	D

### Legends:

- Septic Tank (4' x 12')
- ▤ Balcony (7.620m x 1.22m)
- Ⓟ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL9401/01

Date : February 2012

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.

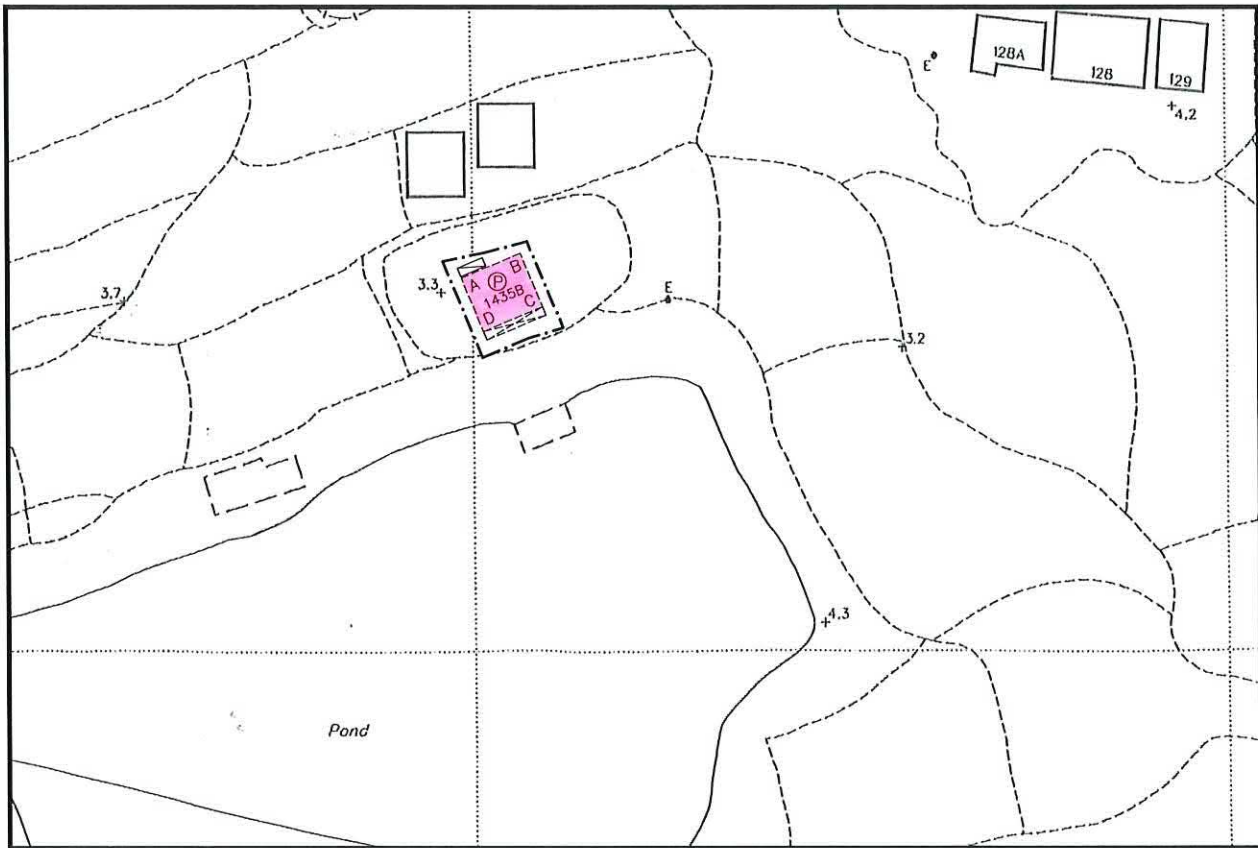
香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

Tel: 2967 8862 Fax: 2967 1812

Tel: 2478 6308 Fax: 2478 6428



# PROPOSED BUILDING LICENCE PLAN LOT NO. 1435 S.B IN D.D.129



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	67° 16' 20"	8.534	837 449.025	818 298.286	A
B-C	157° 16' 20"	7.620	837 452.323	818 306.157	B
C-D	247° 16' 20"	8.534	837 445.294	818 309.101	C
D-A	337° 16' 20"	7.620	837 441.997	818 301.230	D

Legends:

□ Septic Tank (4' x 12')

▤ Balcony (8.534m x 1.22m)

Ⓟ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL9401/02

Date : February 2012

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.

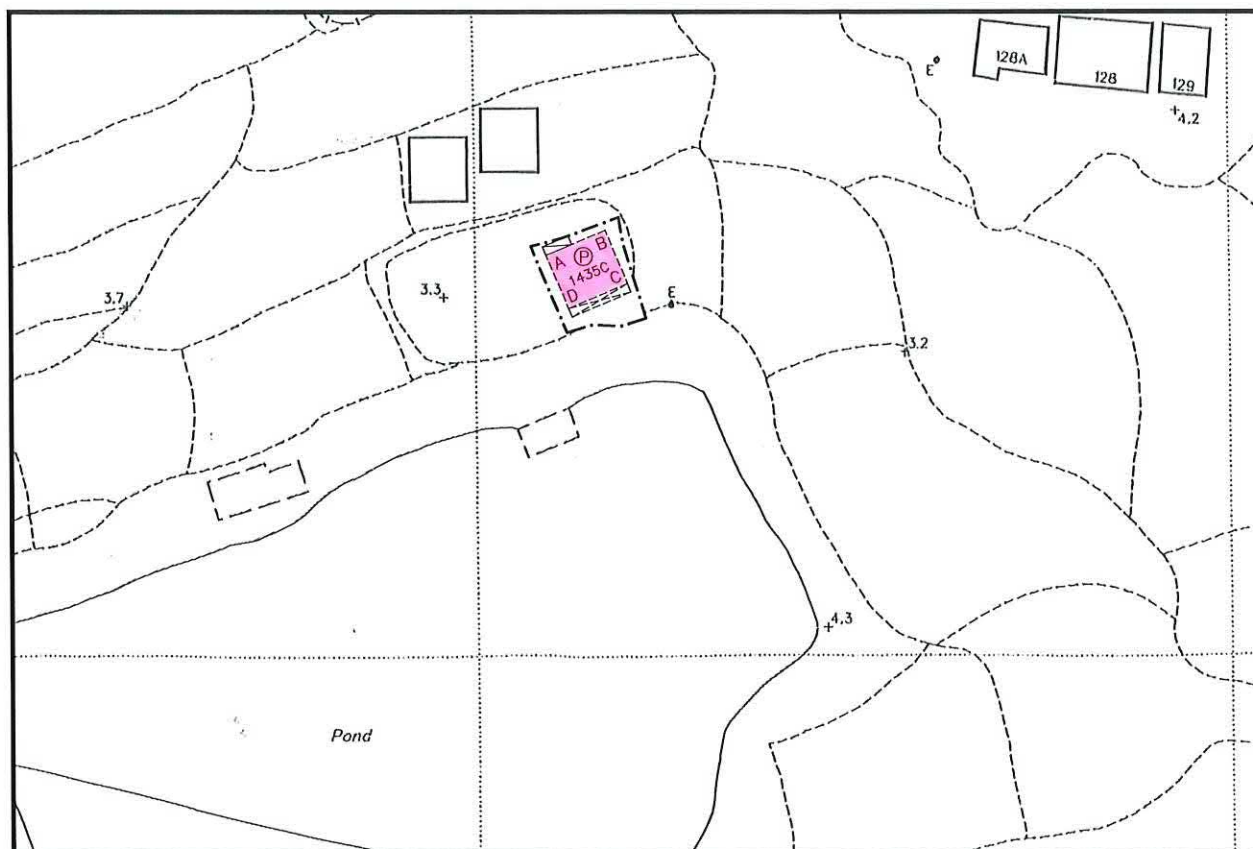
香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

Tel: 2967 8862 Fax: 2967 1812

Tel: 2478 6308 Fax: 2478 6428



# PROPOSED BUILDING LICENCE PLAN LOT NO. 1435 S.C IN D.D.129



SCALE 1:1000

## LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	67° 16' 20"	8.534	837 452.704	818 309.110	A
B-C	157° 16' 20"	7.620	837 456.002	818 316.981	B
C-D	247° 16' 20"	8.534	837 448.973	818 319.925	C
D-A	337° 16' 20"	7.620	837 445.676	818 312.054	D

### Legends:

- Septic Tank (4' x 12')
- ▤ Balcony (8.534m x 1.22m)
- Ⓟ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL9401/03

Date : February 2012

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

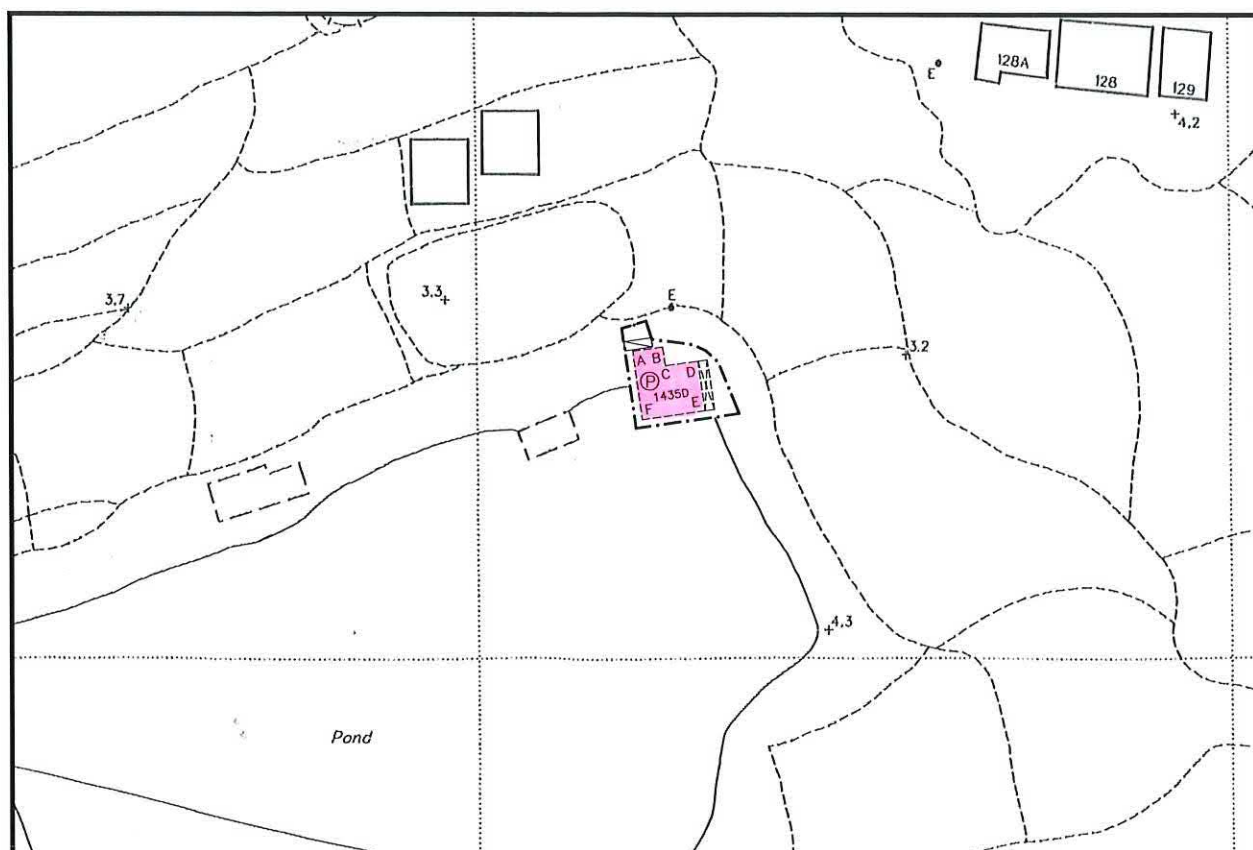
Authorized Land Surveyors



香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.  
香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

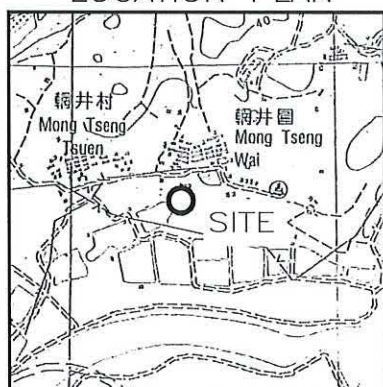
Tel: 2967 8862 Fax: 2967 1812  
Tel: 2478 6308 Fax: 2478 6428

# PROPOSED BUILDING LICENCE PLAN LOT NO. 1435 S.D IN D.D.129



SCALE 1:1000

## LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	81° 53' 12"	4.000	837 440.387	818 320.577	A
B-C	171° 53' 12"	2.500	837 440.952	818 324.537	B
C-D	81° 53' 12"	4.324	837 438.477	818 324.889	C
D-E	171° 53' 12"	6.611	837 439.087	818 329.170	D
E-F	261° 53' 12"	8.324	837 432.542	818 330.103	E
F-A	351° 53' 12"	9.111	837 431.367	818 321.862	F

### Legends:

- Septic Tank (4' x 12')
- ▤ Balcony (6.611m x 1.22m)
- ⊙ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL9401/04

Date : February 2012

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors

香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.

香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

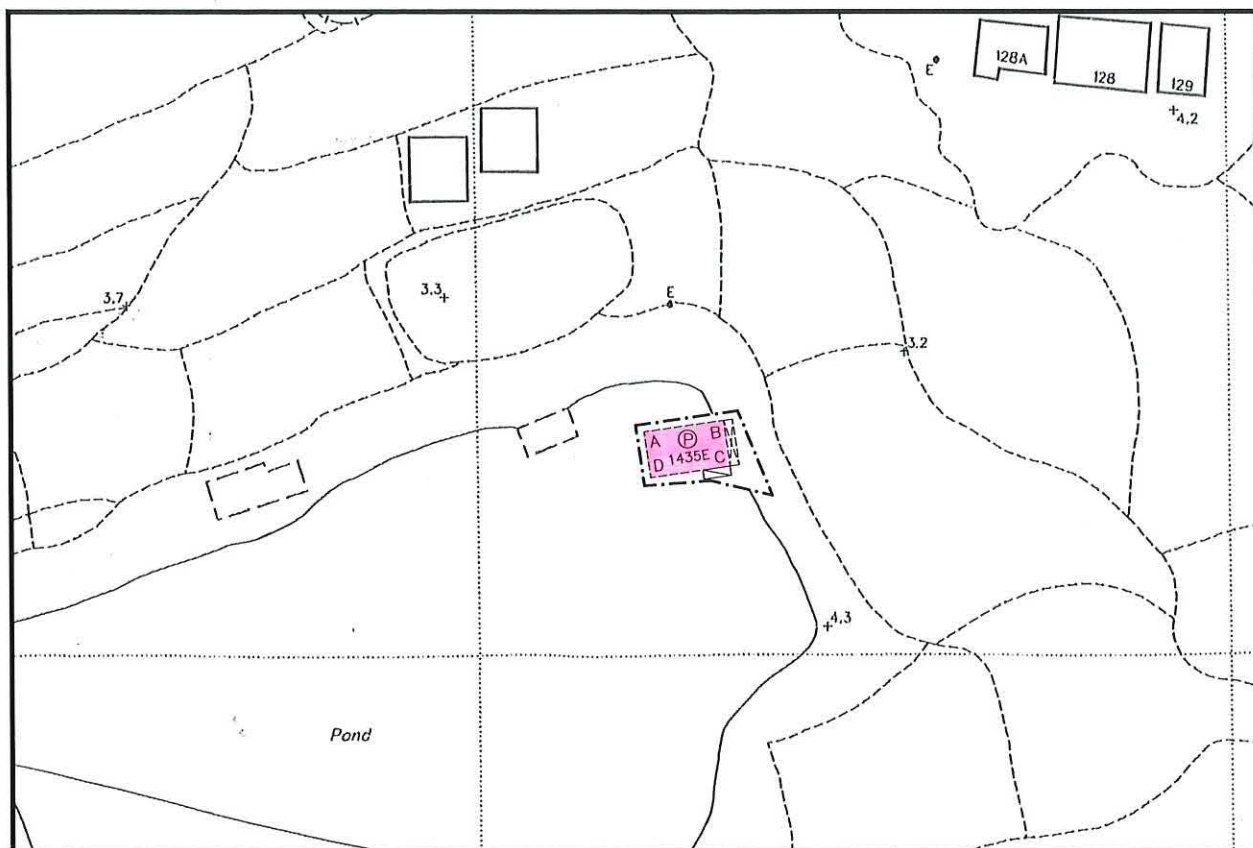
Tel: 2967 8862 Fax: 2967 1812

Tel: 2478 6308 Fax: 2478 6428



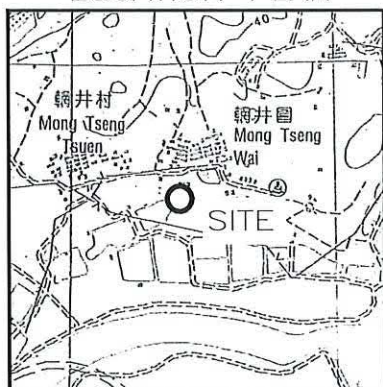


# PROPOSED BUILDING LICENCE PLAN LOT NO. 1435 S.E IN D.D.129



SCALE 1:1000

## LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	81° 53' 12"	10.667	837 429.387	818 322.145	A
B-C	171° 53' 12"	6.096	837 430.893	818 332.705	B
C-D	261° 53' 12"	10.667	837 424.858	818 333.565	C
D-A	351° 53' 12"	6.096	837 423.352	818 323.005	D

### Legends:

- Septic Tank (4' x 12')
- Balcony (6.096m x 1.22m)
- (P) = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL9401/05

Date : February 2012

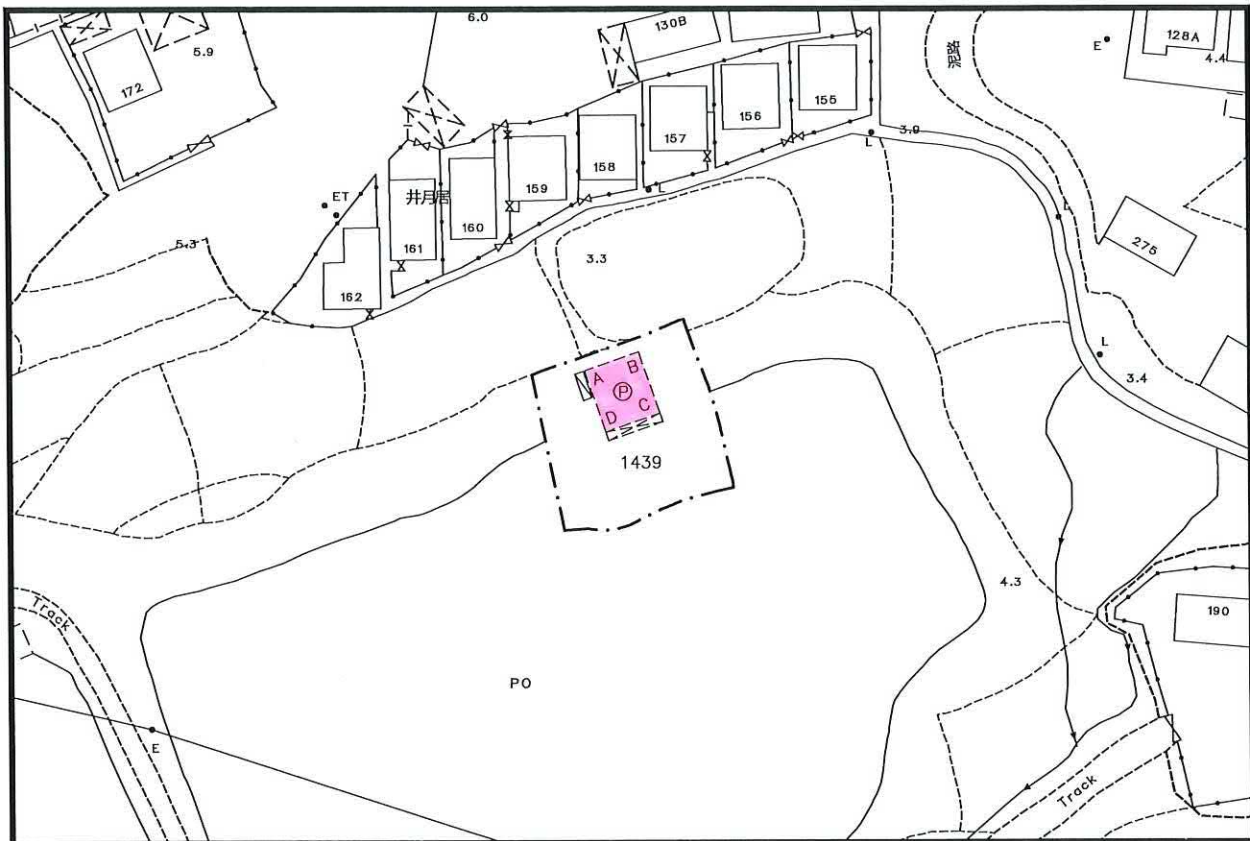
陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



# PROPOSED BUILDING LICENCE PLAN LOT No. 1439 IN D.D.129



SCALE 1:1000

## LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	70° 51' 00"	7.620	837 433.755	818 291.969	A
B-C	160° 51' 00"	8.534	837 436.255	818 299.167	B
C-D	250° 51' 00"	7.620	837 428.193	818 301.967	C
D-A	340° 51' 00"	8.534	837 425.693	818 294.768	D

Legends:

- Septic Tank (4' x 12')
- ▤ Balcony (7.620m x 1.22m)
- Ⓟ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL12916/01

Date : August 2022

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors

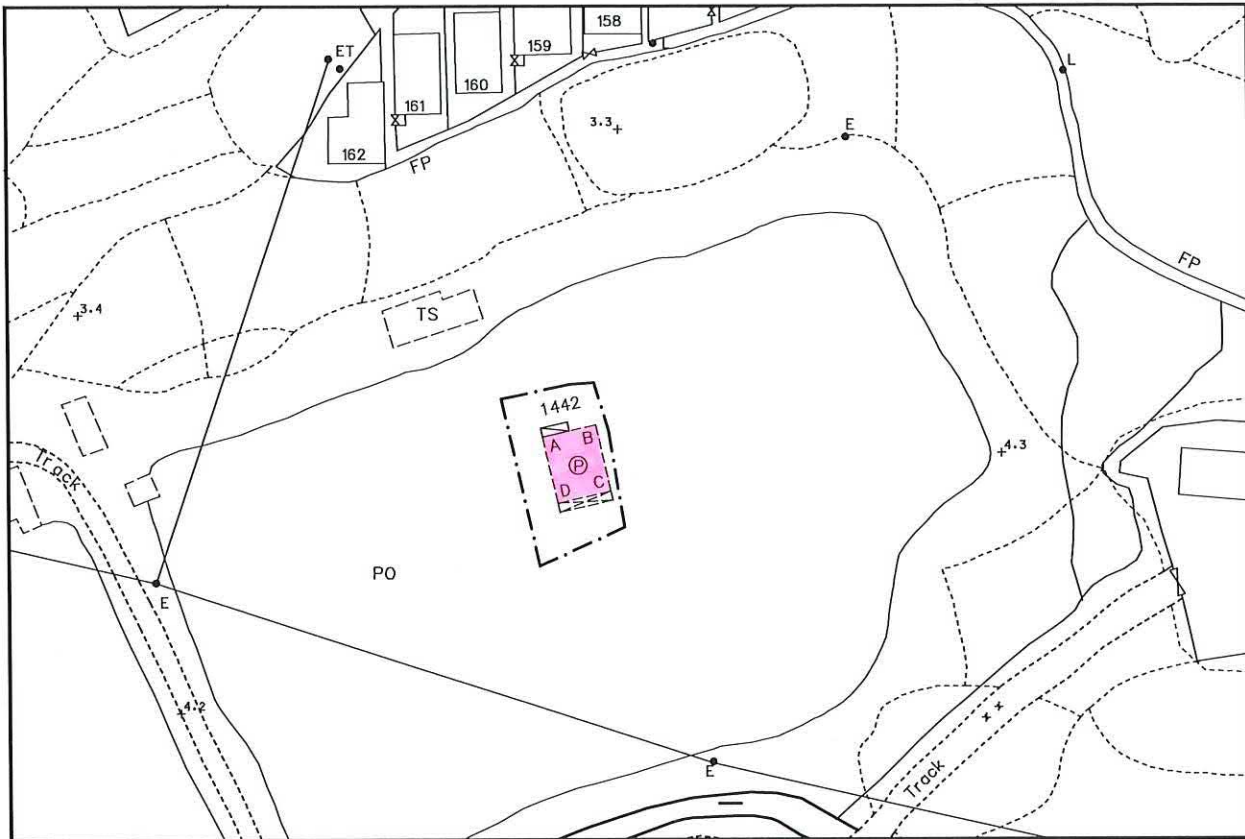


香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.  
香港新界元朗青山道60號新基大廈一樓A室 1A, Sun Ga Bldg., 60 Castle Peak Rd., Yuen Long, N.T., Hong Kong.

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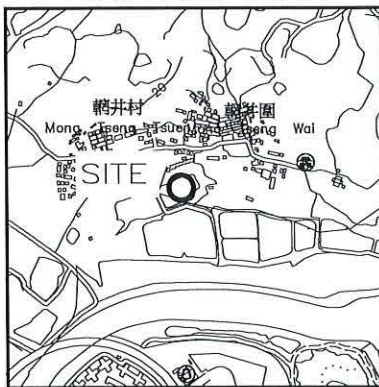


# PROPOSED BUILDING LICENCE PLAN LOT No. 1442 IN D.D.129



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	77° 09' 58"	7.262	837 405.784	818 285.483	A
B-C	167° 09' 58"	8.955	837 407.397	818 292.563	B
C-D	257° 09' 58"	7.262	837 398.666	818 294.552	C
D-A	347° 09' 58"	8.955	837 397.053	818 287.472	D

Legends:

- Septic Tank (4' x 12')
- ▤ Balcony (7.262m x 1.22m)
- Ⓟ = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL11357/02

Date : December 2016

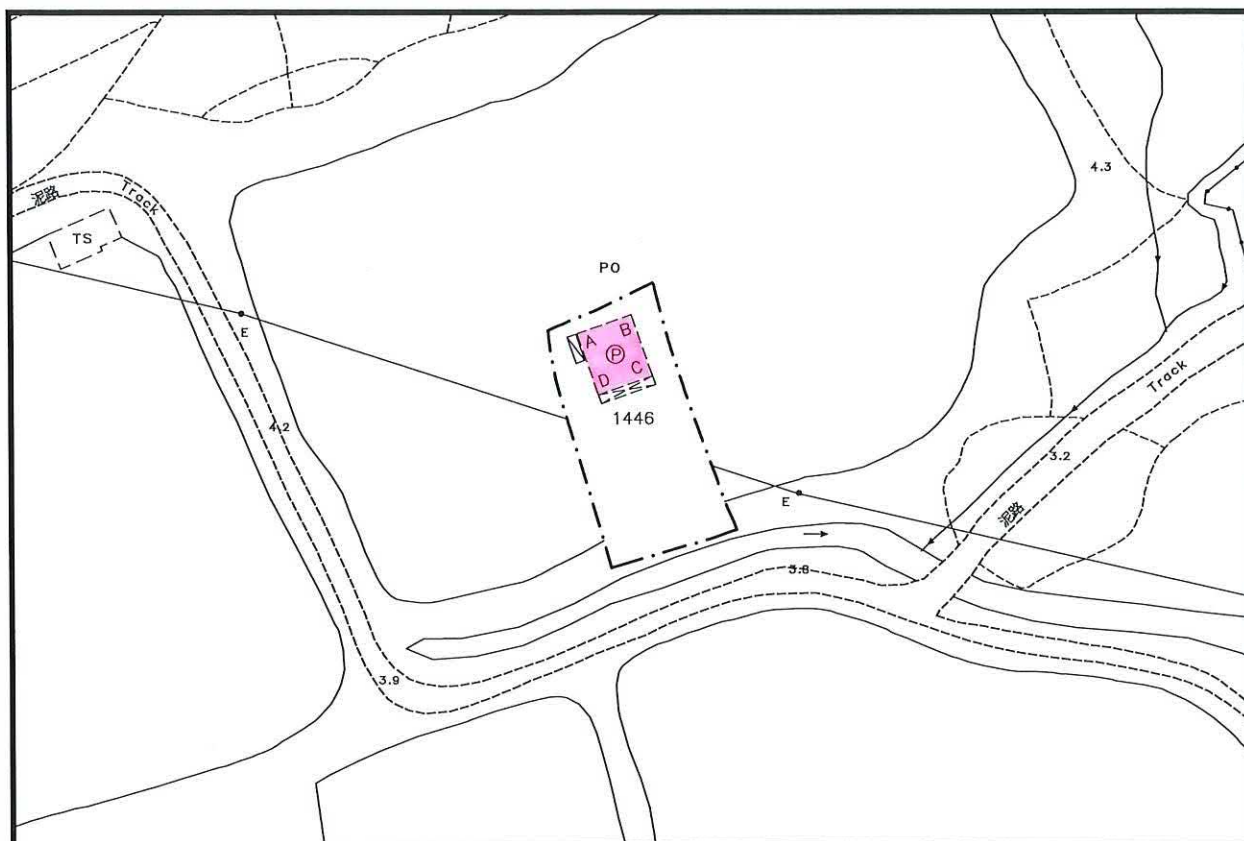
陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



# PROPOSED BUILDING LICENCE PLAN LOT No. 1446 IN D.D.129



SCALE 1:1000

LOCATION PLAN



SCALE 1 : 20 000

COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	70° 51' 00"	7.620	837 383.880	818 278.749	A
B-C	160° 51' 00"	8.534	837 386.380	818 285.948	B
C-D	250° 51' 00"	7.620	837 378.318	818 288.747	C
D-A	340° 51' 00"	8.534	837 375.819	818 281.549	D

Legends:

- Septic Tank (4' x 12')
- Balcony (7.620m x 1.22m)
- (P) = Pink

Survey Sheet No. : 2-SW-18C

Plan No: TCYL12916/02

Date : August 2022

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors



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Tel: 2478 6308 Fax: 2478 6428

**A/YL-LFS/463**

有關在填土及填塘時所需要的重型機械及泥頭車說明

致 城市規劃委員會

1. 我等申請填土及填塘範圍將會興建 8 幢新界豁免管制屋宇
2. 日後如獲得批准，有關填土及填塘工程將會使用壹台掘土機 (重 16 公吨)  
協助填土工程及壹台壓土機
3. 而運送泥土的車輛全部使用中型泥頭車(24 公吨以下)
4. 填土及填塘工程預計須時 3 個月內完成，星期 1 至星期 6，每天早上 9 時  
至下午 5 時進出入請地點，每天工作七小時，每小時接收 2 部泥頭車運來  
的泥土，每天合共 14 車次，星期日及公眾假期休息。

21-03-2023



A/YL-LFS/463

擬議行車路線圖

深灣路

萬家園

未有道路名稱

水田花園 華庭

富成閣

興怡花園

玄關帝廟

坪屋

碧翠華庭

擬議行車路線

申請填土及填塘位置

鄉村泥路

孚仙觀





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

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

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

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

**Approved Applications**

	<b><u>Application No.</u></b>	<b><u>Applied Use(s)/Development(s)</u></b>	<b><u>Zoning(s)</u></b>	<b><u>Date of Consideration (RNTPC/TPB)</u></b>	<b><u>Approval Conditions</u></b>
1	A/YL-LFS/58	Proposed Pond Filling (for New Territories Exempted House)	V	25.8.2000	(1) & (14)
2	A/YL-LFS/72	Proposed Pond Filling (for New Territories Exempted House and Agricultural Use)	V	3.8.2001	(2) & (14)
3	A/YL-LFS/216	Proposed Pond Filling for Permitted New Territories Exempted House	V	1.2.2013 (on Review)	(2) to (13) & (15)
4	A/YL-LFS/371	Proposed Filling and Excavation of Land for 12 Permitted Houses (New Territories Exempted Houses - Small Houses)	V	23.10.2020	(2) & (15)
5	A/YL-LFS/387	Proposed House (New Territories Exempted House - Small House) and Filling and Excavation of Land	V & GB	5.2.2021	(2), (15) to (17)
6	A/YL-LFS/413	Proposed House (New Territories Exempted House (NTEH) - Small House) and Filling and Excavation of Land	V & GB	24.12.2021	(2), (15) & (17)

**Approval Conditions:**

- (1) Submission of a drainage impact assessment, and the implementation of mitigation measures.
- (2) Submission of drainage facilities proposals, and/or provision of drainage facilities.
- (3) No construction work/pond filling allowed during the peak wintering season of birds from December to February to minimize potential off-site disturbance impact to winter migratory bird.
- (4) No part of the site should be filled to a level of +4.3mPD or a depth exceeding 2m.
- (5) No waste as defined under the Waste Disposal Ordinance Cap. 354, including construction and demolition materials, should be used to fill the land.
- (6) Submission of a topographical survey and detailed setting-out proposal showing the site boundary.

- (7) No pond filling allowed until the topographical survey and detailed setting out proposal had been submitted.
- (8) Implementation of the mitigation measures identified in the Ecological Appraisal Report.
- (9) No pond filling allowed in the absence of the implemented mitigation measures identified in the Ecological Appraisal Report.
- (10) No pond filling allowed until the drainage proposal had been implemented.
- (11) Submission of a landscape proposal.
- (12) No pond filling on the site would be allowed until the landscape proposal had been submitted.
- (13) Implementation of the landscape proposal.
- (14) Validity Clause.
- (15) Revocation Clause.
- (16) No filling/excavation of land allowed within the “GB” portion.
- (17) Provision of septic tank.

#### **Rejected Application**

	<b><u>Application No.</u></b>	<b><u>Proposed Use</u></b>	<b><u>Zoning</u></b>	<b><u>Date of Consideration (RNTPC)</u></b>	<b><u>Rejection Reasons</u></b>
1	A/YL-LFS/447	Proposed Filling of Pond for Permitted Agricultural Use	V	3.2.2023	(1) & (2)

#### **Rejection Reasons**

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

呈：元朗民政事務處  
民政專員台鑑！

項接貴處檔號：(9) in HAD YL C&D 17 – 45/45/02/502


有關： · 新界元朗流浮山輞井圍丈量約份第129約  
地段第1435號、第1439號、第1442號及第1446號  
擬議填塘及填土工程，以興建准許的屋宇（新界豁免管制屋宇－小型屋宇  
（申請編號：A/YL-LFS/463）

本人未收到申請建者向元朗地政處申建屋宇的張貼告示及有關渠務報告下，  
本人反對該個的申請。理由如下：

（1）該申請地段坐落在輞井圍村第二公廁側主要去水渠道下游，該渠道正是水浸黑點，每逢落雨都受到水浸。（民政事務處工程部有水浸檔案紀錄）若然批准在惟一主要去水渠道下游填坭，落雨天必然受到水浸，村民會承受苦果！惟盼政府有關審批部門審慎處理！

（2）該申請地段填坭及填土工程，必經惟一的天月路入口；天月路及輞井吸沙路，本已經是單程路，不容大事填土工程。若然批准填土工程，肯定造成嚴重塞車！希望審批大員們，審批時附加如何監管方案給申請者。惟盼！

輞井圍原居民村代表簽署：



（鄧南盛）

2023 年 04 月 13 日



致：民政事務處  
民政專員台鑒！

有關貴處檔號：（9）in HAD YL C&D 17 — 45/45/02/502

新界元朗流浮山鰻井圍丈量約份第129約  
地段第1435號、第1439號 第1442號及第1446號  
擬議填塘及填土工程，以興建准許的屋宇（新界豁免管制屋宇 — 小型屋宇  
（申請編號：A/YL-LFS/463）

我等反對該個案的申請事宜理由如下：

- （一）該些地段是列入濕地保護區，
- （二）該些地段攸久已來是漁塘養值區域，
- （三）申請建屋程序不乎，應首要入紙元朗地政處申建小型屋宇，然後元朗地政署張貼告示俾公眾人士給意見，現地政署暫未見有張貼告示咁快向規劃署申請填塘，不然一旦批准填泥，漁塘填平後，業主或申請人難保不會偷步做其他事項用途！到時那個部門去規管呢？
- （四）填塘面積廣泛，去水渠道無正面標示及原善的渠務報告，現時住在該發展地盤側的居民恐怕受到影響。
- （五）現申請填泥地段上游位置（即鰻井第二公園）側的鰻井道路，遇落雨就會嚴重水渠，元朗民政事務處工程部有紀錄存檔及可查証。
- （六）填泥會導致水浸，影響村民，
- （七）填泥會令環境污染，
- （八）填泥會導致天月路出入口交通受阻塞。

因此種種原因不適宜填塘及填土工程，今函貴處強烈反對該個的申請。惟盼！

反對者簽署： 鄧仁芳 薛炳就 黃國耀

黃炳輝 鄧椿林 鄧永強 鄧振林

日期：2023年04月12日

鄧國強 鄧植麟 鄧植和

林寬 鄧炳利  
鄧景陽



敬啟者：

有關輞井村 DD129.LOT1435,1439,1442,1446 地段填塘及填泥之工程。本人就以下兩點原因作出反對有關工程的進行：

(一)有關地點實為本村緩衝大雨時積雨的重要位，如有堵塞，便會嚴重阻礙雨季排水，因而造成嚴重水浸問題。

(二)有關地段十分貼近周邊的雀鳥棲息保護地，如有大型工程便會嚴重影響周圍的自然環境及棲息於周圍的鳥群。

基於以上兩點，希望貴署正視問題之嚴重性，不予批示。

此致敬呈

城規署執事先生

投訴人姓名：

鄭偉豪

投訴人地址：

[REDACTED]

7-4-2023







長春社 Since 1968

**The Conservancy Association**

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期

13 樓 1305-6 室

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

電子郵件 E-mail: cahk@cahk.org.hk

12<sup>th</sup> April 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/463

The Conservancy Association (CA) OBJECTS to the captioned application.

**1. Not in line with the planning intention of Wetland Buffer Area (WBA)**

It is found that the application site falls into WBA and very close to the Conservation Area which is within the WCA. According to application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the intention of WBA is *"to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds"*. However, the applicant fails to demonstrate that the proposed filling of land for permitted houses would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland.

Also, it is not complied with the "no-net-loss in wetland" principle under TPB PG-No. 12C. According to TPB PG-No. 12C *"the no-net-loss can refer to both loss in "area" and "function". No decline in wetland or ecological functions served by the existing fish ponds, especially as a source to provide abundant and accessible food and roosting grounds to ardeids and other species, should occur"* However, the filling the pond about 1,173m<sup>2</sup> would not fulfill the principle. We cannot see any efforts from the applicant to avoid and minimize pond filling area.



長春社 Since 1968

## The Conservancy Association

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電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

### 2. Not in line with Interim Criteria for Consideration of Application for New Territories Exempted House/Small House in New Territories (Interim Criteria)

From our preliminary observation, the proposed small houses fall outside the Village Environ (Figure 1). According to the Interim Criteria, *“if more than 50% of the proposed NTEH/Small House footprint is located outside the ‘VE’, favourable consideration could be given if not less than 50% of the proposed NTEH/Small House footprint falls within the ‘V’ zone, provided that there is a general shortage of land in meeting the demand for Small House development in the ‘V’ zone and the other criteria can be satisfied”*. We are doubtful if such sympathetic consideration should be given to such case as land within “V” zone and Village Environ is still available.

### 3. Adverse noise and sewage impact in adjacent area

Insufficient details are available to identify sources of environmental impact arising from construction and operation phase. For example, the applicant does not provide any details of sewage arrangement, such as collection, treatment, disposal of sewage, back-up plans. For noise impact, we are concerned that even the applicant agreed to halt construction works during December to February, such arrangement does not cover the entire dry season with influx of migratory birds in the entire Deep Bay area. In this way, construction noise would still pose disturbance to migratory birds.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



# 長春社

Since 1968

## The Conservancy Association

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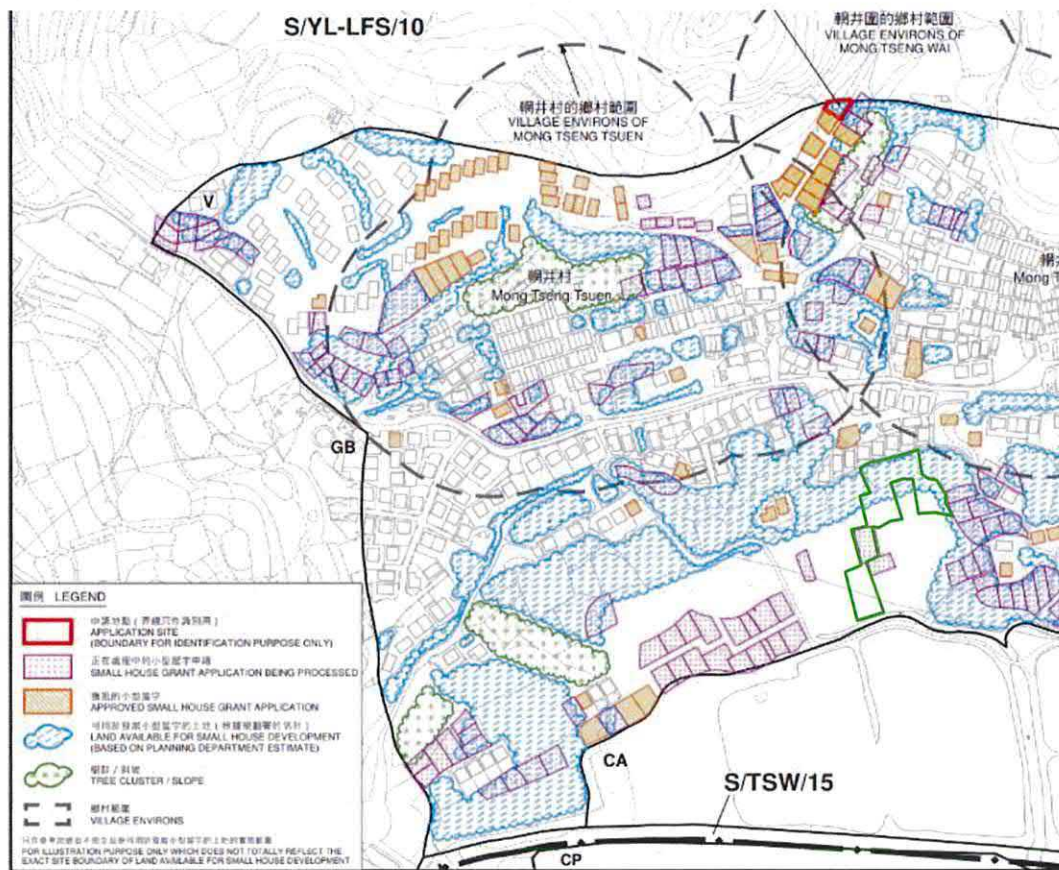
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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website:www.cahk.org.hk

Figure 1 From our preliminary observation, the proposed small houses fall outside the Village Environ (marked in green) (Source: Application No. A/YL-LFS/413 drawings & plans)







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反對規劃申請書(申請編號:A/YL-LFS/463)

04/04/2023 12:15

From:

To:

"tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>, "hotline\_n@epd.gov.hk" <hotline\_n@epd.gov.hk>, "landsd@landsd.gov.hk" <landsd@landsd.gov.hk>, "info@hkwca.org.hk" <info@hkwca.org.hk>, "mailbox@afcd.gov.hk"

File Ref:

致城市規劃委員會, 環境保護署, 地政總署, 漁農自然護理署, 香港濕地保育協會,

就A/YL-LFS/463的規劃申請-填塘及填土工程, 以興建准許的屋宇(新界豁免管制屋宇-小型屋宇), 本人就上述擬議提出強烈反對。

原因如下:

1. 該位置鄰近《拉姆薩爾公約》的國際重要濕地, 是濕地緩衝區範圍, 平時有大量雀鳥棲息及覓食, 及有眾多昆蟲及動物生活, 如果該地區被填平, 定必對生態造成重大打擊。
2. 填土位置附近有村民耕作, 填土恐會污染附近的水源及環境, 影響到公眾的利益及健康。
3. 該處地區可作臨時儲水的用途, 填平後恐會在雨季造成道路水浸, 影響到附近居民。
4. 該魚塘填土工程路段, 已有部分魚塘邊位置被非法傾倒泥頭用作大型行車輛行駛, 當中夾雜建築廢料, 已對環境造成一定響, 懇請當局要求持有人還原原有面貌, 以維持生態健康。

本人認為魚塘在環境中有著重要的生態價值, 不應被填平來用作建屋用途, 村屋的發展應建在已規劃的村屋土地內, 而非破壞生態來尋覓建屋用地。

請慎重考慮以上各點, 謝謝。

反對者上



**Appendix V-3 of RNTPC  
Paper No. A/YL-LFS/463**

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

參考編號

Reference Number:

230328-132607-39023

提交限期

Deadline for submission:

14/04/2023

提交日期及時間

Date and time of submission:

28/03/2023 13:26:07

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/463

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. TANG

意見詳情

Details of the Comment :

本人就A/YL-LFS/463 的規劃申請提出反對, 因漁塘位於米埔后海灣拉姆薩爾濕地位置, 對生態有重要的價值。除雀鳥外, 該魚塘為眾多動物提供棲息及繁殖的地方, 包括兩棲類、爬行類、哺乳類、昆蟲 (如蜻蜓、螢火蟲等), 生物多樣性極之豐富, 具很高的生態價值。

另外, 該魚塘能短暫儲存暴雨帶來的洪水, 減低鄰近低地水浸的機會。若魚塘被填平, 恐會做成主要道路在雨季水浸的機會。該魚塘旁邊亦有農民在升耕種, 若有工程進行, 污水及污染物定必影響農作物的生長, 損害公眾利益。

進行填平工程時, 亦需於其他魚塘位置填泥以興建道路供大型車輛使用, 亦會破壞其他生態環境。可以想像, 該工程對附近的生態及環境帶來極大的破壞, 故本人強烈反對該魚塘被填平作興建小型屋宇之用途。





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**A/YL-LFS/463 DD 129 Mong Tseng Tsuen Pond Filling**

11/04/2023 03:29

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

A/YL-LFS/463

Lots 1435, 1439, 1442 and 1446 in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area: About 2,317sq.m

Zoning: "VTD"

Applied development : Proposed **Filling of Pond** and Filling of Land for 8 Villa development

Dear TPB Members,

Not only is the intention similar to application 447, the lots are even closer to Conservation Area and a number of ponds.

712nd RNTPC MEETING ON 03.02.2023

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

"(a) the proposed pond filling, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C) in that the "no-net-loss in wetland" principles are not complied with, and the applicant fails to demonstrate that the proposed pond filling would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland within the Wetland Conservation Area; and

(b) the applicant fails to demonstrate that the proposed pond filling would not have adverse drainage and landscape impacts on the surrounding areas."

This application must be rejected on the same grounds.

Mary Mulvihill



**Appendix V-5 of RNTPC  
Paper No. A/YL-LFS/463**

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

參考編號

Reference Number:

230413-162017-68649

提交限期

Deadline for submission:

14/04/2023

提交日期及時間

Date and time of submission:

13/04/2023 16:20:17

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/463

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. L.Christopher LA  
MPORT

意見詳情

Details of the Comment :

Re: Objection to the application i.e.: No. A/YL-LFS/463

Dear Sir / Madam,

I am writing to express my views and raise an objection to the above captioned development application.

Conserving the land and nature:

The applied area of development is rare and few remaining fish ponds and farm lands in the area, the fish ponds is the resting place of many species of birds especially during their migration seasons, the proposed development will put stress on this natural activity, this particular area is also in extreme close proximity to the Wetland Park as well as the Deep Bay Wetland Outside Ramsar Site. This will not help to follow the Government policy in preserving this particular site closely. The fish pond and Gei Wais in this area is unique in Hong Kong. Given its complex habitat types and ecological functions, it is unlikely that the entire Ramsar Site could be recreated.

Ruin the landscape and heritage beauty of the area:

The fish ponds and the farmlands proposed for small house building and filling and alteration of the same will ruin the landscape, their special landscape character is an objective that relates to the countryside, and the protection of the rural environment, and is one of the main elements of the nearby Villages. The application does not contain the required 'demonstration' and the development would not conserve the sites distinctive agricultural character, the distinctive landscape or its designated scenic beauty.

Traffic congestion

In recent years, the Mong Tseng Tsuen area had seen much small housing development and many such small houses had been built which had increased both the population as well as traffic activities in the area, causing heavy and heavier traffic along the only road going in and out of the Mong Tseng village. As there are only one narrow single lane village road. The development plans/proposal if successful, will most definitely see increasing number of homes in this Green Belt countryside village area, putting even more pressure on existing already congested traffic and a poor quality situation.

**Recommended Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
  - (i) the Site comprises four Old Schedule agricultural lots held under the Block Government Lease. Portion of the Site is subject to a Letter of Approval No. MT/LM 7445 for the purpose of agricultural storeroom, duck shed and watchmen shed; and
  - (ii) Should Small House (SH) application is received and due for processing, DLO/YL of LandsD will consider the SH application acting in the capacity as the landlord at its sole discretion in accordance with the New Territories SH Policy. There is no guarantee that such SH application would be approved. Any SH application, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fees may be imposed by the LandsD;
- (b) to note that comments of the Director of Environmental Protection (DEP) that the proposed vehicular access falls within the Conservation Area, which may potentially constitute designated project under the Environmental Impact Assessment Ordinance (EIAO). The applicant should provide more information to confirm the status of designated project. All the statutory procedures under the EIAO should be strictly followed, and Environmental Permit should be obtained prior to the construction and operation of the proposed vehicular access. The pond should not be filled with construction waste. It is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts ([https://www.epd.gov.hk/epd/english/environmentinhk/eia\\_planning/guide\\_ref/rpc.html](https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html)) to minimise the environmental impacts during the construction stage;
- (c) to note the comments of the Commissioner for Transport (C for T) that sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads. The local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as vehicular access to the Site;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road branching off from the unnamed road to the Site is not and will not be maintained by HyD. HyD should not be responsible for maintaining the access road branching off the unnamed road to the Site;
- (e) to note the comments of the Director of Fire Services that detailed fire safety requirements would be formulated upon receipt of formal application via LandsD; and
- (f) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:

- (i) site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of pond is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- (ii) notwithstanding paragraph (i) above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works in the New Territories under the Building Ordinance (Application to the New Territories) Ordinance. The applicant may approach DLO/YL or seek AP's advice for details.