

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

From:
Sent: 2024-11-09 星期六 01:09:52
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/YL-PN/81 DD 135 Sheung Pak Nai WSD CPA

Approved 8 Nov

According to the Paper two supporting comments were received.

No mention of OBJECTIONS????

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 16 October 2024 2:57 AM HKT
Subject: A/YL-PN/81 DD 135 Sheung Pak Nai WSD CPA

A/YL-PN/81

Government Land in D.D. 135, Sheung Pak Nai, Yuen Long WSD

Site area: About 66.5sq.m

Zoning: "Coastal Protection Area"

Applied development: Fresh Water Distribution Main / **Filling and Excavation of Land**

Dear TPB Members,

The Justification appears to be to bring fresh water supply to one single premises.

It is not clear if the intention is to provide water for domestic or for other use.

The work would involve considerable excavation of government land alongside active fish ponds in a coastal area close to mangrove swamps. In other words in view of climate change this is an area that should be afforded the highest protection as it serves as part of the natural coastal defences.

How do the premises currently access water supply?

Members should question the end use and if it merits the intrusion on CPA.

Mary Mulvihill

RNTPC Paper No. A/YL-PN/81
 For Consideration by the
 Rural and New Town Planning
 Committee on 8.11.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PN/81

- Applicant** : Water Supplies Department
- Site** : Government Land (GL) in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories
- Site Area** : About 66.5m²
- Land Status** : GL
- Plan** : Approved Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
- Zoning** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Public Utility Installation (Fresh Water Distribution Main) and Filling and Excavation of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed public utility installation (fresh water distribution main) and filling and excavation of land at the application site (the Site) zoned “CPA” on the OZP (**Plan A-1**). According to the Notes of the OZP, ‘Public Utility Installation’, which is a Column 2 use, as well as filling and excavation of land require planning permission from the Town Planning Board (the Board). The Site is located along an existing paved footpath (**Plans A-2 and A-4a - A-4c**).
- 1.2 As shown on the layout plan at **Drawing A-1**, the proposal involves laying a fresh water distribution main of 133m long × 0.5m wide along the existing footpath. To facilitate the water main laying, the Site (i.e. 66.5m²) will be excavated with a depth of about 0.65m and then backfilled to the original ground level (i.e. depth of about 0.65m) with the original material upon the completion of the water main laying. The proposal is to facilitate mainlaying for potable water supply to a residential structure at No. 213 Sheung Pak Nai¹ adjacent to the Site (**Drawing A-1 and Plan A-2**).
- 1.3 In support of the application, the applicant has submitted the following documents:
- | | |
|--|------------------------|
| (a) Application Form received on 20.9.2024 | (Appendix I) |
| (b) Supplementary Information (SI) received on 25.9.2024 | (Appendix Ia) |

¹ According to the District Lands Officer/Yuen Long of Lands Department, No. 213 is associated with a valid surveyed squatter structure for kitchen and agricultural storage purposes.

- (c) Further Information (FI) received on 8.10.2024*
** accepted and exempted from publication and
recounting requirements*

(Appendix Ib)

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the public utility installation is for providing water supply to the occupants of a structure at No. 213 Sheung Pak Nai;
- (b) the existing water pipe providing water to the structure is clogged/damaged; and
- (c) no potential impact to the surrounding area due to the temporary excavation and main laying works are anticipated.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) are not applicable.

4. Background

The Site is not subject to any active planning enforcement action.

5. Previous Application

The Site is not involved in any previous application.

6. Similar Application

There is no similar application for proposed public utility installation (water main) within the subject “CPA” zone.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4a - A-4c)

- 7.1 The Site is located along an existing hard-paved footpath leading to Nim Wan Road.
- 7.2 The surrounding areas of the Site are predominantly rural in character comprising residential dwellings, storage uses, ponds/fishing ground, fallow/cultivated farmland and unused land. The concerned residential structure (viz. No. 213 Sheung Pak Nai) is located about 10m to the north of the northern end of the Site.

8. Planning Intention

- 8.1 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.
- 8.2 According to the Explanatory Statement of the OZP, as filling or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, and in view of the conservation value of the area within the “CPA” zone, permission from the Board is required for such activities.

9. Comments from Relevant Government Departments

- 9.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) He has no adverse comments on the application.
- (b) The structure concerned (viz. No. 213 Sheung Pak Nai) is associated with a valid surveyed squatter structure for kitchen and agricultural storage purposes.
- (c) The applicant should note his advisory comments at **Appendix III**.

Nature Conservation

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

- (a) Noting that the scale of the proposed works is limited and the total works area is small, he has no strong view on the application from nature conservation perspective.
- (b) The applicant should note his advisory comments in **Appendix III**.

Environment

- 9.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) According to the applicant, no dredging, river training or river diversion works will be involved. He has no objection to the application.
- (b) The applicant should note his advisory comments in **Appendix III**.

Landscaping

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

- (a) The Site is situated in area of rural coastal plains landscape predominated by village houses, ponds and woodland. The Site is concrete-paved without any existing vegetation.
- (b) She has no comment on the application from landscape planning perspective.

Drainage

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

He has no objection in principle to the proposed application from drainage of view.

Fire Safety

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

- (a) He has no comment on the application.
- (b) The applicant should note his advisory comments in **Appendix III**.

District Officer's Comments

9.1.7 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (c) Head of Geotechnical Engineering Office, CEDD (H(GEO)), CEDD;
- (d) Project Manager (West), CEDD (PM(W), CEDD);
- (e) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);

- (f) Commissioner for Transport (C for T); and
- (g) Commissioner of Police (C of P).

10. Public Comment Received During Statutory Publication Period

On 27.9.2024, the application was published for public inspection. During the statutory public inspection period, two public comments from individuals (**Appendix II**) supporting the application were received.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed public utility installation (fresh water distribution main) and filling and excavation of land within the “CPA” zone on the OZP (**Plan A-1**). While there is a general presumption against development within the “CPA” zone, developments that are essential infrastructure projects with overriding public interest may be permitted. According to the applicant, the proposed water main is to provide potable water supply to a surveyed squatter structure at No. 213 Sheung Pak Nai as the existing pipeline serving the structure is clogged/damaged. Since the proposed water main is an essential infrastructure project providing potable water supply to local residents, it is considered not in conflict with the planning intention of the “CPA” zone.
- 11.2 To facilitate the main laying, the applicant proposes to excavate the Site (i.e. about 66.5m²) to a depth of about 0.65m, and upon completion of the main laying, backfill the excavated area with the original material to the original ground level. Filling and excavation of land within the “CPA” zone require planning permission from the Board as they may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In this regard, DAFC and CE/MN of DSD have no adverse comment on the application from nature conservation and drainage perspectives respectively.
- 11.3 The Site is located along an existing paved footpath. The proposed development, which is small in scale (about 66.5m²) without tree felling, is considered not incompatible with the surrounding areas. Other relevant government departments consulted including C for T, DEP and CTP/UD&L of PlanD have no objection/no adverse comment on the application from traffic, environmental and landscape perspectives respectively.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **8.11.2028**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix III**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 20.9.2024
Appendix Ia	SI received on 25.9.2024
Appendix Ib	FI received on 8.10.2024
Appendix II	Public Comments Received During Statutory Publication Period
Appendix III	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a - A-4c	Site Photos

**PLANNING DEPARTMENT
NOVEMBER 2024**

This document is received on 2024-09-20
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-PN 181
	Date Received 收到日期	2024-09-20

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

Water Supplies Department
Supply and Distribution (NT) Branch
New Territories West Region
Distribution (Tin Shui Wai and Yuen Long West)

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)

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)	Sheung Pak Nai (Proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 (i.e. to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan) (Location plan is attached in Annex A for reference)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 65 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	65 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	COASTAL PROTECTION AREA
(f) Current use(s) 現時用途	Footpath (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

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。

(6) For Type 6 application 供第6類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </div> <div> <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 </div> <div> <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 65 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.65 m 米 <input checked="" type="checkbox"/> About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Laying of distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Fresh water distribution main</td> <td>1 no.</td> <td> i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 130m Therefore, the total area of excavation of land = approx. 130m (length) x 0.5m (width) = approx. 65 sq.m </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)	Fresh water distribution main	1 no.	i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 130m Therefore, the total area of excavation of land = approx. 130m (length) x 0.5m (width) = approx. 65 sq.m						
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)											
Fresh water distribution main	1 no.	i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 130m Therefore, the total area of excavation of land = approx. 130m (length) x 0.5m (width) = approx. 65 sq.m											

(v) For Type (v) application 供第(v)類申請

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

- ☐ Plot ratio restriction 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)

Not applicable**(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

☐ 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)

Not applicable

☐ 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)

The proposed distribution mains will be completed within 6 months upon your approval.

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <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</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

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。

To improve supply water to No. 213 Sheung Pak Nai, Lau Fau Shan (the Premise). Letters from
Mr. Leung, the user/owner of the Premise is attached in Annex B for your information.

Legal status of the Premise was also checked with LandsD. Email records were attached in Annex C.



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

TSUI Yat Him Henry

E/NTW(D3)

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 / ☐ HKIAPD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Water Supplies Department, the Government of HKSAR

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

Date 日期

15.08.2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Not applicable

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

- the total number of sets of ashes that may be interred in the columbarium

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Sheung Pak Nai (Proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan)		
Site area 地盤面積	65	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 65	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	Coastal Protection Area		
Applied use/ development 申請用途/發展	Laying of proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan		

(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
(ii) No. of block 幢數	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
	Composite 綜合用途	Not applicable	

(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

Not applicable

(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) <
--	--

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

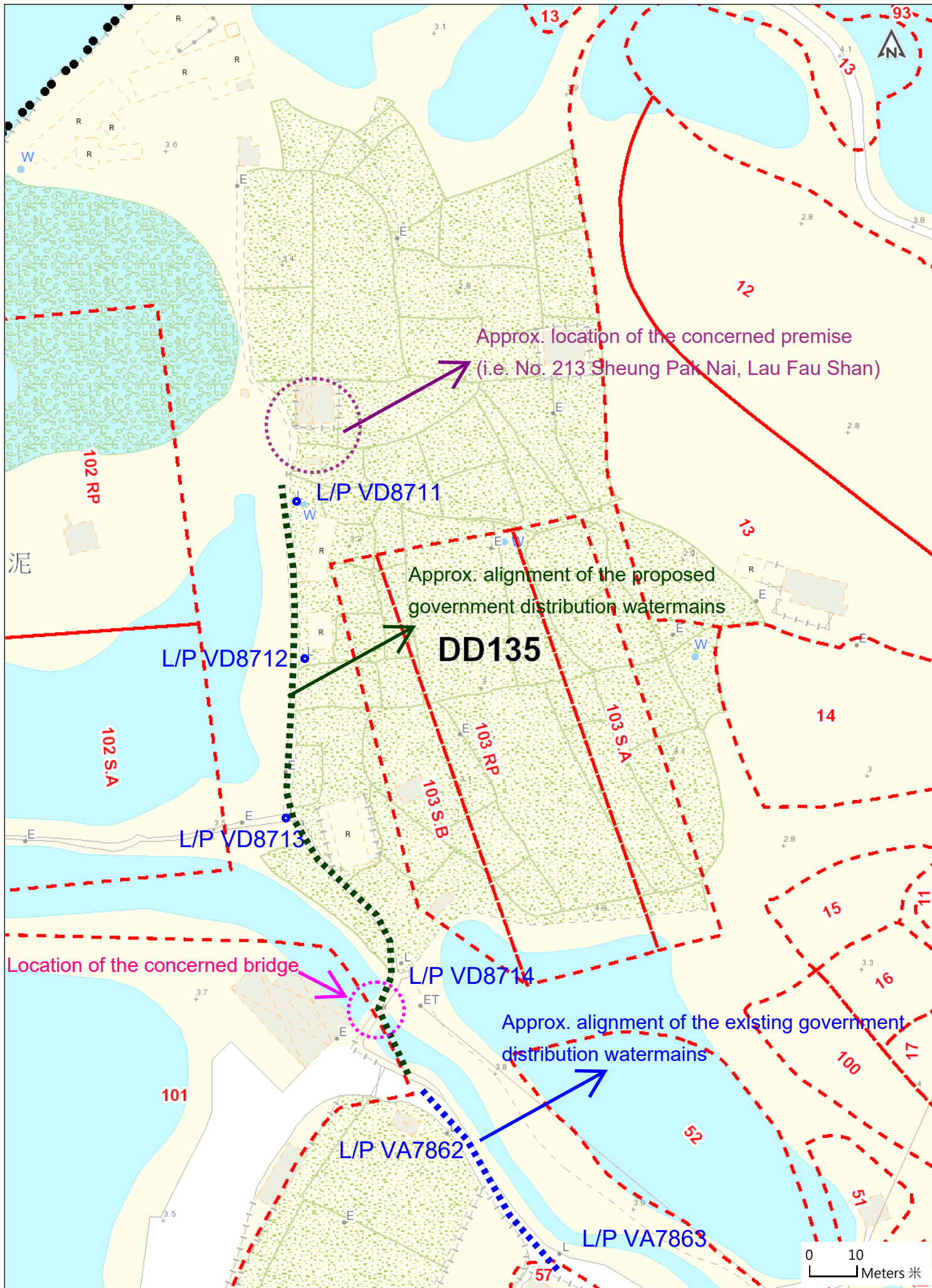
Reports 報告書

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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





Legend


圖例

Lot

地段

 Demarcation District / Survey District Boundary
丈量約份 / 測量約份界線

 Lot Boundary
地段界線

 Stratum Lot Boundary
內層地段

Topographic Map

地形圖


 Boulder
大石


 Buildings
建築物


 Burial urn
骨殖甕

 Catchwater
引水道


 Cliff
峭壁


 Contour Line
等高線


 Cultivated Land
耕地


 ET Electrical Transformer
電力變壓器

 E Electricity Pole
電線杆

 Fence
柵


 Football Field
足球場


 Free Standing Wall in Tenement Block / Free Standing Wall
牆


 H Fresh Water Fire Hydrant / Salt Water Fire Hydrant
淡水消防栓 / 鹹水消防栓


 Gate
閘


 G Grave
墳墓


 L Lamp Post
燈柱


 Mangrove
沼林 / 紅樹林


 Navigation Beacon / Navigation Light / Well
航標 / 燈標 / 井

 Pond / River
池塘 / 河流

 Power Line / Pylon
電纜 / 塔架

 Railway Station Area
鐵路站範圍

 Railway Station Exit
鐵路站出口


 Restricted Access
限制通道


 Road
道路


 Ruin
頽垣

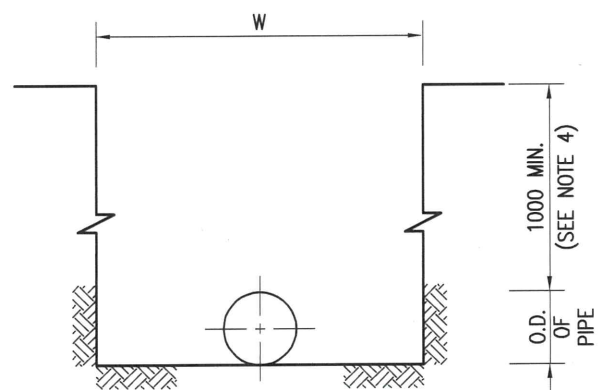
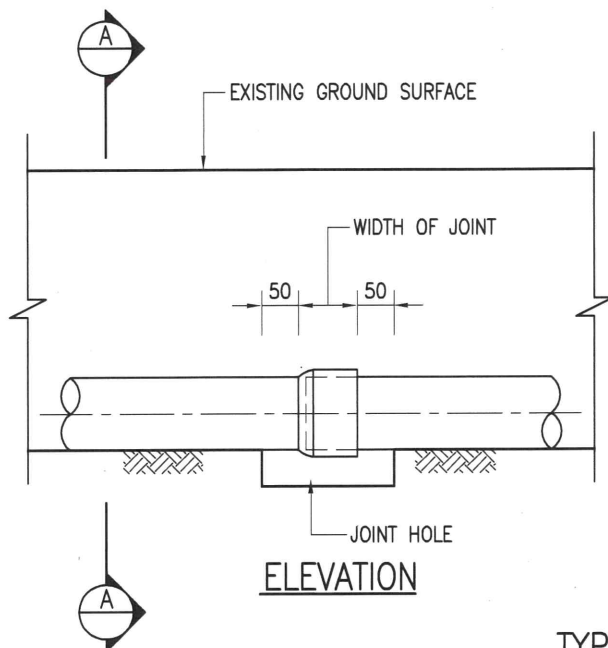
 Sand Beach
沙灘

 Slope
斜坡

 3.8
+ Spot Height (metres)
高程點 (米)

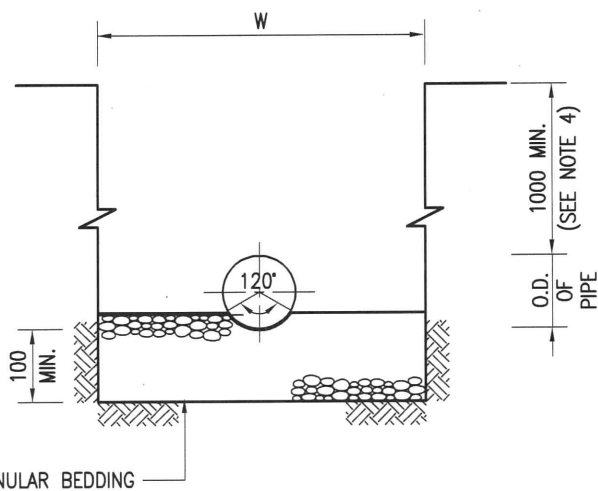
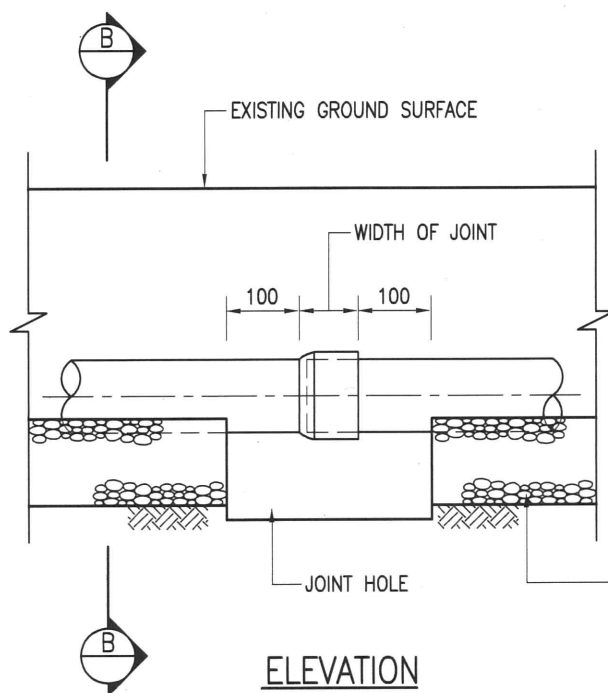
 Swamp / Marsh
沼澤

 Swimming Pool / Fountain
泳池 / 噴水池



SECTION A - A

TYPE 1
PIPES LAID ON TRENCH BOTTOM



SECTION B - B

TYPE 2
PIPES LAID ON GRANULAR BEDDING

Cad Ref. : WSD010101-C.dwg

C	RE-FORMATTED TO CSWP	W.K. CHIU	5/9/03
B	GENERAL REVISION AND NOTE 7 ADDED	W.K. CHIU	20/9/00
A	TYPE 5-PIPES SUPPORTED BY PILES ADDED	W.K. CHIU	16/12/99
REF.	REVISION	APPROVED	DATE

TYPICAL DETAILS OF PIPE TRENCHES



水務署
Water Supplies Department

APPROVED

G.C. LEE
AD/NW

DATE

9/6/92

SCALE

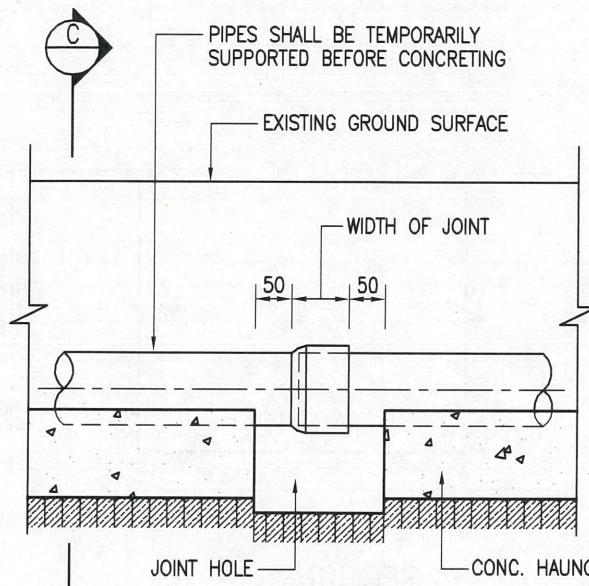
N.T.S.

DRAWING NO.

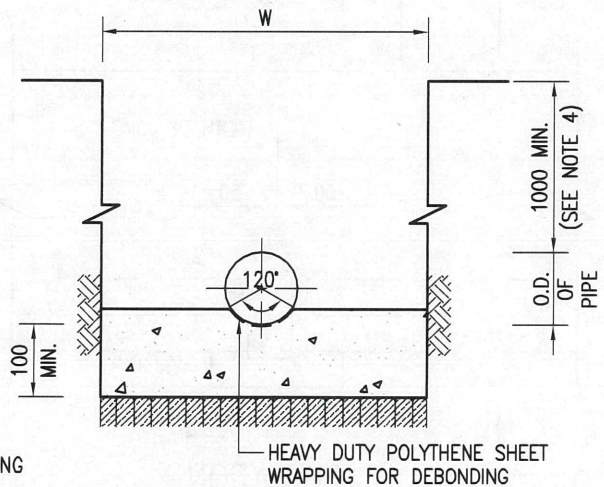
WSD 1.1C

(SHEET 1 OF 4)

CSWP

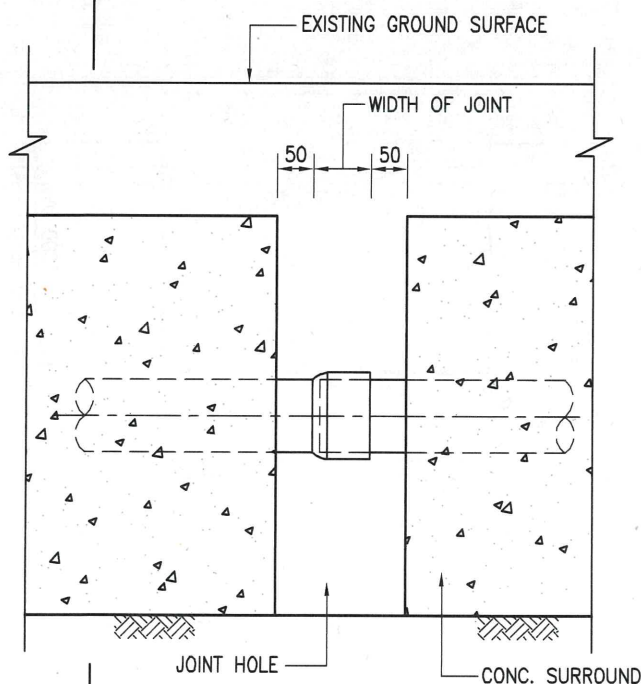


ELEVATION

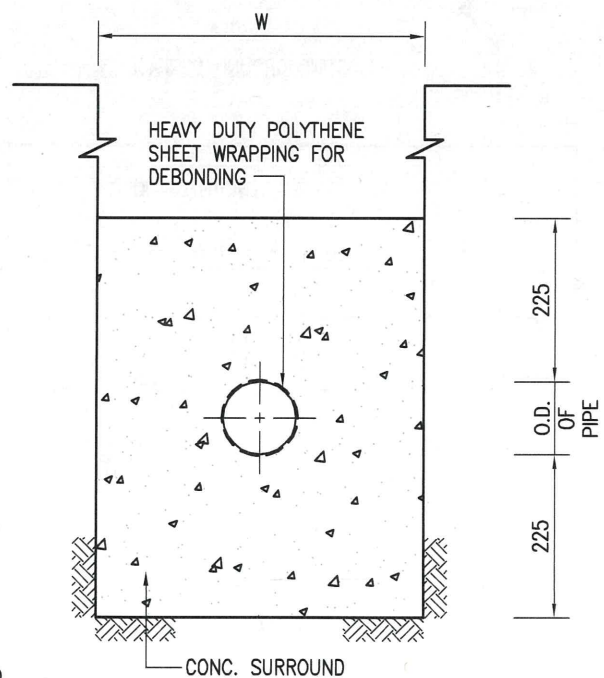


SECTION C - C

TYPE 3
PIPES LAID ON CONCRETE HAUNCHING



ELEVATION



SECTION D - D

TYPE 4
PIPES LAID WITH CONCRETE SURROUND

TYPICAL DETAILS OF PIPE TRENCHES



水務署
Water Supplies Department

APPROVED

G.C. LEE
AD/NW

DATE

9/6/92

SCALE

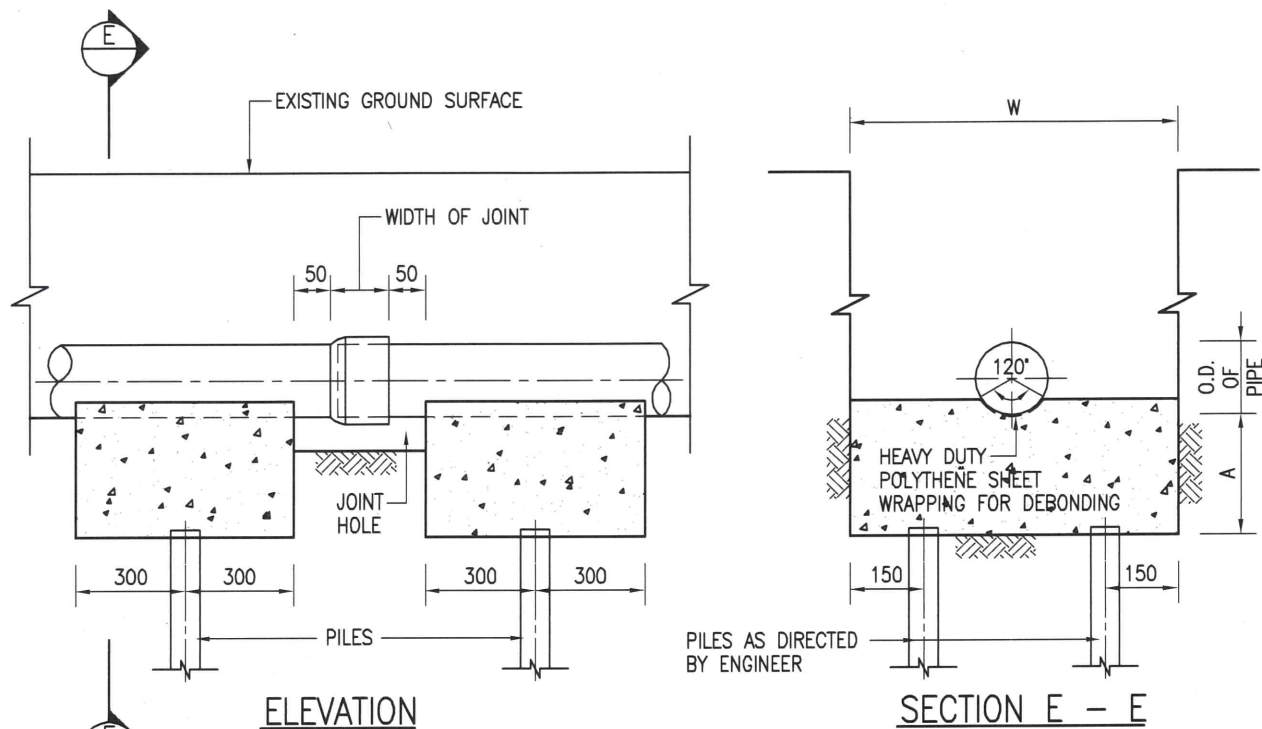
N.T.S.

DRAWING NO.

WSD 1.1C

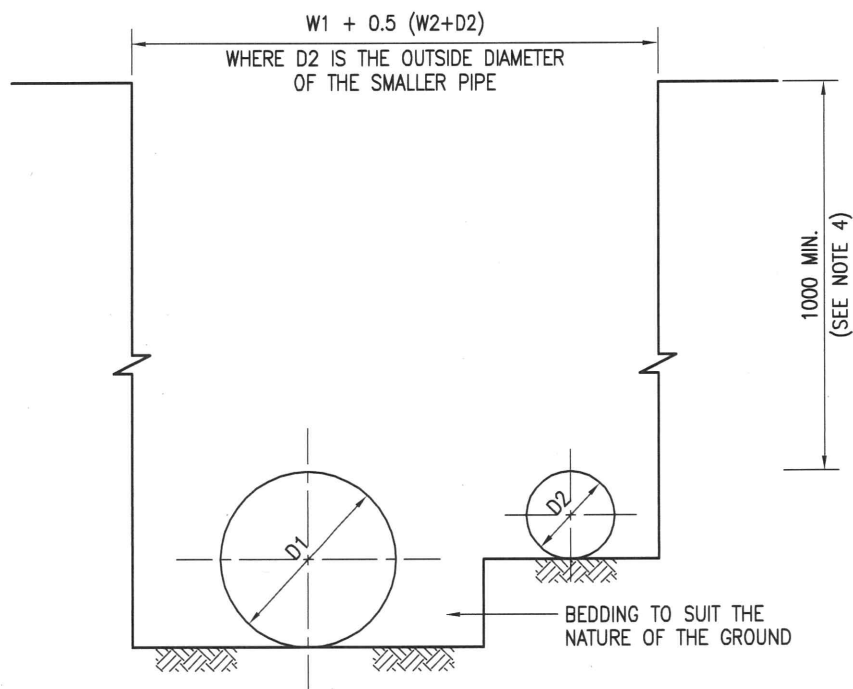
(SHEET 2 OF 4)

CSWP



TYPE 5 PIPES SUPPORTED BY PILES

$A = D/4$ WITH 150 MIN. WHERE D IS
THE OUTSIDE DIAMETER OF PIPE



TYPICAL TRENCH DETAILS FOR TWIN PIPES

W1 = TRENCH WIDTH FOR D1
W2 = TRENCH WIDTH FOR D2
(INVERT LEVELS AS SHOWN ON CONTRACT DRAWINGS)

Cad Ref. : WSD010103-C.dwg

TYPICAL DETAILS OF PIPE TRENCHES



水務署
Water Supplies Department

APPROVED

G.C. LEE
AD/NW

DATE

9/6/92

SCALE

N.T.S.

DRAWING NO.

WSD 1.1C

(SHEET 3 OF 4)

CSWP

DEPTH TO PIPE INVERT IN mm	NOMINAL SIZE OF PIPE (DN)						
	100 OR LESS	125-150	175-250	275-350	375-425	450-500	EXCEEDING 500
NOT EXCEEDING 1500	450	600	700	800	950	1000	OUTSIDE DIA. OF PIPE PLUS 500mm
EXCEEDING 1500	700	750	850	950	1050	1100	OUTSIDE DIA. OF PIPE PLUS 600mm

TRENCH WIDTH (W)

NOTES :

- ALL DIMENSIONS ARE IN MILLIMETRES.
- PIPES ARE TO BE TEMPORARILY SUPPORTED BEFORE CONCRETE IS PLACED IN POSITION.
- CONCRETE GRADE FOR HAUNCHING AND SURROUND TO PIPE SHALL BE 20/20D.
- THE DIMENSIONS APPLY TO PIPES LAID IN CARRIAGEWAYS. FOR PIPES LAID IN FOOTWAY, CYCLE TRACK, ROADSIDE VERGE AND OTHER OPEN AREAS, THE MINIMUM COVER SHALL BE 600mm OR AS SPECIFIED.
- GRANULAR BEDDING TO PIPE SHALL BE 10mm SINGLE-SIZED AGGREGATE.
- THE USE OF DIFFERENT PIPE TRENCHES SHALL BE AS FOLLOWS :-
 TYPE 1 TRENCH IN SUITABLE MATERIAL (DRY CONDITION)
 TYPE 2 TRENCH IN SUITABLE MATERIAL (WET CONDITION)
 TYPE 3 TRENCH IN ROCK
 TYPE 4 TRENCH IN CARRIAGEWAY WHERE COVER TO PIPE IS LESS THAN 600mm
 TYPE 5 TRENCH IN UNSUITABLE MATERIAL
- AFTER COMPLETION OF THE PIPEWORK, THE TRENCH SHALL BE BACKFILLED IN ACCORDANCE WITH GS CLAUSE 6.48 AND THE ORIGINAL GROUND REINSTATED. IF THE TRENCH IS LOCATED IN A CARRIAGEWAY, FOOTWAY OR CYCLE TRACK, THE CARRIAGEWAY, FOOTWAY OR CYCLE TRACK SHALL BE REINSTATED IN ACCORDANCE WITH DRG. NO. WSD 1.2.

Cod Ref. : WDC010104-C.dwg

TYPICAL DETAILS OF PIPE TRENCHES



水務署
Water Supplies Department

APPROVED

G.C. LEE
AD/NW

DATE

9/6/92

SCALE

NOT APPLICABLE

DRAWING NO.

WSD 1.1C

(SHEET 4 OF 4)

CSWP

Supporting statement from Registered Consumer
of No. 213 Sheung Pak Nai

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



To:
Cc:
Bcc:
Subject: 轉寄: 轉寄: 轉寄: 上白泥213 更換水喉的迫切性說明

cover-up
of
personal
data

----- Forwarded by WSD GR/WSD/HKSARG on 14/08/2024 14:32 -----

From: **cover-up of personal data**
To: wsdinfo@wsd.gov.hk
Date: 14/08/2024 13:48
Subject: 上白泥213 更換水喉的迫切性說明

cover-up
of
personal
data

不知道要寄去 規劃署或城規會 如方便可以幫忙轉寄或提供一個email地址給我, 感謝
本人現就更換水喉一事, 闡述其迫切性如下:

1. 高齡癌症患者需求: 我的姑丈今年85歲, 上年在政府醫院確診為4期癌症。我的姑母73歲。他們是該處的長期居住者和主要用水者。清潔的供水對維持他們的健康至關重要。
2. 衛生問題: 老舊水喉可能導致水質下降, 影響健康。
3. 農地需求: 由於表親偶爾在農地除草, 這是一項體力勞動並會流很多汗。在離開前必須沖涼, 因此對穩定供水有迫切需求。
4. 家庭聚會: 表親聚會時對水的需求量非常大, 最多時多達20人, 現有供水狀況難以滿足。
5. 長期困擾: 此問題已持續兩個月, 對長者家人造成顯著負面影響同爭吵。
6. 增加水務署維修成本: 若不及時更換老化水喉, 未來可能因頻繁故障而增加水務署的維修成本, 造成公共資源的浪費。

基於以上理由, 懇請 貴署盡快審批本更換水喉申請, 以確保居民的基本生活需求和安全。

**cover-up of
personal data**

**Supporting statement from Registered Consumer of
No. 213 Sheung Pak Nai**

致水務署：

有關流浮山上白泥村 213 號敷設供水喉管事宜

本人較早前向 貴署反映供應上述地址的食水水壓不足，經 貴署調查後確認部分喉管出現淤塞或損壞情況。其後，貴署回覆本人指將會敷設新的政府供水喉管至上述地址，以取代現有損壞喉管。因此，本人現就以上情況，經水務署向城市規劃委員會申請於鄰近上白泥村 213 號的政府土地上敷設喉管，以解決供水問題。

**cover-up of
personal data**

2024 年 8 月 14 日

此為空白頁。
This is a blank page.

Wilfred Ka Hing CHU/PLAND

寄件者: Henry YH TSUI
寄件日期: 2024年09月25日星期三 15:13
收件者: Wilfred Ka Hing CHU/PLAND
主旨: Re: Supplementary Information for Planning Application A/YL-PN/81
附件: Page 14 (2024-09-25).pdf; Page 6 (2024-09-25).pdf; Page 2 (2024-09-25).pdf

Dear Wilfred,

Please find below my response-to-comment in blue.

1. Please revise the site area to 66.5m² and length of pipe to 133m (replacement page for p.2, 6, 14 of the application form)

Updated pages are attached below.

(See attached file: Page 14 (2024-09-25).pdf)(See attached file: Page 6 (2024-09-25).pdf)(See attached file: Page 2 (2024-09-25).pdf)

2. Please confirm whether the excavated area would be backfilled to the original ground level. Please also advise the materials used for backfilling.

Please be confirmed that the excavated area would be backfilled to the original ground level and by original material.

3. Please advise the construction period, types of construction vehicles and trip rate per day.

Depending on the actual site constraints, ground conditions and weather conditions, the construction period is anticipated to be 2 months. The area is not accessible by vehicle. Therefore, no construction vehicles will be required.

4. Please provide justifications in support of the application especially regarding the potential impact to the surrounding area.

No potential impact by temporary excavation works and main laying works to the surrounding area are anticipated.

Regards,
Henry Tsui

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

▼ "Wilfred Ka Hing CHU---2024/09/23 下午 04:51:57---Dear Henry, Grateful if you could provide the following information in support of application no. A/

From: "Wilfred Ka Hing CHU/PI AND" <wkhchu@land.gov.hk>

To:

Date: 2024/09/23 下午 04:51

Subject: Supplementary Information for Planning Application A/YL-PN/81

Dear Henry,

Grateful if you could provide the following information in support of application no. A/YL-PN/81 by 25.9.2024 (Wed). Thanks.

1. Please revise the site area to 66.5m² and length of pipe to 133m (replacement page for p.2, 6, 14 of the application form)
2. Please confirm whether the excavated area would be backfilled to the original ground level. Please also advise the materials used for backfilling.
3. Please advise the construction period, types of construction vehicles and trip rate per day.
4. Please provide justifications in support of the application especially regarding the potential impact to the surrounding area.

Thanks and Regards,

Wilfred CHU

TP/YLW4, TMYLW DPO, PlanD

Tel: 2158 6290

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

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

~~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)~~

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)	Sheung Pak Nai (Proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 (i.e. to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan) (Location plan is attached in Annex A for reference)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 66.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 66.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<div> <input type="checkbox"/> Diversion of stream 河道改道 </div> <div> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/>About 約 </div> <div> <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/>About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/>About 約 </div> <div> <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 66.5 sq.m 平方米 <input checked="" type="checkbox"/>About 約 Depth of excavation 挖土深度 0.65 m 米 <input checked="" type="checkbox"/>About 約 </div> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))</p>
(b) Intended use/development 有意進行的用途／發展	Laying of distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<div> <input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 </div> <div> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 </div> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td>Fresh water distribution main</td> <td>1 no.</td> <td> i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 133m Therefore, the total area of excavation of land = approx. 133m (length) x 0.5m (width) = approx. 66.5 sq.m </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)	Fresh water distribution main	1 no.	i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 133m Therefore, the total area of excavation of land = approx. 133m (length) x 0.5m (width) = approx. 66.5 sq.m						
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)											
Fresh water distribution main	1 no.	i) Depth of pipe trench = 0.65m (minimum cover = 0.6m) ii) Width of pipe trench = 0.5m iii) Length of pipe trench = approx. 133m Therefore, the total area of excavation of land = approx. 133m (length) x 0.5m (width) = approx. 66.5 sq.m											

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	Sheung Pak Nai (Proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan)		
Site area 地盤面積	66.5	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	66.5 sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Sheung Pak Nai and Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9		
Zoning 地帶	Coastal Protection Area		
Applied use/ development 申請用途／發展	Laying of proposed distribution main approximately between Lamp Post nos. VA7862 and VD8711 to supply water to No. 213 Sheung Pak Nai, Lau Fau Shan		

(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
(ii) No. of block 幢數	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
	Composite 綜合用途	Not applicable	

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

Wilson Chun Yin TSE/PLAND

寄件者:
寄件日期: 2024年10月10日星期四 16:46
收件者: TPB Submission/PLAND
副本: Eric Chi Yeung CHIU/PLAND; Wilson Chun Yin TSE/PLAND
主旨: Re: Planning Application No. A/YL-PN/81

Dear TPB,

Therefore, Annex B is withdrawn.

Regards,
Henry Tsui

▼ Henry YH TSUI---2024/10/08 下午 05:56:34---Dear TPB, Please find below my supplementary information for the captioned case and help circulate t

From:
To: "TPB Submission/PLAND" <tpbsubmission@pland.gov.hk>
Cc: ecychiu@pland.gov.hk, wcytse@pland.gov.hk
Date: 2024/10/08 下午 05:56
Subject: Re: Planning Application No. A/YL-PN/81

Dear TPB,

Please find below my supplementary information for the captioned case and help circulate to all members of TPB if appropriate. Thank you.

The concerned watermain will solely provide water supply to No. 213 Sheung Pak Nai, Lau Fau Shan, which involves a structure with a valid SC survey number (i.e. HPN/263) according to LandsD's advice on 12 August 2024.

Regards,
Henry Tsui

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

▼"TPB Submission---2024/09/26 下午 04:09:30---Dear Sir/Madam, I attach the Town Planning Board's letters in regard to the captioned planning appli

From: "TPB Submission/PLAND" <tpbsubmission@pland.gov.hk>
To:
Date: 2024/09/26 下午 04:09
Subject: Planning Application No. A/YL-PN/81

Dear Sir/Madam,

I attach the Town Planning Board's letters in regard to the captioned planning application.

Town Planning Board Secretariat

[See attachment "A_YL-PN_81.pdf"] [attachment "A_YL-PN_81.pdf" deleted by Henry YH TSUI/WSD/HKSARG]

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

參考編號

Reference Number:

241009-073024-34289

提交限期

Deadline for submission:

18/10/2024

提交日期及時間

Date and time of submission:

09/10/2024 07:30:24

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PN/81

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 梁

意見詳情

Details of the Comment :

考慮到水務署曾經建議自己維修水喉 一般上來說現在標準都是用銅喉 若是完整距離更換大概需要超過80米左右

距離住局太遠 那一帶從以前附近鄰居都距離主水喉近 白泥213是距離最遠而且以前水務署說主水喉不能接駁到住家附近 他們考慮到洪水不會將主水喉橫跨水潤人行橋 除了造價難負擔之外 保護和維修非常昂貴

1 保護方面 銅喉很容易被人拆去賣掉 無論是人力或是加裝保護水管配件令造價更高 新聞經常有被人偷銅喉賣掉的個案 賣價不錯增加被拆和保護風險 老人難負擔

2 當打風水浸 水會浸過腰部 80米那一段水平是比住居低一點的水平地理位置 水喉容易損毀 維修困難 費用昂貴 老人難負擔

另外由於居住地方原本是水塘地方被海浪打破 已經跟海畝紅樹浸蝕 潮漲時海水在水錶或住家附近幾步距離

另一邊的房屋也出現海水滲入農地和住家附近 可以說是在水平線之下 其實已經是很困難的居住地

以下是一些個人情感

為了水喉問題 6月22開始至今 跟水務署處理人員有太多口頭上衝突 也有很多不被了解 不被幫忙的地方

也有被水務針對我個人和老人一些感覺 有尋求議員 村長 關愛隊 社工 的幫助

感受很多 未能在此一一盡錄 政府應該是協助市民渡過困難 不是增加市民負擔

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

參考編號

Reference Number:

241009-172941-87428

提交限期

Deadline for submission:

18/10/2024

提交日期及時間

Date and time of submission:

09/10/2024 17:29:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PN/81

「提意見人」姓名/名稱

Name of person making this comment:

黃紹聰議員辦事處

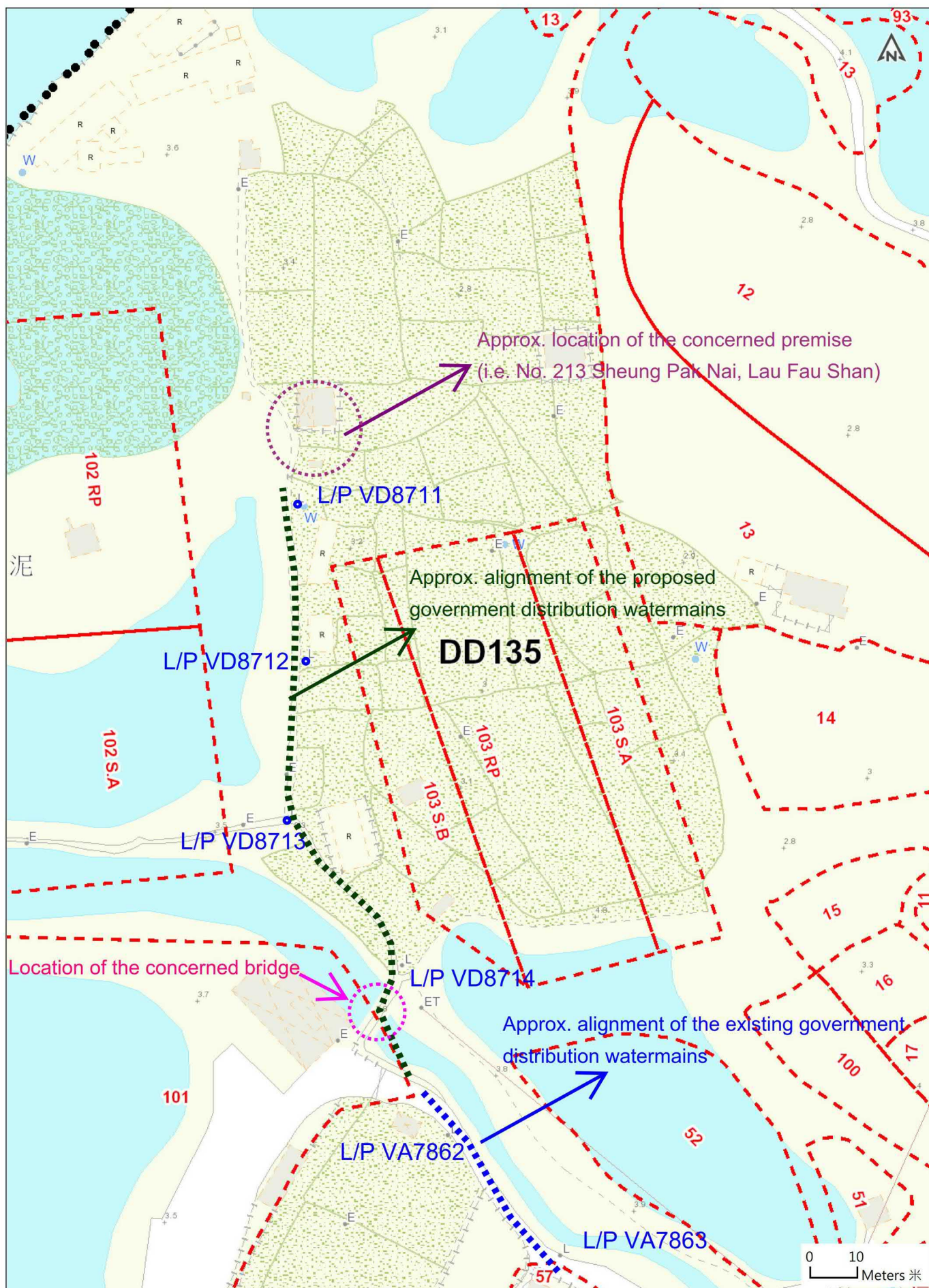
意見詳情

Details of the Comment :

支持申請

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the application site (the Site) is entirely on Government Land. No permission is given for excavation and filling of Government land (about 66.5m²) included in the Site. Any occupation of Government land without the Government's prior approval is not allowed. The applicant has to apply for a formal approval prior to the actual occupation of the Government land. The application will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions as may be imposed by LandsD;
- (b) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) to adopt appropriate measures to avoid and minimise impacts on the nearby natural habitats, e.g. confining the works area to the existing path, dividing works area in sections to minimise the size of works area at one time, avoiding night-time construction works, adopting good site practices to prevent polluting the nearby waterbodies, etc.;
- (c) to note the comments of the Director of Environmental Protection (DEP) to comply with all relevant environmental pollution control ordinance during construction and to implement appropriate mitigation measures/practices as set out in the Recommended Pollution Control Clauses for Construction Contracts which are available at https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html;
- (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 local track connecting the Site with Nim Wan Road is not and will not be maintained by HyD. HyD will not take up the maintenance responsibility of the access; and
- (e) to note the comments of the Director of Fire Services (D of FS) that any excavation/construction works shall under no circumstances cause obstruction to nearby fire hydrants and their control valves in-situ. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from the Fire Services Department has to be sought.



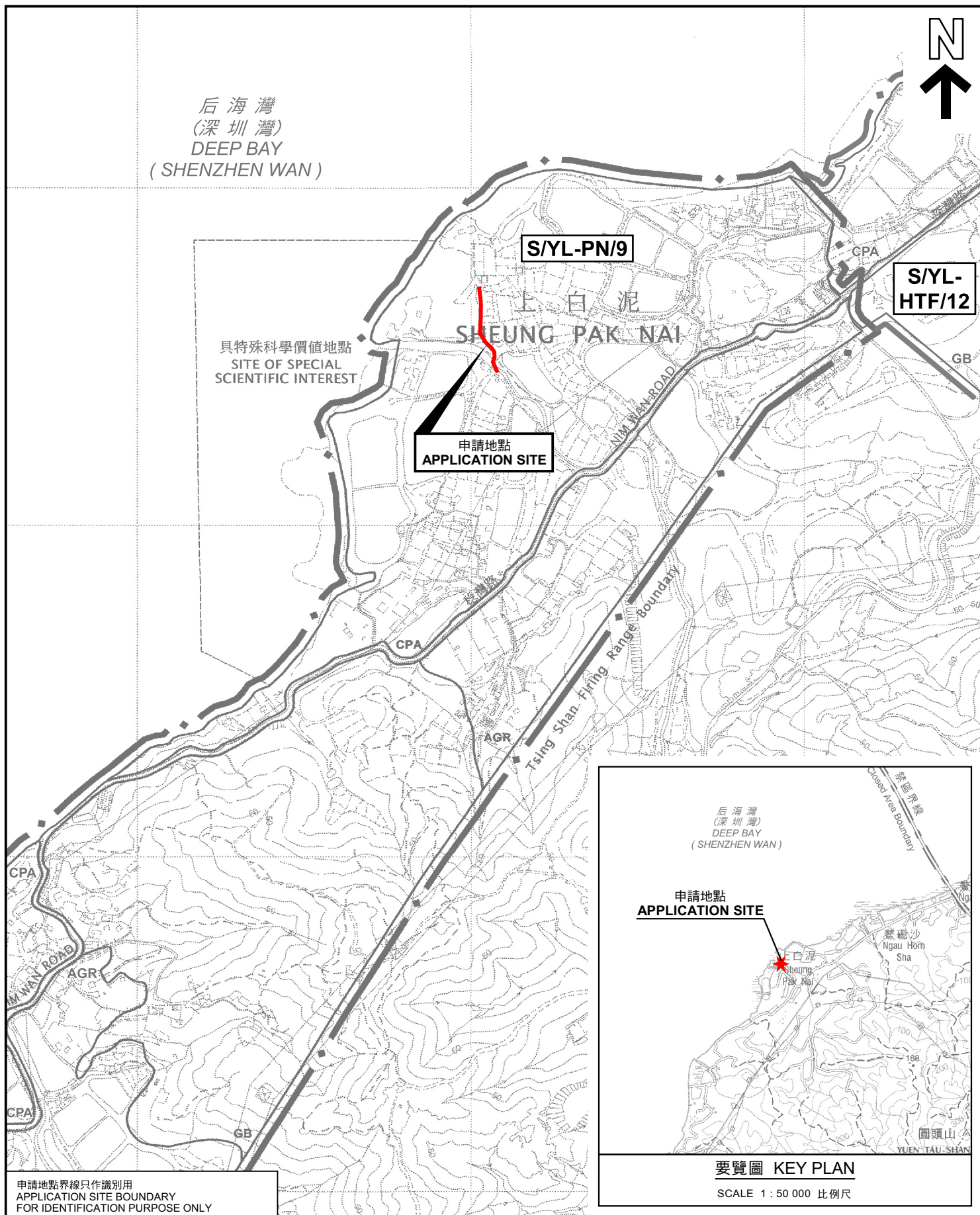
地政總署測繪處 - 版權所有
© Copyright reserved - Survey and Mapping Office, Lands Department.

Print Date : 30 / 07 / 2024
列印日期

(摘錄自申請人於 20.9.2024 呈交的申請書)
(Extract from Applicant's
Submission of 20.9.2024)

參考編號
REFERENCE No.
A/YL-PN/81

繪圖 DRAWING
A-1



位置圖 LOCATION PLAN

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
新界元朗上白泥丈量約份第135約的政府土地
PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER
DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
GOVERNMENT LAND IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米
METRES

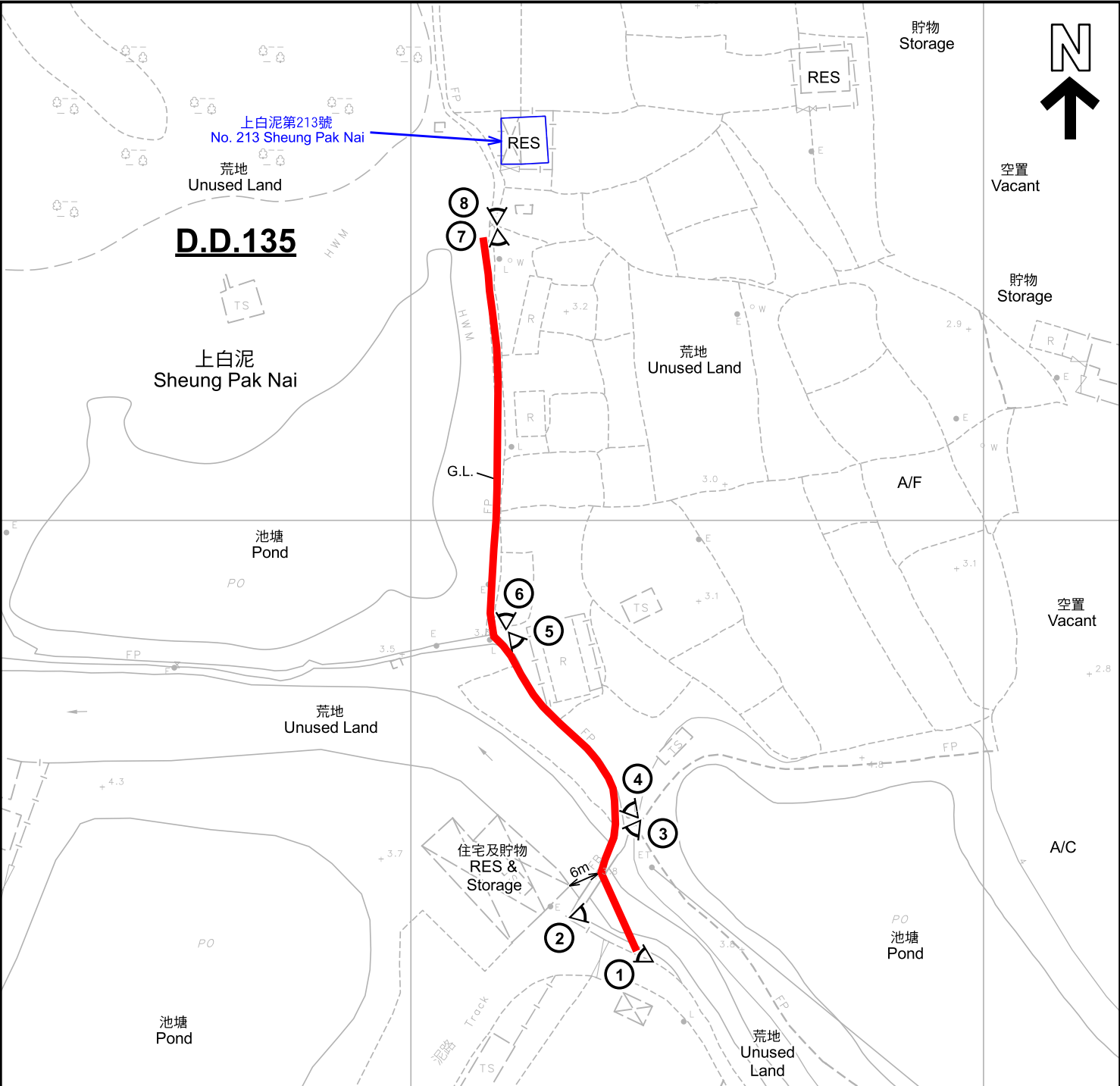
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/81

圖 PLAN
A-1

本摘要圖於2024年10月16日擬備，
所根據的資料為於2006年10月17日
核准的分區計劃大綱圖編號 S/YL-PN/9
EXTRACT PLAN PREPARED ON 16.10.2024
BASED ON OUTLINE ZONING PLAN No.
S/YL-PN/9 APPROVED ON 17.10.2006



CPA

註釋 Note :
2024年9月27日勘測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 27.9.2024

圖例 LEGEND

申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

CPA

海岸保護區
COASTAL PROTECTION AREA

G.L.

政府土地
GOVERNMENT LAND

RES

住用構築物
RESIDENTIAL STRUCTURES

A/F

休耕農地
FALLOW AGRICULTURAL LAND

A/C

常耕農地
CULTIVATED AGRICULTURAL LAND

①

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
GOVERNMENT LAND IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE 1 : 1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/YL-PN/81

圖 PLAN
A-2



后海灣
(深圳灣)
DEEP BAY
(SHENZHEN WAN)

上白泥
Sheung Pak Nai

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2024年10月16日擬備，所根據
的資料為地政總署於2023年2月24日拍得
的航攝照片編號 E187813C
EXTRACT PLAN PREPARED ON 16.10.2024
BASED ON AERIAL PHOTO No.
E187813C TAKEN ON 24.2.2023
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
新界元朗上白泥丈量約份第135約的政府土地
PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER
DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
GOVERNMENT LAND IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/81

圖 PLAN
A-3



實地照片 SITE PHOTOS

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
新界元朗上白泥丈量約份第135約的政府土地
PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER
DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
GOVERNMENT LAND IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/81

圖 PLAN
A-4a

本圖於2024年10月16日擬備，所根據的
資料為攝於2024年9月27日的實地照片
PLAN PREPARED ON 16.10.2024
BASED ON SITE PHOTOS
TAKEN ON 27.9.2024



實地照片 SITE PHOTOS

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
 新界元朗上白泥丈量約份第135約的政府土地
 PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER
 DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
 GOVERNMENT LAND IN D.D.135,
 SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規 劃 署
 PLANNING
 DEPARTMENT



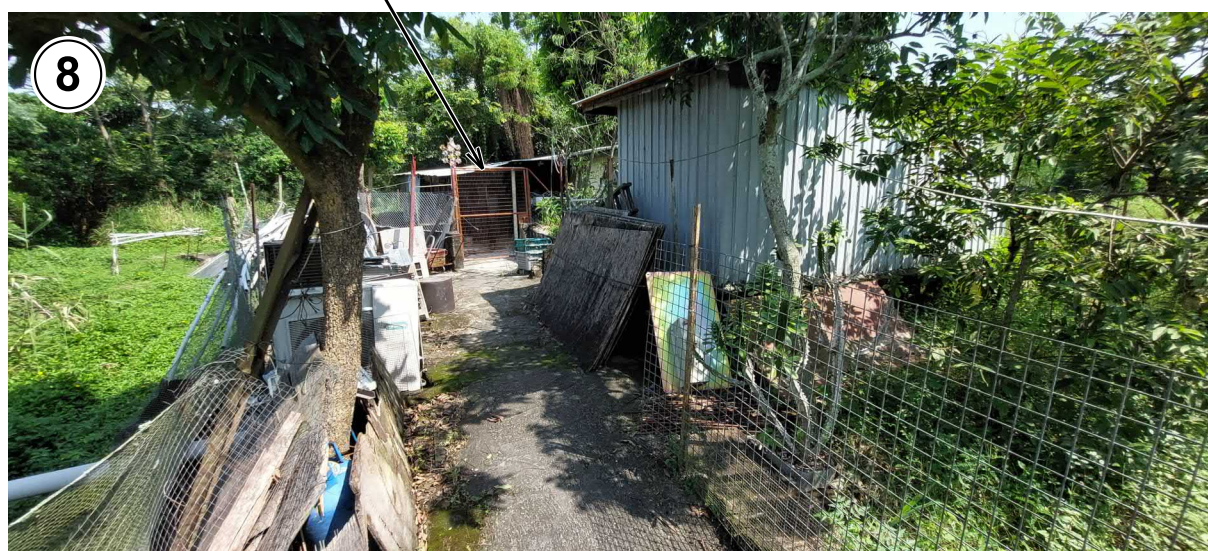
參考編號
 REFERENCE No.
 A/YL-PN/81

圖 PLAN
 A-4b

本圖於2024年10月22日擬備，所根據的
 資料為攝於2024年9月27日的實地照片
 PLAN PREPARED ON 22.10.2024
 BASED ON SITE PHOTOS
 TAKEN ON 27.9.2024



上白泥第213號
No. 213 Sheung Pak Nai



實地照片 SITE PHOTOS

擬議公用事業設施裝置(食水配水管)，以及填土及挖土工程
新界元朗上白泥丈量約份第135約的政府土地
PROPOSED PUBLIC UTILITY INSTALLATION (FRESH WATER
DISTRIBUTION MAIN) AND FILLING AND EXCAVATION OF LAND
GOVERNMENT LAND IN D.D.135,
SHEUNG PAK NAI, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-PN/81

圖 PLAN
A-4c

本圖於2024年10月22日擬備，所根據的
資料為攝於2024年9月27日的實地照片
PLAN PREPARED ON 22.10.2024
BASED ON SITE PHOTOS
TAKEN ON 27.9.2024

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

參考編號

Reference Number:

241017-153522-01498

提交限期

Deadline for submission:

18/10/2024

提交日期及時間

Date and time of submission:

17/10/2024 15:35:22

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-PN/81

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 黃美

意見詳情

Details of the Comment :

本人贊成這次水務工程

由水務署得知我們在大概95開始申請水錶 也有98年的水費單副本證明

水務署以水喉是私人建設 不幫助維修 只作應急爆水管處理

以前也因私人土地問題沒有接駁到住家最近位置的水喉

現在有路燈(大概在2005-2009才有路燈) 也就是有路燈的位置作為政府管理公家路

當時我們也一直以為水喉是水務署負責 既然水務署現在名正言順經路燈處接駁到比較近上址

我們也自己負責一條超過80米距離的水喉30年

這次希望水務署能夠幫助在那裡寮屋住了40年的老人

最近白泥村遇到地政署人員周先生到訪

一方面說有些物件佔用了政府官地 一方面說會影響水務申請工程

當中也有提及是由水務署作出投訴

首先水務署已經超出他們工作範圍

佔用官地方面 我們已經盡量把屬於我們的物件拿走 主要是不影響食水工程為先

由於處理需時 只會盡量配合 暫時也沒有收到水務署有物件阻礙

如有也會配合移走 盡力讓食水工程順利進行

From:
Sent: 2024-10-16 星期三 02:57:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-PN/81 DD 135 Sheung Pak Nai WSD CPA

A/YL-PN/81

Government Land in D.D. 135, Sheung Pak Nai, Yuen Long WSD

Site area: About 66.5sq.m

Zoning: "Coastal Protection Area"

Applied development: Fresh Water Distribution Main / **Filling and Excavation of Land**

Dear TPB Members,

The Justification appears to be to bring fresh water supply to one single premises.

It is not clear if the intention is to provide water for domestic or for other use.

The work would involve considerable excavation of government land alongside active fish ponds in a coastal area close to mangrove swamps. In other words in view of climate change this is an area that should be afforded the highest protection as it serves as part of the natural coastal defences.

How do the premises currently access water supply?

Members should question the end use and if it merits the intrusion on CPA.

Mary Mulvihill