

2023年 10月 6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。

Appendix I of RNTPC  
Paper No. A/YL-PS/700

This document is received on 6 OCT 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 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](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](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



2302501

18.9.2023 By Post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-PS/700
	Date Received 收到日期	6 OCT 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.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)

梁文傑 Leung Man Kit 盛偉傑 Shing Wai Kit 梁文康 Leung Man Hong  
梁偉傑 Leung Wai Kit 梁耀維 Leung Yiu Wai (with Leung Choi Wai(梁財維) as Power Attorney

### 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)

光輝工程顧問公司

Glister Engineering Consultants Co.

### 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)	D.D 123 LOT 182 S.A RP D.D.123 LOT 182 S.B D.D.123 LOT 182 S.C D.D 123 LOT 182 S.D RP D.D.123 LOT 182 RP (Part) Ping Shan, Yuen Long
(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 843 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 .....sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	NA ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-PS/20
(e) Land use zone(s) involved 涉及的土地用途地帶	V
(f) Current use(s) 現時用途	Vacant Land  (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）

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用途，請填妥於附件的表格。

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

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input checked="" type="checkbox"/> Filling of pond 填塘	843	<input checked="" type="checkbox"/> About 約
	Area of filling 填塘面積	..... sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	1.3 ..... m 米	<input type="checkbox"/> About 約
	<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
	<input type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	..... sq.m 平方米	<input type="checkbox"/> About 約
	Depth of excavation 挖土深度	..... m 米	<input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))		
(b) Intended use/development 有意進行的用途/發展	Proposed filling of Pond for 4 permitted houses (New Territories Exempted Houses - Small House)		

**(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		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			



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

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

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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 From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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)

Sep 2027

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

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

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

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

如需要的話，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 <input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... .....  No 否 <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 <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>No 否 <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>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> </tbody> </table> <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>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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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。

1. The proposed small village houses in the application have been granted by District Lands Office Yuen Long (DLOYL), Ref: DLOYL 383/YLT/2010 DLO YL 95/YLT/2010  
 DLOYL 384/YLT/2010 DLOYL 124/YLT/2010
2. The purpose of pond filling does not only aim at raise the level to avoid flooding, but also aim at consolidate the ground condition.
3. The extent of pond filling is considered insignificant that it does not form any slope/wall higher than 1.5m.
4. The proposed filling of pond is compatible with the surrounding area.
5. The existing pond condition is poor due to the construction works of NTEHs nearby.
6. The proposed height of filling of pond is 1.3m which we will raise the site level from 3.0mPD to 4.3mPD.

**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

Man Ka Chai

Project Engineer

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

Glister Engineering Consultants Company

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

Date 日期

13-9-2023

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

**Statement on Personal Data 個人資料的聲明**

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



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

Ash interment capacity 骨灰安放容量<sup>@</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

<sup>@</sup> 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	D.D 123 LOT 182 S.A RP      D.D.123 LOT 182 RP (Part) D.D.123 LOT 182 S.B D.D.123 LOT 182 S.C      Ping Shan, Yuen Long D.D 123 LOT 182 S.D RP		
Site area 地盤面積	843	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	S/YL-PS/20		
Zoning 地帶	V		
Applied use/ development 申請用途/發展	Proposed filling of Pond for 4 permitted houses (New Territories Exempted Houses - Small House)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		



(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>
Proposed Building licence plan, Site plan		
<b><u>Reports 報告書</u></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"/>

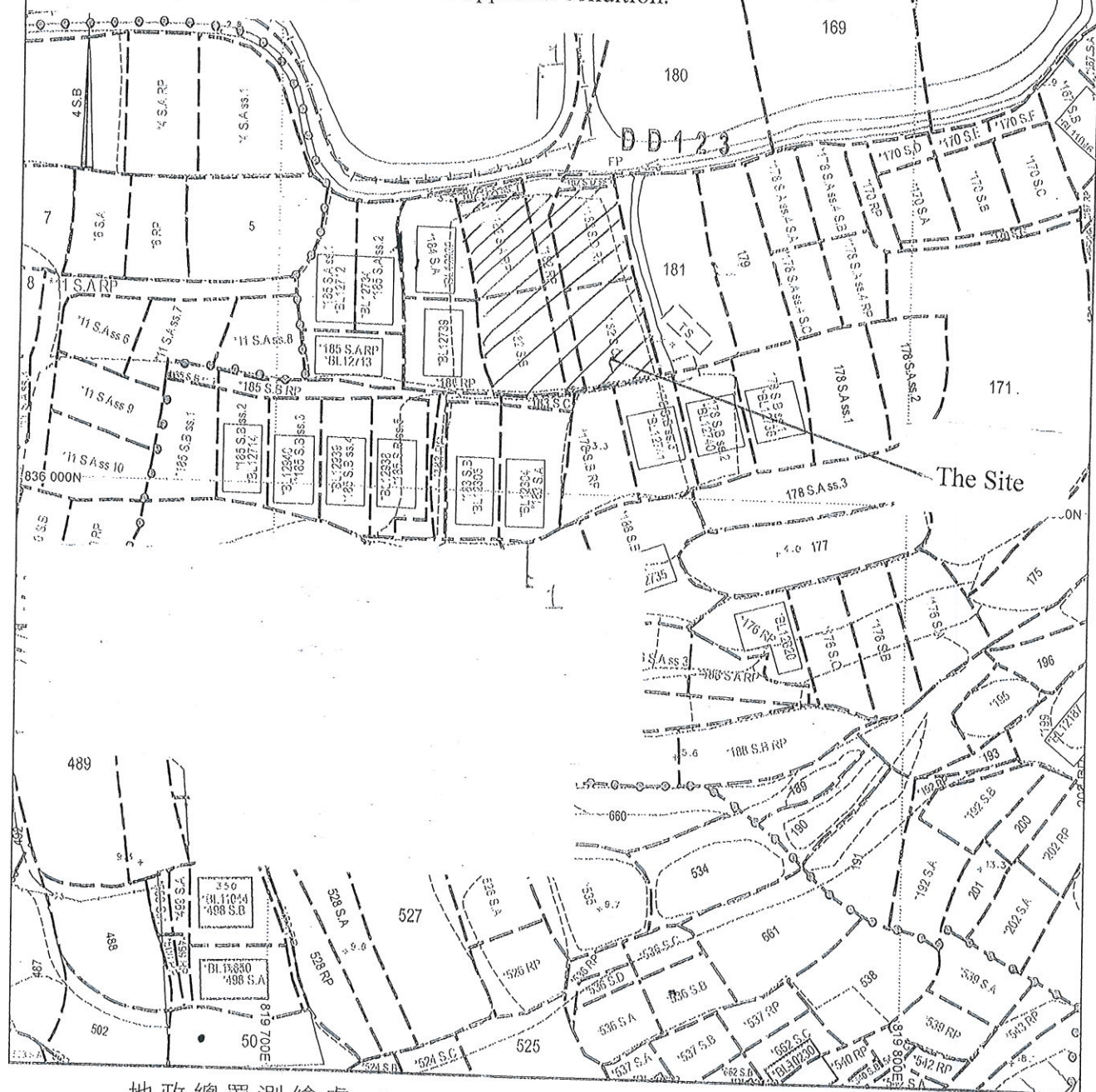
Note: May insert more than one 「✓」, 註：可在多於一個方格內加上「✓」號



## Site Plan

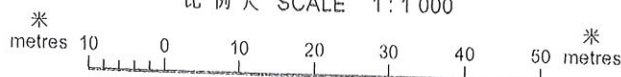
Note:

1. Geotechnical Stability subjects to Geotechnical design.
2. The site is in a lower level, no visual impact induced
3. Drainage design subject to the approval condition.



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000



Locality : YUEN LONG

Lot Index Plan No. : YL0951082018

District Survey Office : Yuen Long

Date : 24-Aug-2018

Reference No. : 2-SW-24C,6-NW-4A

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SMO-P01 20180824100328 10

## 免責聲明

本圖則乃地段索引圖的複本，顯示地段界線的大概位置，包括根據政府撥地、臨時政府撥地、短期租約及政府土地租用牌照而臨時佔用土地的位置。臨時佔用土地的情況可藉該通知通知出現或終止，因此應向有關的分區地政事員核證。本圖則所示的資料必須透過實地測量予以核實。當有更佳或新的世界地圖時，地段索引圖可能會被修訂而無須事先通知。

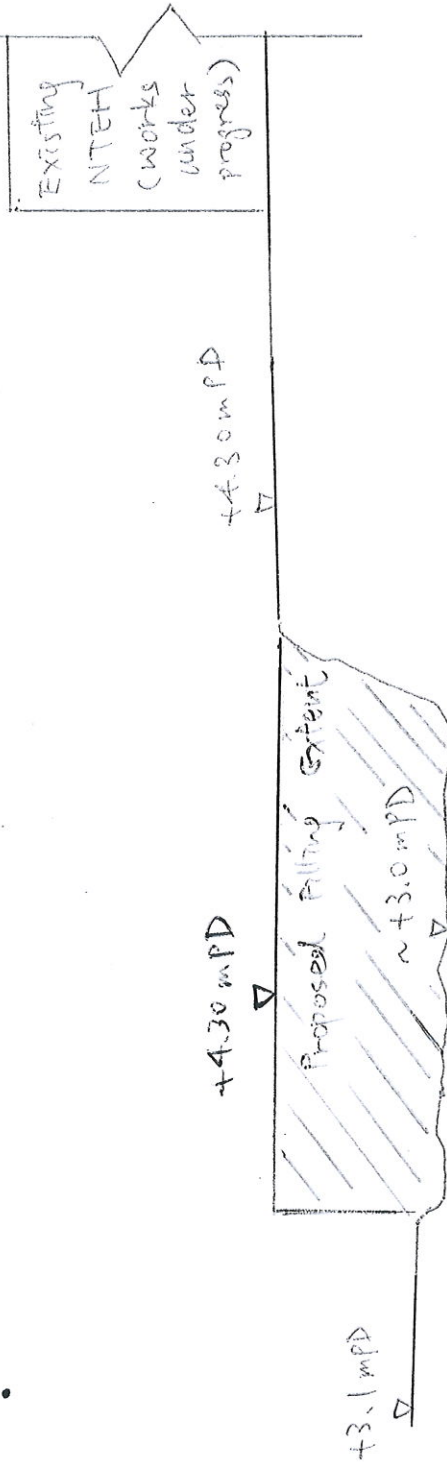
**Disclaimer**  
This plan is

This plan is a copy of the lot index plan showing the approximate location of lot boundaries, including the temporary occupation of land under Government Land Allotments, Temporary Government Land Allotments, Short Term Tenancies and Government Land Licences. The temporary occupation of land may be created or terminated at short notice and should be confirmed with the District Lands Officer. The information shown on this plan **MUST** be verified by field survey. The lot index plan may be revised without prior notification as better or new boundary evidence becomes available.

Foot path

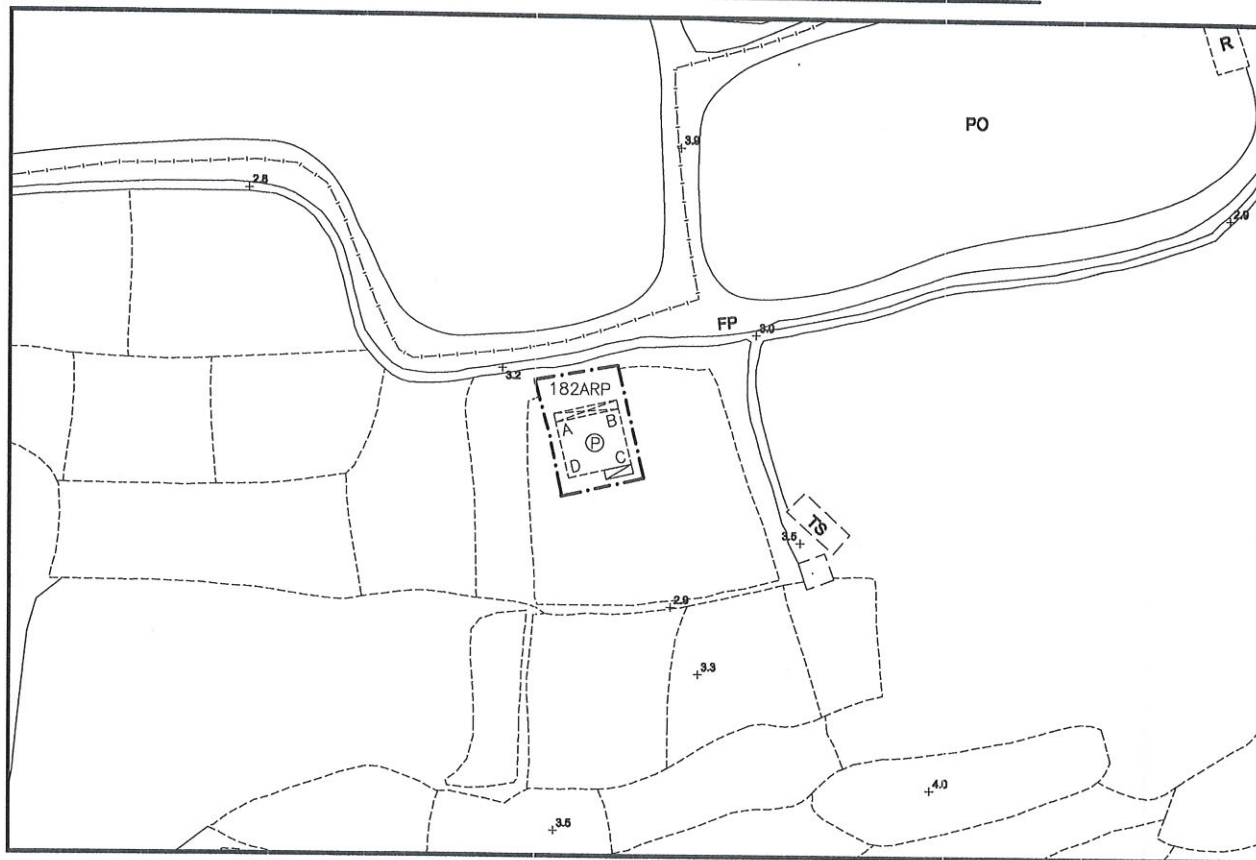
Application Site

(Filling of Pond)





# PROPOSED BUILDING LICENCE PLAN LOT NO. 182 S.A RP IN D.D.123



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	76° 57' 27"	8.534	836 040.268	819 730.508	A
B-C	166° 57' 27"	7.620	836 042.194	819 738.822	B
C-D	256° 57' 27"	8.534	836 034.770	819 740.542	C
D-A	346° 57' 27"	7.620	836 032.844	819 732.228	D

Legends:

□ Septic Tank (4' x 12')

▤ Balcony (8.534m x 1.22m)

Ⓟ = Pink

Survey Sheet No. : 2-SW-24C

Plan No: TCYL8923/01(C)

Date : March 2017

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

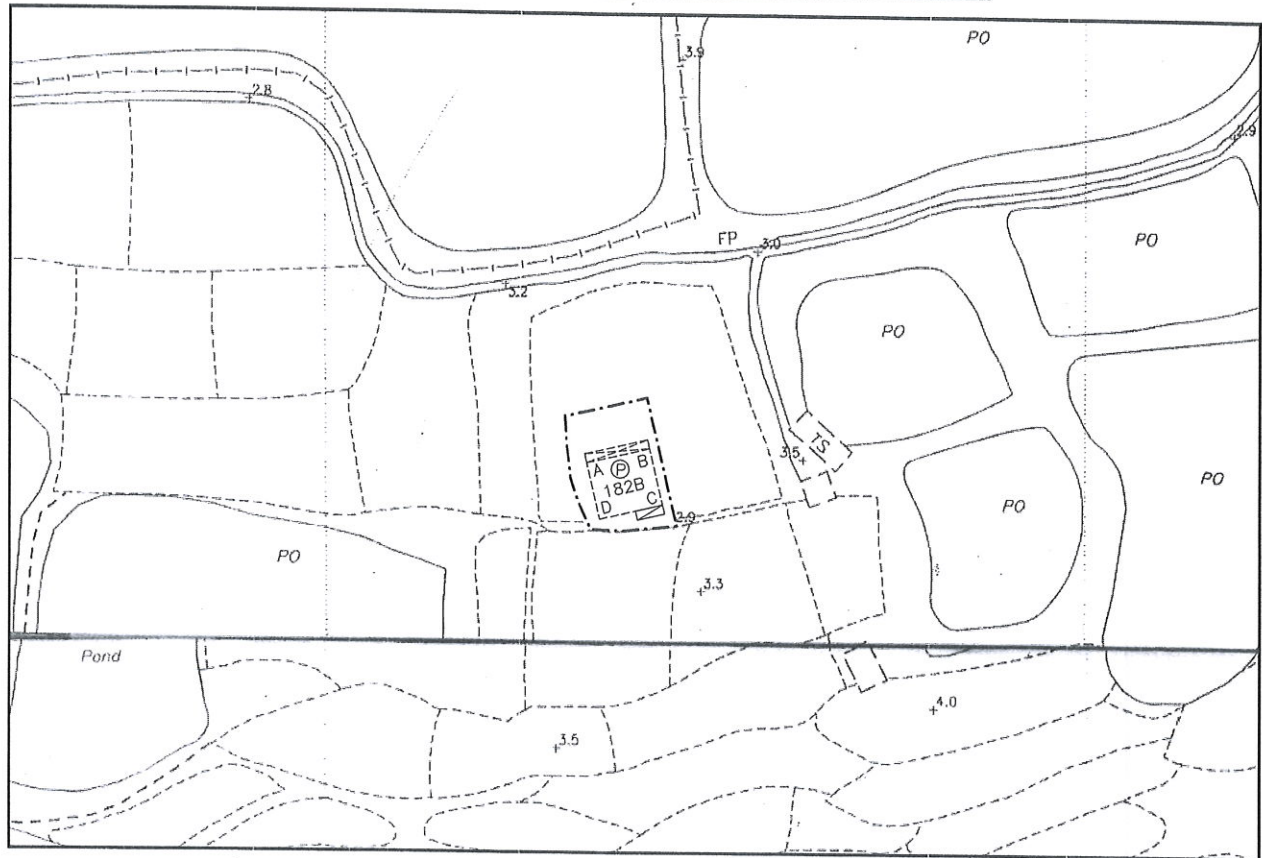
Authorized Land Surveyors



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. 182 S.B IN D.D.123



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	76° 57' 27"	8.534	836 024.267	819 734.215	A
B-C	166° 57' 27"	7.620	836 026.193	819 742.529	B
C-D	256° 57' 27"	8.534	836 018.770	819 744.248	C
D-A	346° 57' 27"	7.620	836 016.844	819 735.934	D

Legends:

□ Septic Tank (4' x 12')

▤ Balcony (8.534m x 1.22m)

⊙ = Pink

Survey Sheet No. : 2-SW-24C

Plan No: TCYL8923/02

Date : November 2009

陳達榮測量師行有限公司

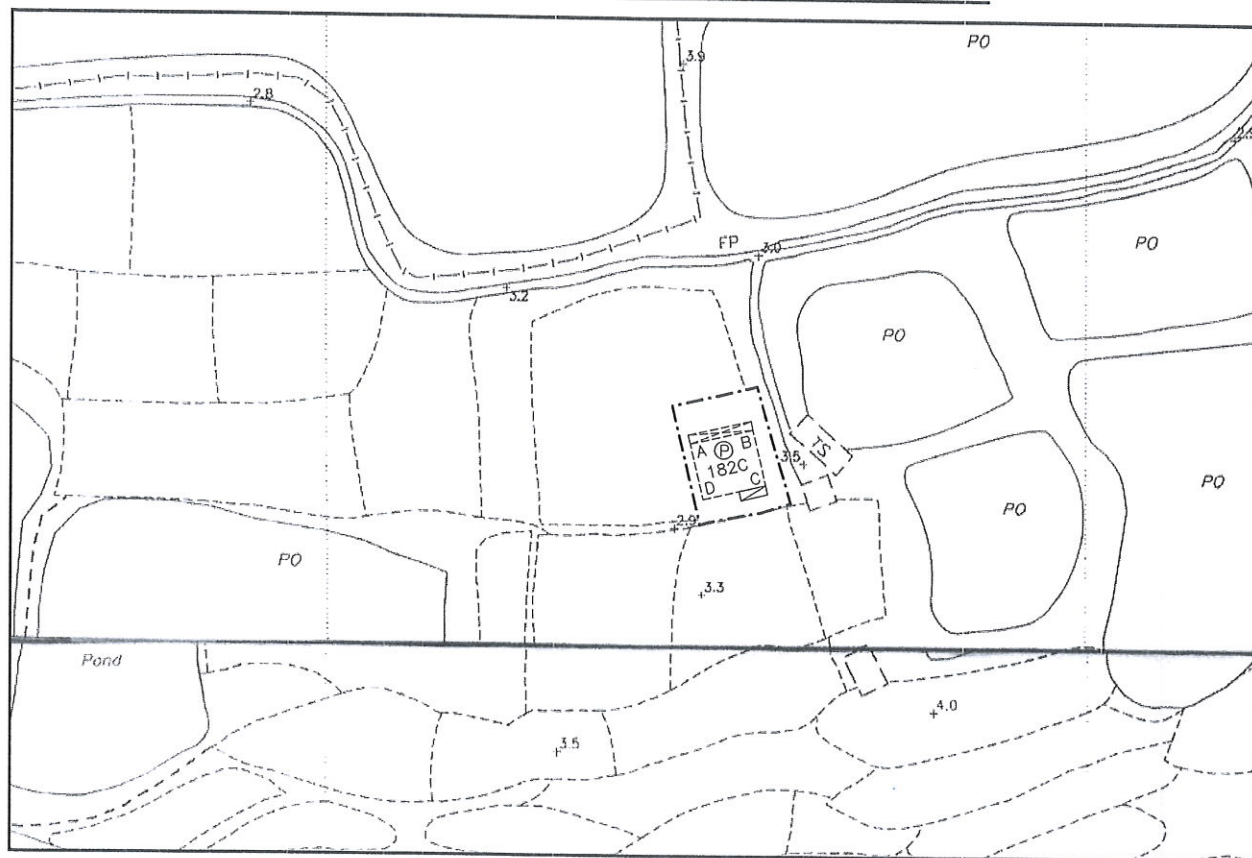
TED CHAN & ASSOCIATES LIMITED  
Authorized Land Surveyors

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. 182 S.C IN D.D.123



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	76° 57' 27"	8.534	836 027.413	819 747.796	A
B-C	166° 57' 27"	7.620	836 029.339	819 756.109	B
C-D	256° 57' 27"	8.534	836 021.916	819 757.829	C
D-A	346° 57' 27"	7.620	836 019.990	819 749.515	D

## Legends:

Septic Tank (4' x 12')

Balcony (8.534m x 1.22m)

Ⓟ = Pink

Survey Sheet No. : 2-SW-24C

Plan No: TCYL8923/03

Date : November 2009

陳達榮測量師行有限公司

TED CHAN & ASSOCIATES LIMITED

Authorized Land Surveyors

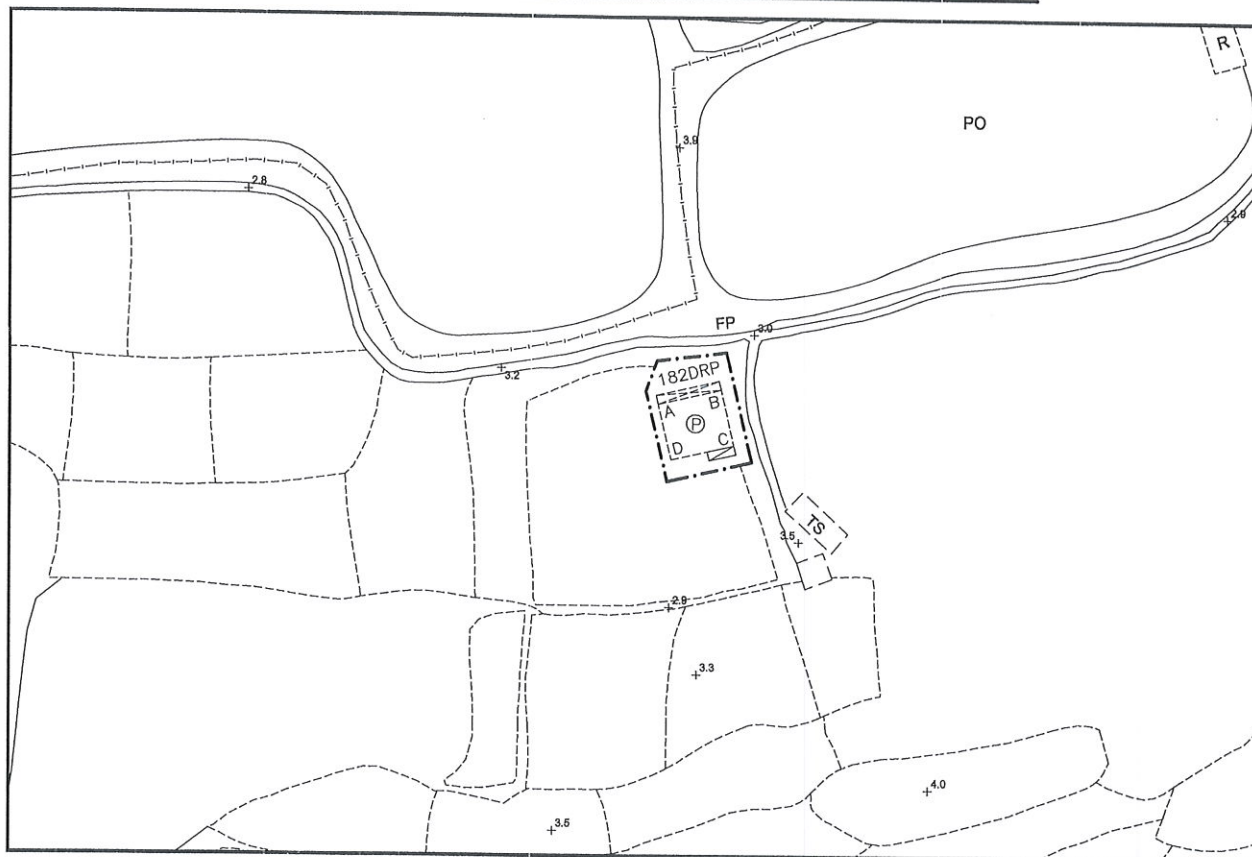
香港西灣河興民街68號海天廣場1007室 1007 Marina House, 68 Hing Man Street, Sai Wan Ho, Hong Kong.

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

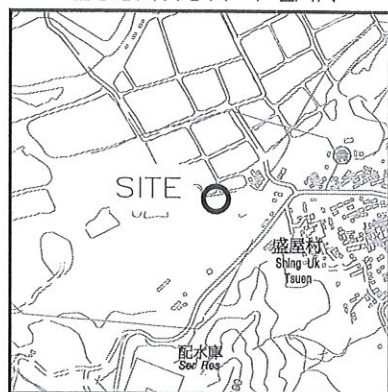
Tel: 2478 6308 Fax: 2478 6428

# PROPOSED BUILDING LICENCE PLAN LOT NO. 182 S.D RP IN D.D.123



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	76° 57' 27"	8.534	836 042.797	819 744.232	A
B-C	166° 57' 27"	7.620	836 044.722	819 752.546	B
C-D	256° 57' 27"	8.534	836 037.299	819 754.266	C
D-A	346° 57' 27"	7.620	836 035.373	819 745.952	D

## Legends:

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

Survey Sheet No. : 2-SW-24C

Plan No: TCYL8923/04(B)

Date : March 2017

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



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



**Fw: TPB/A /YL-PS/700 S16-1 revised page 11 (DD123 Lot 182 4 houses Pond filling)**

08/11/2023 12:20

From: tmylwdpo\_pd/PLAND/HKSARG  
To: Max Yuet Lun WONG/PLAND/HKSARG@PLAND  
Cc: Alexander Weng Yip MAK/PLAND/HKSARG@PLAND, Moon Leong KOK/PLAND/HKSARG@PLAND

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 08/11/2023 12:20 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 08/11/2023 10:26  
Subject: Fw: TPB/A /YL-PS/700 S16-1 revised page 11 (DD123 Lot 182 4 houses Pond filling)

---

From: [REDACTED] <[REDACTED]>  
Sent: Wednesday, November 8, 2023 10:09 AM  
To: tpbpd@pland.gov.hk; mlkok@pland.gov.hk; mylwong@pland.gov.hk  
Subject: TPB/A /YL-PS/700 S16-1 revised page 11 (DD123 Lot 182 4 houses Pond filling)

Dear Sir,

Please find attachment.

thanks  
Mr Lam  
Glister Engineering Consultants Co.



TPB A YL-PS 700 S16-1 revised page 11 DD123 Lot 182 4 houses Pond filling.PDF

## 10. Justifications 理由

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

1. The proposed small village houses in the application have been granted by District Lands Office Yuen Long (DLOYL), Ref: DLOYL 383/YLT/2010 DLO YL 95/YLT/2010 DLOYL 124/YLT/2010
2. The purpose of pond filling does not only aim at raise the level to avoid flooding, but also aim at consolidate the ground condition.
3. The extent of pond filling is considered insignificant that it does not form any slope/wall higher than 1.5m.
4. The proposed filling of pond is compatible with the surrounding area.
5. The existing pond condition is poor due to the construction works of NTEHs nearby.
6. The proposed height of filling of pond is 1.3m which we will raise the site level from 3.0mPD to 4.3mPD.



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

**Haidi Long Hei LAM/PLAND**

---

寄件者: tmylwdpo\_pd <tmylwdpo@pland.gov.hk>  
寄件日期: 2023年12月06日星期三 10:14  
收件者: Max Yuet Lun WONG/PLAND  
副本: Alexander Weng Yip MAK/PLAND; Haidi Long Hei LAM/PLAND  
主旨: Fw: Submission of the Access to site layout plan for the application no TPB/A/YL-PS/700  
附件: TPBA YL PS 700 Access to site layout plan WB.PDF

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 06/12/2023 10:13 -----

From: <tpbpd@pland.gov.hk>  
To: <tmylwdpo@pland.gov.hk>  
Cc: <kkfyiu@pland.gov.hk>  
Date: 06/12/2023 10:10  
Subject: Fw: Submission of the Access to site layout plan for the application no TPB/A/YL-PS/700

---

From: LOK LAM <[REDACTED]>  
Sent: Wednesday, December 6, 2023 10:05 AM  
To: tpbpd@pland.gov.hk  
Cc: mylwong@pland.gov.hk  
Subject: Submission of the Access to site layout plan for the application no TPB/A/YL-PS/700

Dear Sir,

Please find attachment.

thanks  
Mr Lam  
Glister Engineering Consultants Co.

无病毒。 <a href="http://www.avast.com">www.avast.com</a>
---

*(See attached file: TPBA YL PS 700 Access to site layout plan WB.PDF)*

光輝工程顧問公司

GLISTER ENGINEERING CONSULTANTS CO.

To: Town Planning Board

CC: Planning Department

Ref: TPB/A/YL-PS/700

Lots 182 S.A RP , 182 S.B , 182 S.C , 182 S.D RP & 182 RP (Part) in D.D. 123,

Ping Shan , Yuen Long , N.T.

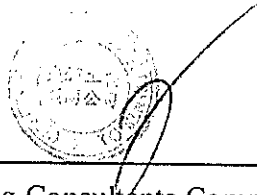
Section 16 Planning Application No. A/YL-PS/700 - Further Information

Dear Sir,

I would like to submit the Access to site Layout plan with Appendix for the captioned application.

I am looking forward to your reply, Should you have any query, please feel free to contact Mr. Man at [REDACTED]

Thanks for your kindly attention



Glister Engineering Consultants Company

Date: 5-12-2023

新界元朗安樂路 129-149 號基達中心 607A 室

電話: [REDACTED] 傳真: [REDACTED]

6/F, 607A Keader Centre, 129-149 On Lok Road, Yuen Long N.T., Hong Kong

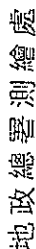


圖 5-1-5 坡地

[illegible]

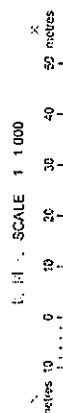
**Explanatory notes:** This plan shows the graphical boundaries of different lands of Government and temporary land holdings with the topographic map in the background. The land holdings as shown may include private lots, Government land allocations, common term tenancies and other permitted uses of land. It must be noted that (1) there is no information shown on this plan as subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the geographical boundaries as shown are for identification purpose only and interpretation at their accuracy and reliability requires the advice from professional land surveyor.

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



Survey and Mapping Office  
Lands Department

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Copyright reserved — Hong Kong SAR Government



**Locality :**

Lot Index Plan No.: ags S00000120844 0001

District Survey Office : Land Information Centre

Date :05-Dec-2023

Reference No. : 2.5W-24C.6-NW-4A



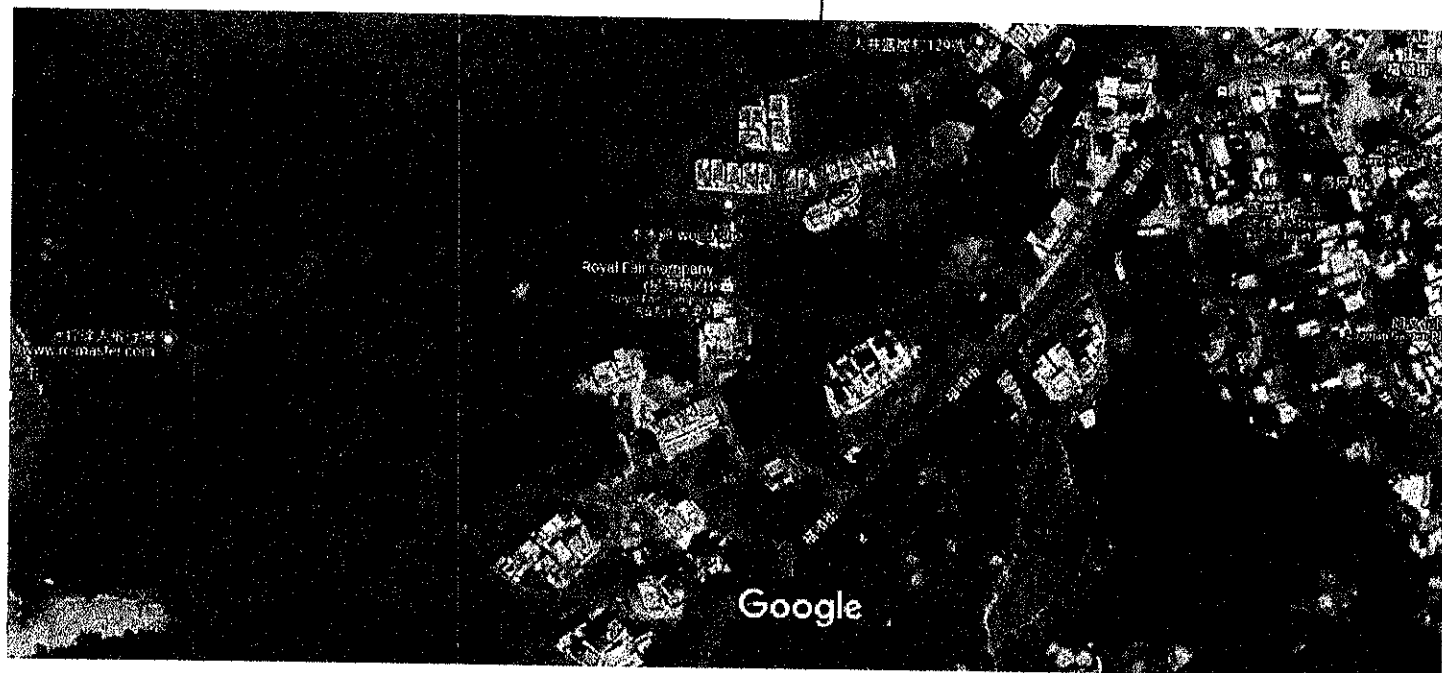
Access to site   Layout Plan

## Appendix 1



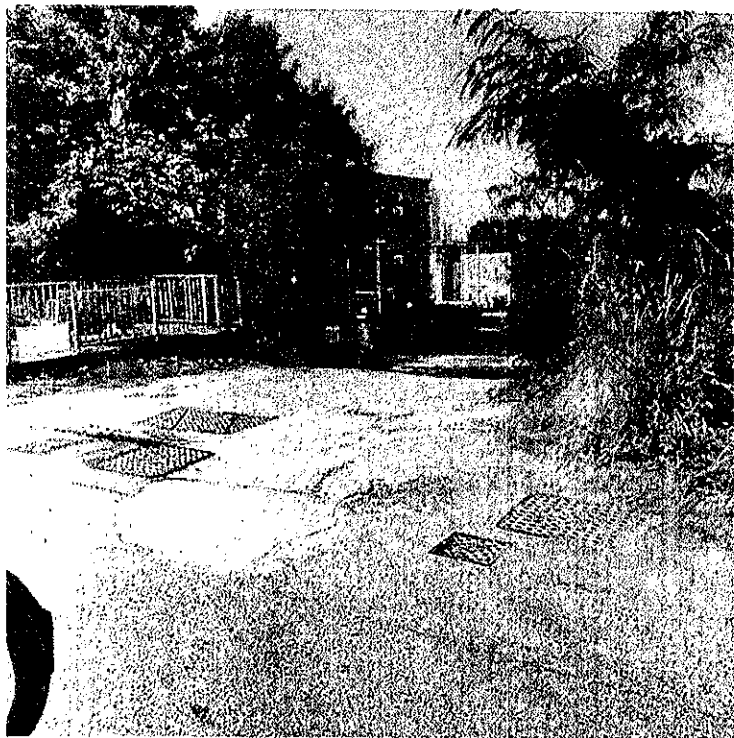
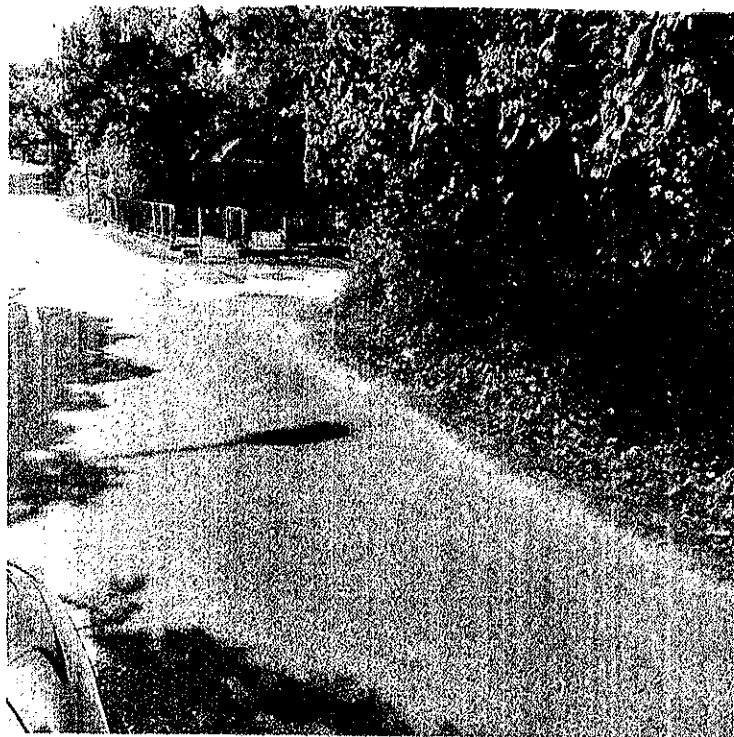
Google

The site



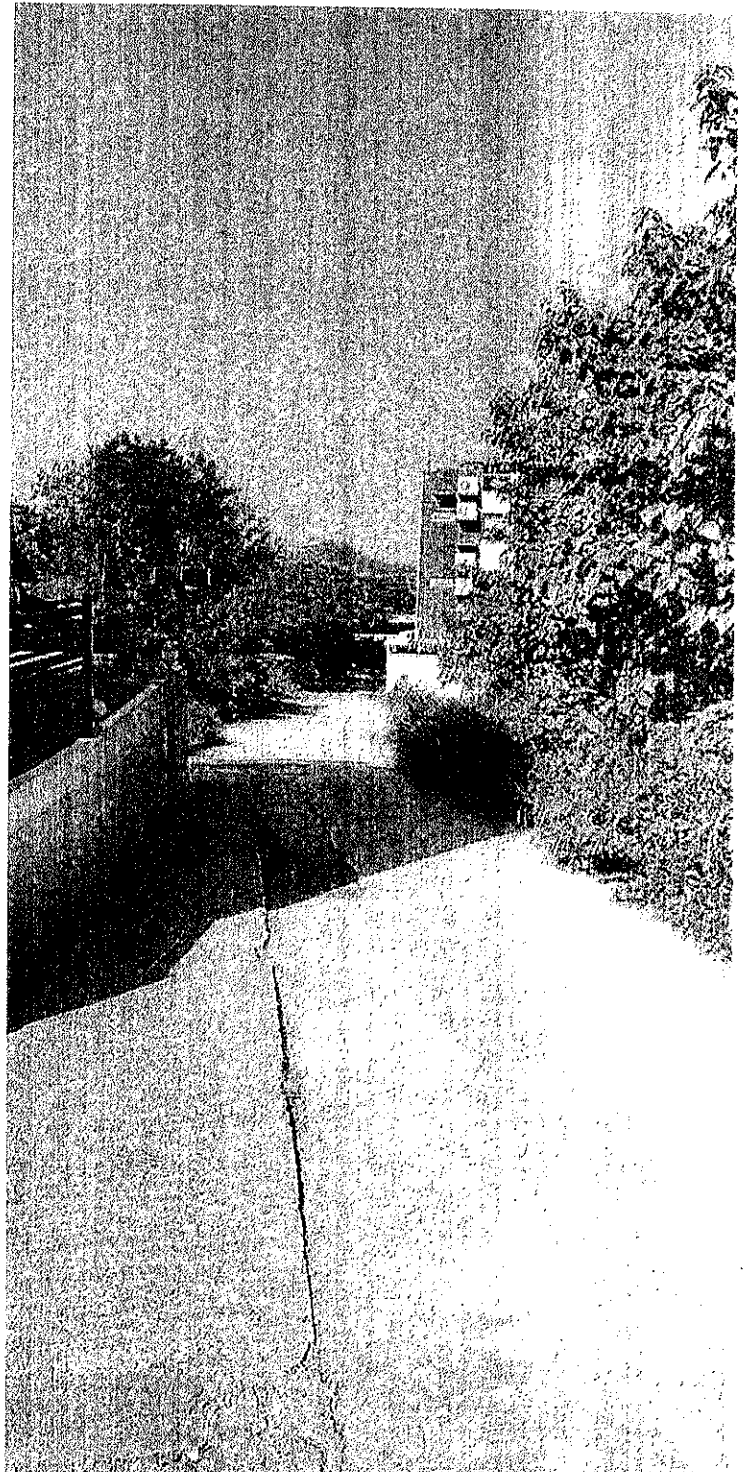
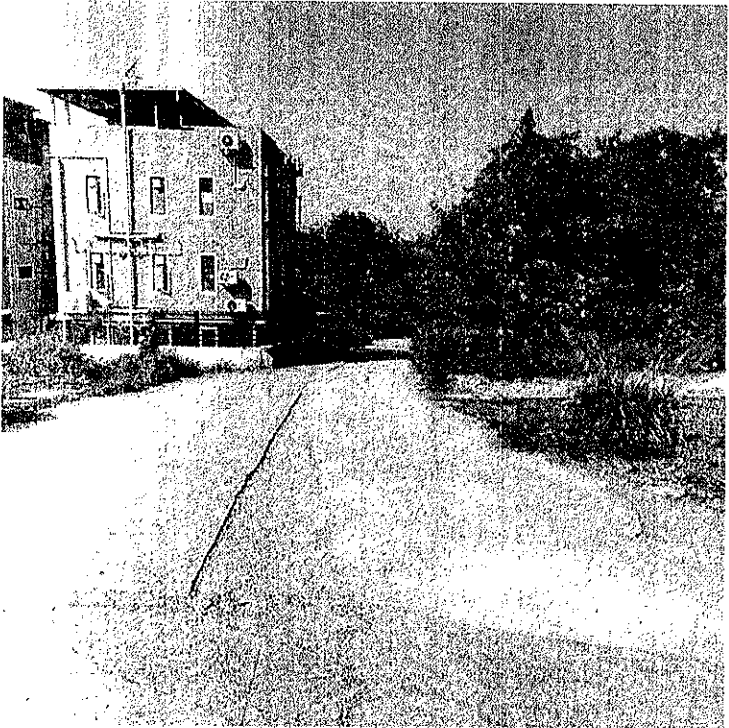
图像 © 2023 CNES / Airbus, Maxar Technologies, 地图数据 © 2023 50 米

--- Vehicle Path

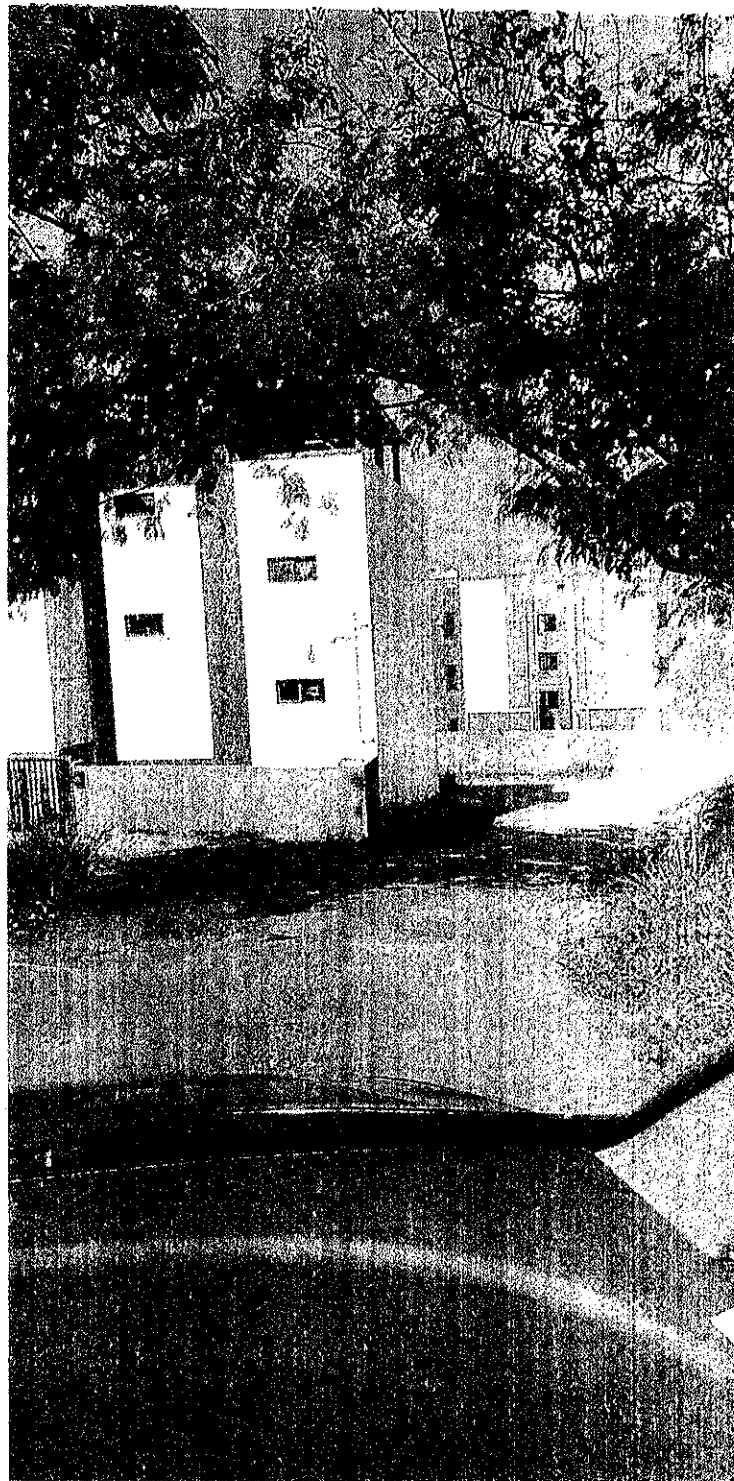


view 1

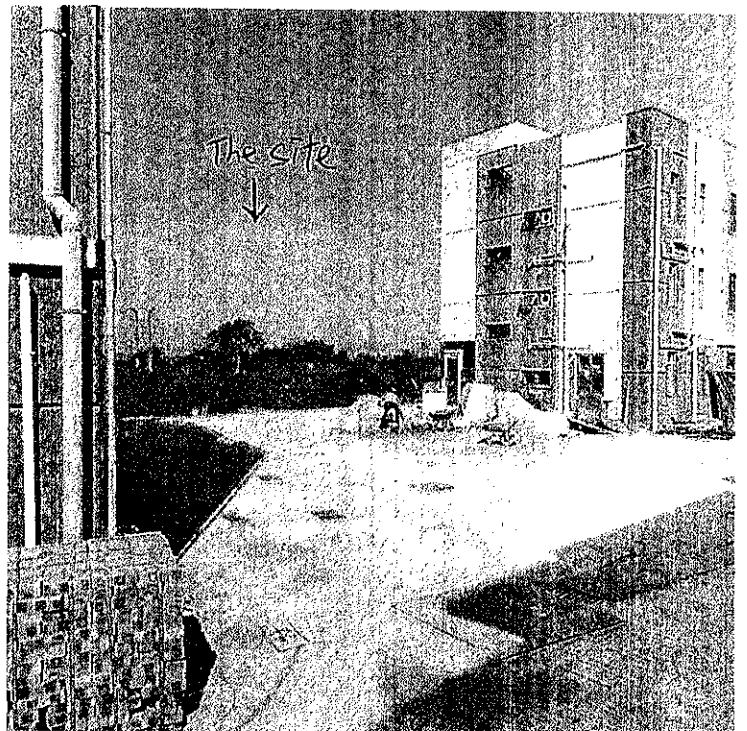
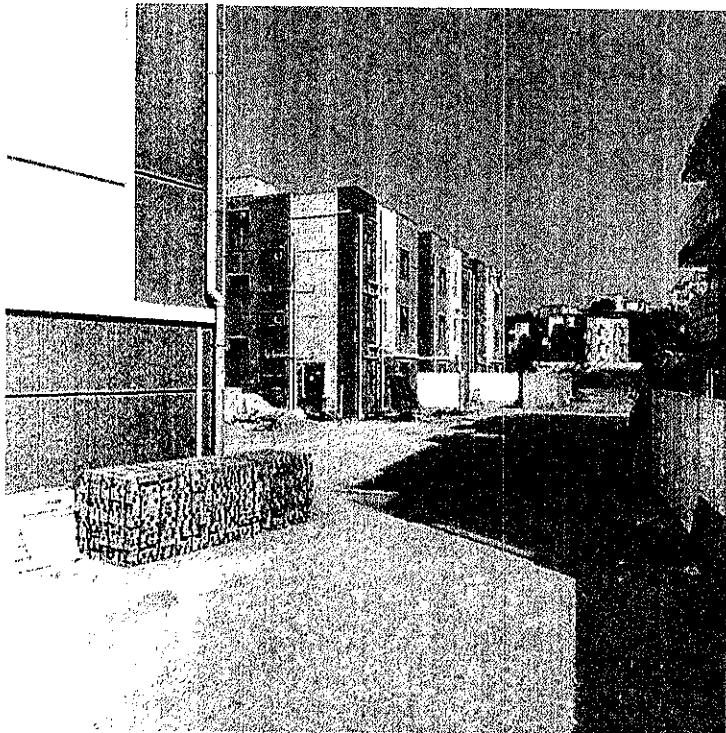
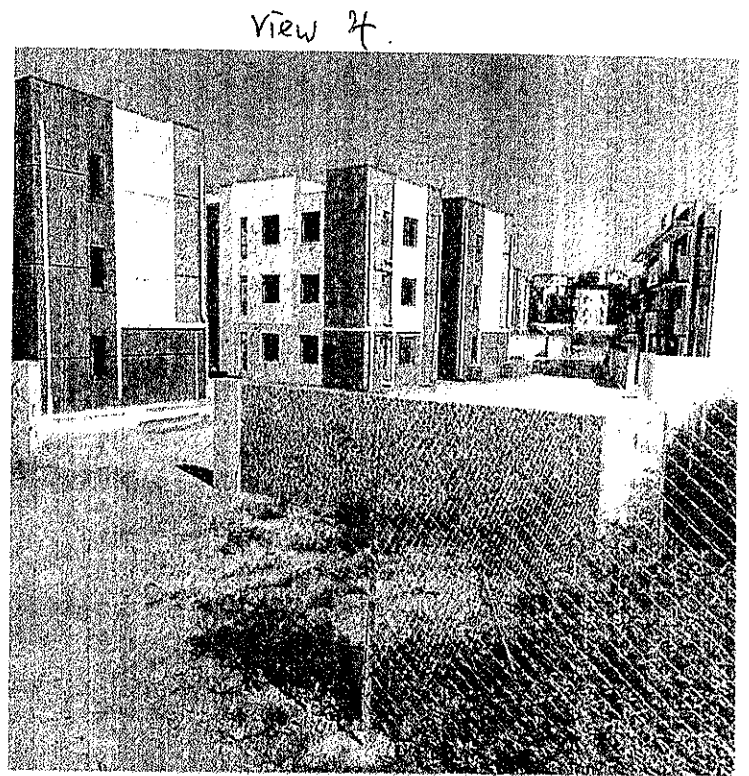
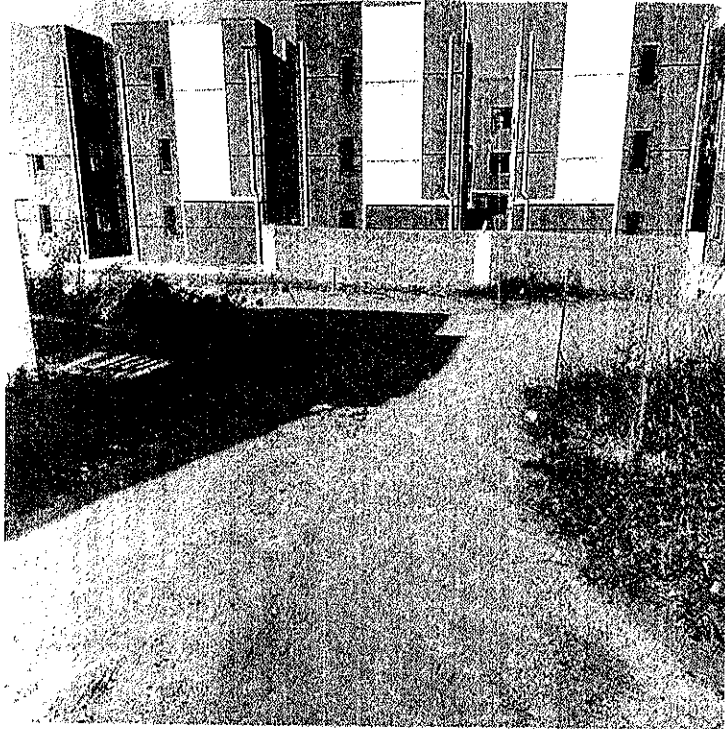




View 2



View 3



view 5



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

**Haidi Long Hei LAM/PLAND**

---

寄件者: tmylwdpo\_pd <tmylwdpo@pland.gov.hk>  
寄件日期: 2023年12月29日星期五 15:42  
收件者: Max Yuet Lun WONG/PLAND  
副本: Alexander Weng Yip MAK/PLAND; Haidi Long Hei LAM/PLAND  
主旨: Fw: Planning Application No. A/YL-PS/700 - Further Information  
附件: Application No. AYL-PS700 reply comments letter 29 Dec 2023.PDF

----- Forwarded by tmylwdpo\_pd/PLAND/HKSARG on 29/12/2023 15:41 -----

From: "tpbpd/PLAND" <tpbpd@pland.gov.hk>  
To: "tmylwdpo\_pd/PLAND" <tmylwdpo@pland.gov.hk>  
Cc: "Kiff Kit Fu YIU/PLAND" <kkfyiu@pland.gov.hk>  
Date: 29/12/2023 12:01  
Subject: Fw: Planning Application No. A/YL-PS/700 - Further Information

---

From: Max Yuet Lun WONG <mylwong@pland.gov.hk>  
Sent: Friday, December 29, 2023 11:47 AM  
To: tpbpd/PLAND <tpbpd@pland.gov.hk>  
Cc: Haidi Long Hei LAM/PLAND <hlhlam@pland.gov.hk>  
Subject: Fw: Planning Application No. A/YL-PS/700 - Further Information

----- Forwarded by Max Yuet Lun WONG/PLAND/HKSARG on 29/12/2023 11:44 -----

From: LOK LAM <[REDACTED]>  
To: "mylwong@pland.gov.hk" <mylwong@pland.gov.hk>  
Date: 29/12/2023 11:16  
Subject: Re: Planning Application No. A/YL-PS/700 - Further Information

---

Dear Mr Wong,

Please find attachment revised letter.

thanks  
Mr Lam  
Glister Engineering Consultants Co.

---

光輝工程顧問公司

29.12.2023

GLISTER ENGINEERING CONSULTANTS CO.

To: Town Planning Board

CC: Planning Department

Ref: TPB/A/YL-PS/700

Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted  
Houses - Small Houses) in "Village Type Development" Zone,  
Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, Ping  
Shan, Yuen Long, New Territories  
(Application No. A/YL-PS/700 under s.16 of the Town Planning Ordinance)

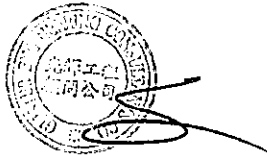
Dear Sir,

I refer to your email 27 Dec 2023 , I would like to clarify your comments as follow:

- 1) During the period of approval and after the lapse of the Previous planning approval (A/YL-PS/574) , We have submitted the Drainage Proposal ( for Lot 182 S.A RP , 182 S.B , 182 S.C , 182 S.D RP & 182 RP(Part)) & Geotechnical Assessment Report ( for Lot 182 S.A RP & & 182 S.D RP) to Yuen Long Lands Department.
- 2) The current land administrative is under processing.

I am looking forward to your reply, Should you have any query, please feel free to contact Mr. Man at [REDACTED]

Thanks for your kindly attention



Glister Engineering Consultants Company

Date: 29-12-2023

新界元朗安樂路 129-149 號基達中心 607A 室

電話: [REDACTED] 傳真: [REDACTED]

6/F, 607A Keader Centre, 129-149 On Lok Road, Yuen Long N.T., Hong Kong

**Relevant extract of 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)**

**Wetland Buffer Area (WBA)**

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including NTEHs) are however exempted from the requirement of EcoIA.



**Previous Application Covering the Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/574	Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted Houses – Small Houses)	22.3.2019

**Similar s.16 Applications within the same “V” Zone**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Development/Use</u></b>	<b><u>Date of Consideration</u></b>
A/YL-PS/596	Proposed Filling of Pond for a Permitted House (New Territories Exempted Houses – Small House)	15.11.2019
A/YL-PS/597	Proposed Filling of Pond for a Permitted House (New Territories Exempted Houses – Small House)	15.11.2019
A/YL-PS/598	Proposed Filling of Pond for a Permitted House (New Territories Exempted Houses – Small House)	13.12.2019

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that should planning approval be given to the subject planning application and Small House (SH) application is received and due for processing, DLO/YL will consider the SH application(s) acting in the capacity of a landlord at its sole discretion in accordance with the New Territories Small House Policy. There is no guarantee that such SH application(s) would be approved. Any SH applications, if approved, would be subject to such terms and conditions including, among others, the payment of premium and/or administrative fee as may be imposed by the LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that the access path between the public road (Fuk Shun Street) and the application site is not managed by Transport Department. The land status of the access path should be checked with the LandsD. Moreover, the management and maintenance responsibilities of that local access path should be clarified with the relevant lands and maintenance authorities accordingly;
- (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; and
  - the access road connecting the application site with the temporary road North of Fuk Shun Street is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the application site with temporary road North of Fuk Shun Street;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - considering the scale and scope of the proposed works, the applicant is advised to strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, and put in place necessary water pollution preventive measures/practices set out in the guidance notes 'Practice Note for Professional Person (ProPECC) PN 2/23 "Construction Site Drainage"' and 'Recommended Pollution Control Clauses for Construction Contracts' to prevent polluting adjacent waterbodies and any associated environmental impact during the proposed filling of pond.
  - for sewage treatment and disposal, the applicants should follow the requirements in Chapter 9 of the HKPSG. If septic tank and soakaway system is used, its design and construction should follow the requirements of the ProPECC PN 1/23 "Drainage Plans subject to Comment by the Environmental Protection Department".

- Practice Note for Professional Person (ProPECC) PN 2/23  
"Construction Site Drainage" :

[https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources\\_pub/publications/files/pn23\\_2.pdf](https://www.epd.gov.hk/epd/sites/default/files/epd/english/resources_pub/publications/files/pn23_2.pdf)

- 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)

- (f) to note the comments of the Director of Fire Services (D of FS) that the applicants are advised to follow “New Territories Exempted Houses – A Guide to Fire Safety Requirements” issued by the LandsD;
- (g) to note the comments of the Head (Geotechnical Engineering Office), Civil Engineering and Development Department (H(GEO), CEDD) that
  - the applicants should be reminded to submit the proposed site formation works to the satisfaction of the Buildings Department prior to commencement of the proposed site formation works, if found necessary;
  - the footing of NTEH should be designed and constructed in accordance with the latest edition of the pamphlet “Building New Territories Exempted Houses” issued by LandsD; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - site formation works and drainage works are building works under the control of the Buildings Ordinance (BO). Before any new site formation and/or drainage works are 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 coordinator for the proposed site formation and/or drainage works in accordance with the BO; and
  - the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation and/or drainage works in the New Territories under the Buildings Ordinance (Application to the New Territories) Ordinance. The applicants may approach the DLO/YL, LandsD or seek AP’s advice for details.



## 致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣甸道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates

A/YL-PS/700

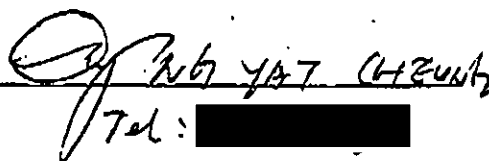
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對該申請擬填塘及申請小型屋宇  
1. 填塘將影響環境生態  
2. 反對申請小型屋宇，由於申請者未清晰  
身份，申請者是否本村村民。  
因此反對上述申請。

「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_\_\_

簽署 Signature

  
Tel: [REDACTED]

日期 Date

27.10.2023

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



A/YL-PS/700 DD 123 Shing Uk Tsuen Pond Filling

31/10/2023 03:00

From:

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

File Ref:

Dear TPB Members,

Approved 22 March 2019 despite:

DAFC did not support the application, but he also noted that the proposed Small House applications had been granted or under processing by the District Lands Office/Yuen Long, Lands Department. The application was considered not in contravention with the Town Planning Board Guidelines No. 12C.

In view of recent erratic weather conditions, territory wide flooding, warnings that climate change will continue to impact and conditions will worsen and there is urgent need to protect existing natural mitigation, members have a duty to reconsider their previous approval:

A "precautionary approach" has been adopted by the Board in view of the known intrinsic value of fish ponds in ecological terms and the complex response of birds to future landuse changes and carrying capacity which has not been fully understood. **The intention is to protect and conserve the existing ecological functions of fish ponds in order to maintain the ecological integrity of the Deep Bay wetland ecosystem as a whole.** This "precautionary approach" is formulated with the support of scientific surveys and analysis as provided in the Study

Approval also ignored the need to respect the principle of "no-net-loss in wetland".

Mary Mulvihill

**From:**

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

**Date:** Sunday, 18 November 2018 3:15 AM CST

**Subject:** A/YL-PS/574 DD 123 Shing Uk Tsuen

A/YL-PS/574

Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, near Shing Uk Tsuen, Ping Shan

Site area : 843m<sup>2</sup>

Zoning : "VTD"

Applied Use : Filling of Pond – 4 NET Houses

Dear TPB Members,

No information provided on the function of the pond and its ecological value or

impact removing it would have. Is the land marshy? I have been in NET houses built on similar conditions and rising damp was obvious. Not helped by the fact that the houses in the development have illegal basements but lets not go there!

The site is distant from other habitations. Presumably no connection to public sewerage?

As there appears to be no shortage of sites in the village it would be more appropriate to concentrate the proposed Small House development for more orderly development pattern, efficient use of land and provision of infrastructure and services.

Mary Mulvihill

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**From:**

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

**Date:** Sunday, 31 December 2017 2:20 AM CST

**Subject:** A/YL-PS/550 DD 123 Shing Uk Tsuen

A/YL-PS/550

Location/Address Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, near Shing Uk Tsuen, Tai Tseng Wai, Ng Uk Tsuen, Ping Shan Heung, Yuen Long

Site area 859.1m<sup>2</sup>

Zoning "VTD"

Applied Development : Proposed Filling of Land (about 1m) for 4 Net Houses

Dear TPB Members,

While it is stated that sites are zoned VTD, there does not appear to be any village cluster nearby. Moreover the sites do not appear to pertain to one particular village so the zoning is quite strange?

TPB should reject this application as random developments with septic tanks are not in line with the development of a well planned community. The Audit Commission has recommended that development should be generated where access to the community drainage system is feasible.

Approval would encourage further applications of an inappropriate nature.

Mary Mulvihill