

2023年 6月 8日
收到・城市規劃委員會
收到所有必要的資料及文件後才正式確認收到
日期・

Form No. S16-I
表格第 S16-I 號

Application is received on 8 JUN 2023.
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/4C-SK/396
	Date Received 收到日期	8 JUN 2003

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

1. Name of Applicant 申請人姓名/名稱

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

Tang Sui Keung (鄧瑞強)

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)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

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)	Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.
(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 500 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)	..... 20 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	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9
(e) Land use zone(s) involved 涉及的土地用途地帶	'Village Type Development' ("V")
(f) Current use(s) 現時用途	Vacant site (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 2/6/2023 (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 3/5/2023 (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 18/5/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one '✓'.

註1：可在多於一個方格內加上「✓」號

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

註2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	..... sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	..... m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	..... 500 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of filling 填土厚度	..... 0.79 to 2.37 m 米	<input checked="" type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	..... 38.925 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	..... 0.225 to 0.375 m 米	<input checked="" 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 and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs)		

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

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

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 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
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積/總
樓面面積)

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

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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)

December 2023

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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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道, 填塘, 填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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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中請的資料。如有需要，請另頁說明。

The application site is situated within the “V” zone and the provision of New Territories Exempted Houses (NTEH) is as-of-right use. Due to the fact that the site is significantly lower than the land to the immediate east of the site where a wall is found along the eastern site boundary of the eastern portion of the application site, the application site may subject to accumulation of stormwater in the event of prolonged rainfall which may cause inconvenience to the land owners.

The proposed filling and excavation of land is associated with the site formation for 2 small houses (including the 1 small house already approved by DLO/YL) within the “V” zone and is therefore considered in line with the planning intention of the “V” zone.

The site is vacant and covered by grass and weeds. There were no ponds at or adjacent to the application site.

In view of the nature and the scale of the proposed filling and excavation works, no adverse impact on the surrounding area will be anticipated.

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 an application to the Board 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



Patrick Tsui

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

Consultant

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 Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

18/5/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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)

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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.		
Site area 地盤面積	500 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 20 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Shek Kong Outline Zoning Plan No. S/YL-SK/9		
Zoning 地帶	'Village Type Development' ('V')		
Applied use/ development 申請用途/發展	Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs)		
(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m' 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	NA		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	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	0
	Private Car Parking Spaces 私家車車位 0 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	0
	Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) NA _____ _____	

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
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 type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Proposed drainage plan, site plan, Proposed site paving and excavation of land plan,</u>		
<u>Nearest Public Transport Plan</u>		
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 checked="" type="checkbox"/>
<u>Drainage proposal and estimated traffic generation</u>		

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。

**Proposed Filling and Excavation of Land for Permitted Development of
New Territories Exempted Houses (NTEHs)**

at

**Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining
Government Land, Shek Kong, Yuen Long, N.T.**

Annex 1 Estimated Traffic Generation

- 1.1 The application site is not accessible by vehicular track. As such, it would not generate any traffic to and from the application site.
- 1.2 As shown in the attached Figure 5, the nearest public transport available is about 100m away from the application site. It means that the application site is well served by the public transport including red mini-bus and green mini-bus and it could be accessible from the nearest public transport point by foot.

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 500m².
- 2.1.2 The site is vacant at the moment. A good number of village houses are found to the east and west of the application site.
- 2.1.3 It is proposed to fill the application site with concrete ranging from 0.79m to 2.37m.

B. Level and gradient of the subject site & proposed surface channel

- 2.1.4 In order to follow the topography of the subject site, the proposed surface U-channel will be constructed following the gradient of the site. As demonstrated in the calculation in succeeding paragraphs, 300mm surface U-channel will be capable to drain surface runoff accrued at the subject site and the said passing through the site from adjacent area.

C. Catchment area of the proposed drainage provision at the subject site

- 2.1.5 The level of the site is basically lower than the adjacent land to the east because a wall is found to the east of the site. No external catchment is found after the proposed site filling.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 2.1.6 According to recent site inspection and the 1:1000 map, there is a public catchpit to the northwest of the application site (**Figure 2**).

2.2 Runoff Estimation for the Catchment

2.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- The size of catchment 1 and 2 is 196m^2 and 290m^2 respectively.
- The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment 1	Catchment 2
Difference in Land Datum	= $30\text{m} - 29\text{m}$ = 1m	= $28.39\text{m} - 28.19\text{m}$ = 0.2m
L	= 16m	= 20m
∴ Average fall	= $1\text{m in } 16\text{m}$	= $0.2\text{m in } 20\text{m}$ or $1\text{m in } 100\text{m}$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

	Catchment 1	Catchment 2
Time of Concentration (t_c)	= $0.14465 [L / (H^{0.2} \times A^{0.1})]$ $t_c = 0.14465 [16 / (6.25^{0.2} \times 196^{0.1})]$ $t_c = 0.94 \text{ minutes}$	= $0.14465 [L / (H^{0.2} \times A^{0.1})]$ $t_c = 0.14465 [20 / (1^{0.2} \times 290^{0.1})]$ $t_c = 1.64 \text{ minutes}$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be the following:

$$\text{By Rational Method, } Q_1 \text{ (Catchment 1)} = 1 \times 350 \times 196 / 3,600$$

$$\therefore Q_1 = 19.05 \text{ l/s} = 1,143.33 \text{ l/min}$$

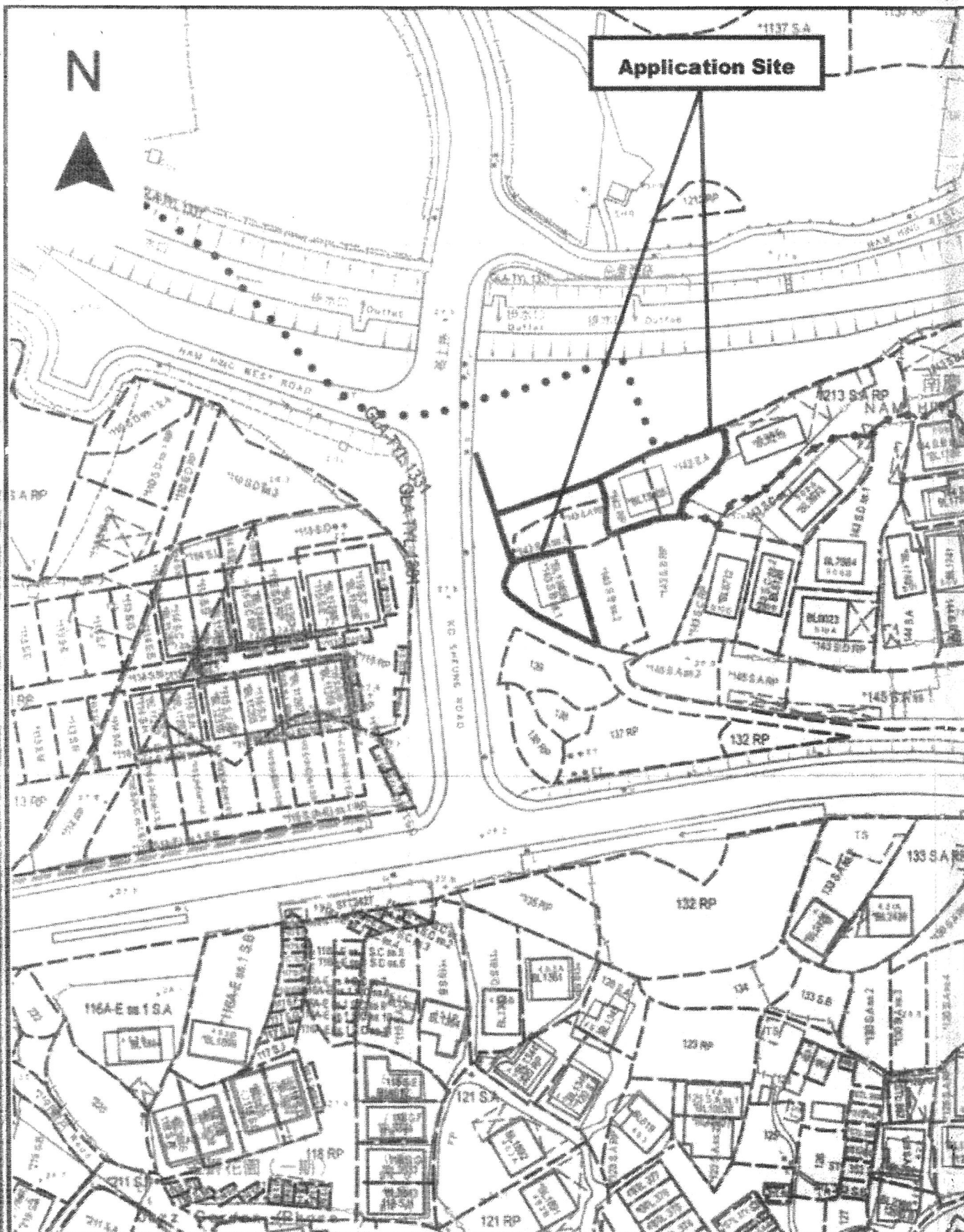
$$\text{By Rational Method, } Q_2 \text{ (Catchment 2)} = 1 \times 340 \times 290 / 3,600$$

$$\therefore Q_2 = 27.39 \text{ l/s} = 1,643.33 \text{ l/min}$$

- 2.2.2 In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient as shown in the proposed drainage plan, the proposed 225mm surface channel for catchment 1 and 225mm surface channel for catchment 2 are considered adequate to dissipate all the stormwater accrued by the application site.
- 2.2.3 A section of 375mm is proposed to connect the existing public catchment SCH1037247 because the peak runoff will be $1,143.33 + 1,643.33 = 2,786.67$ l/min.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that the proposed 450mm surface channel for catchment 1, 375mm surface channel for catchment 2 and 225mm surface channel for catchment 3 along the inner site periphery is adequate to intercept storm water passing through and generate at the subject site (**Figure 2**).
- 2.3.2 The intercepted stormwater at catchment 1 and 2 will be discharged to the existing public drain to the west of the subject site. The intercepted stormwater at catchment 3 will be dissipated to the existing public manhole to the west of the subject site (**Figure 2**).
- 2.3.3 All the proposed drainage facilities will be provided and maintained at the applicant's own expense.
- 2.3.4 The provision of the proposed surface channel will follow the gradient of the application site. All the proposed drainage facilities will be constructed and maintained at the expense of the applicant.
- 2.3.5 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (b) The proposed development would neither alter nor obstruct the flow of surface runoff from adjacent areas.
 - (c) Adequate reserve, say, 10cm, will be provided at the toe of the site hoarding to be provided at the application site.



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Drawing Title 圖名:

Application Site

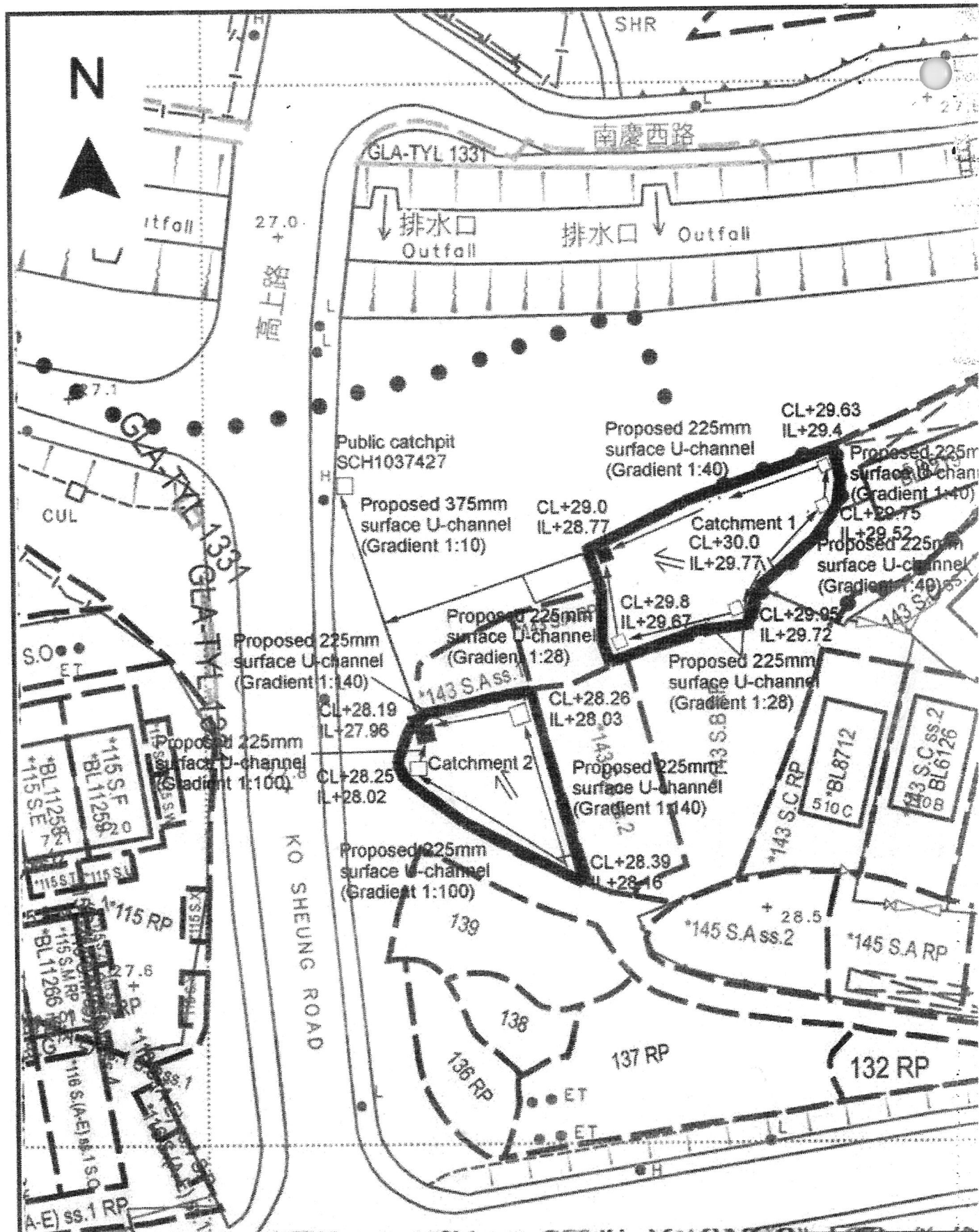
Drawing No. 圖號:

Figure 1

Remarks 備註:

Scale 比例:

1:1000



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A., 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

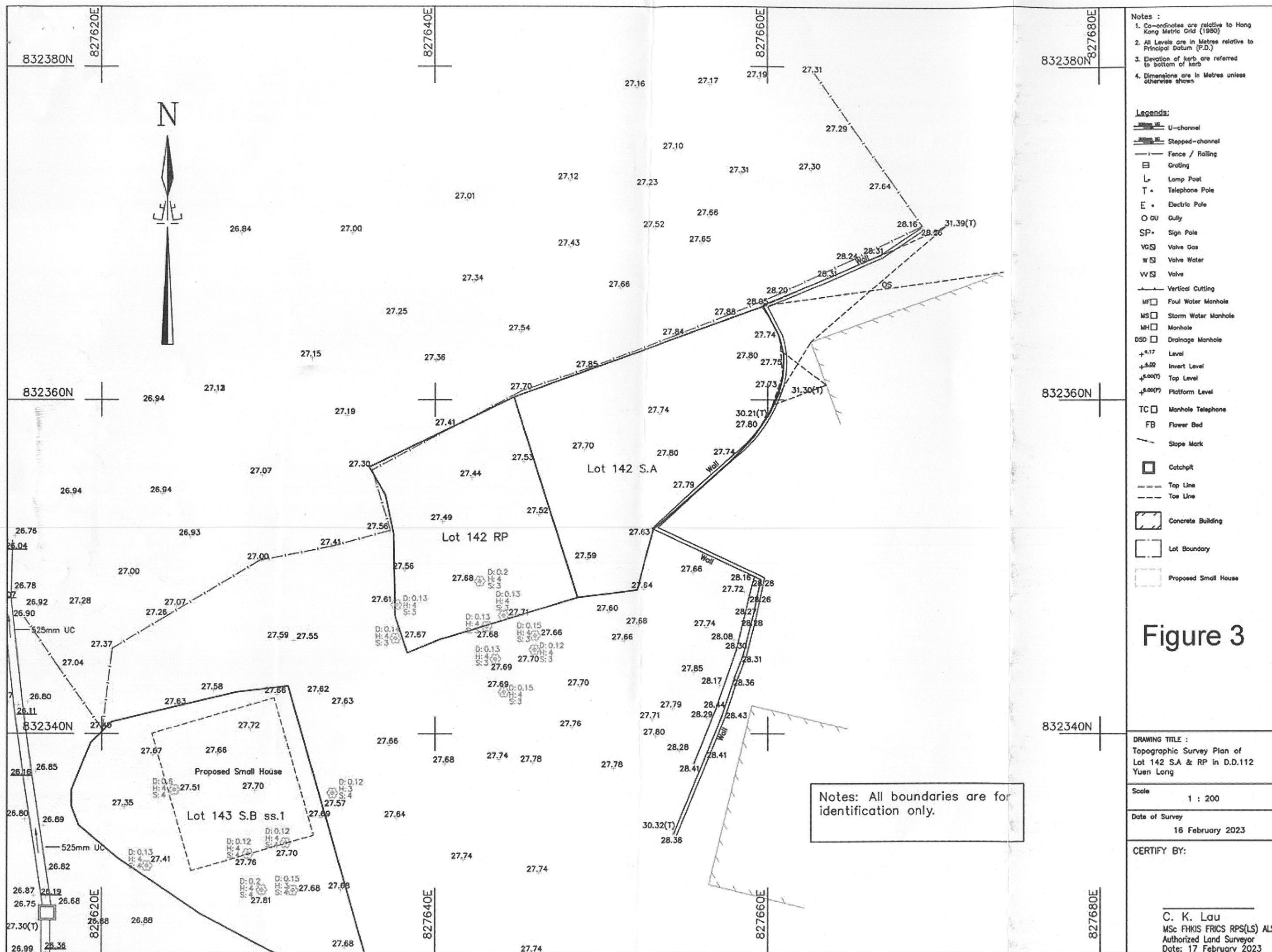
Figure 2

Remarks 備註:

- ☐ Proposed catchpit
- IL Invert level (in mPD)
- CL Level after land filling (in mPD)
- ← Flow of surface runoff
- Catchpit with sand trap

Scale 比例:

1:500



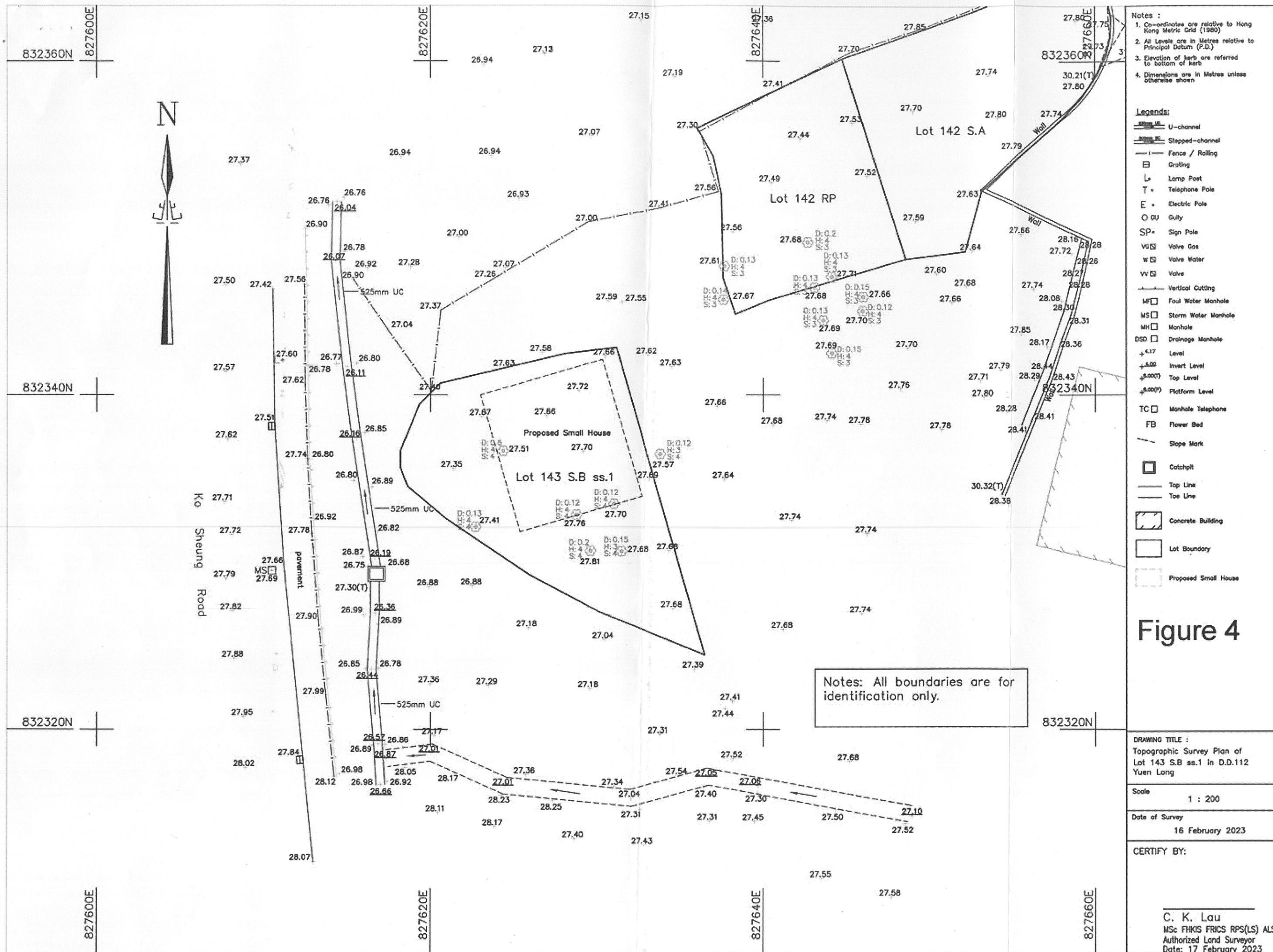
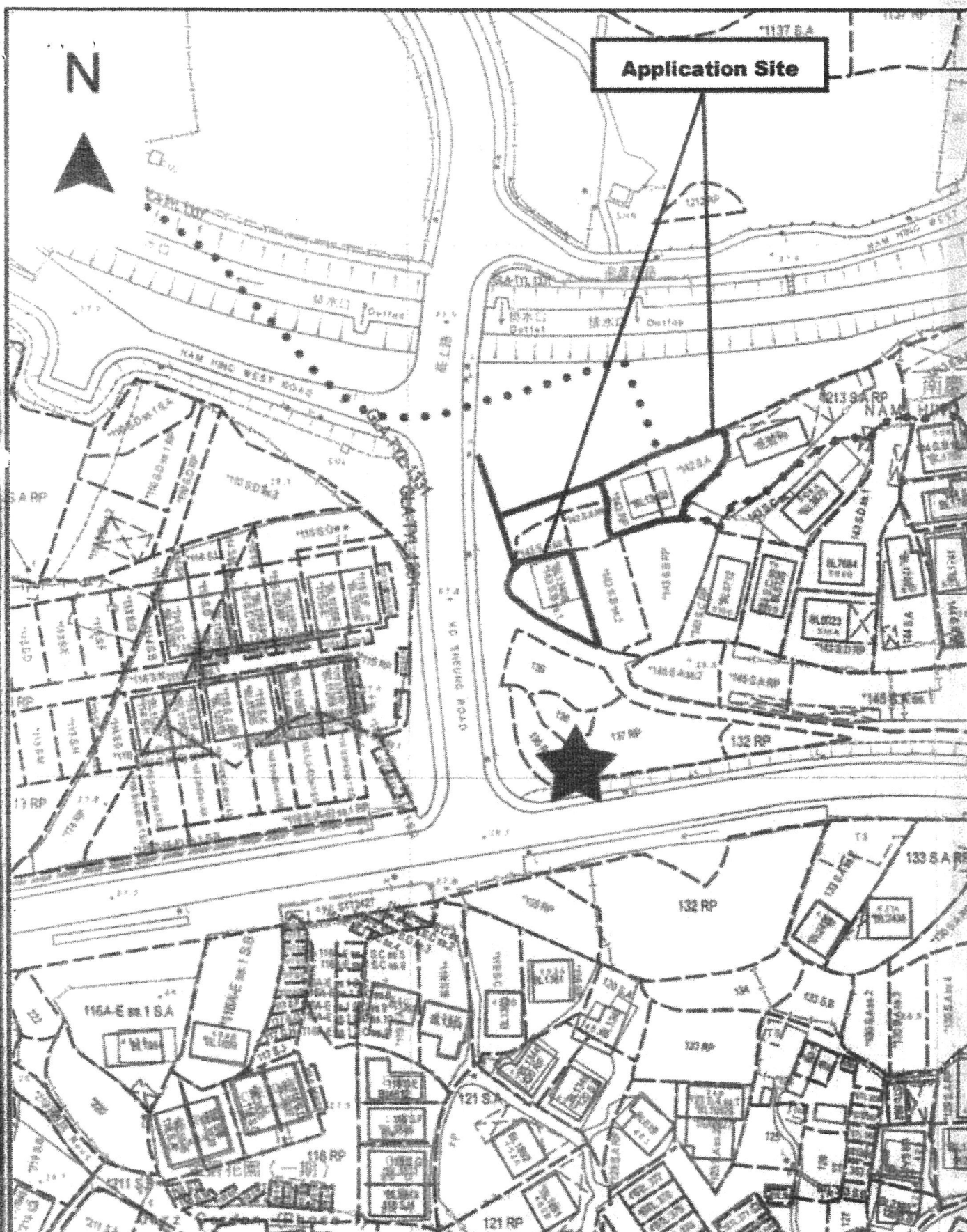


Figure 4



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Drawing Title 圖名:

Nearest Public Transport Available

Drawing No. 圖號:

Figure 5

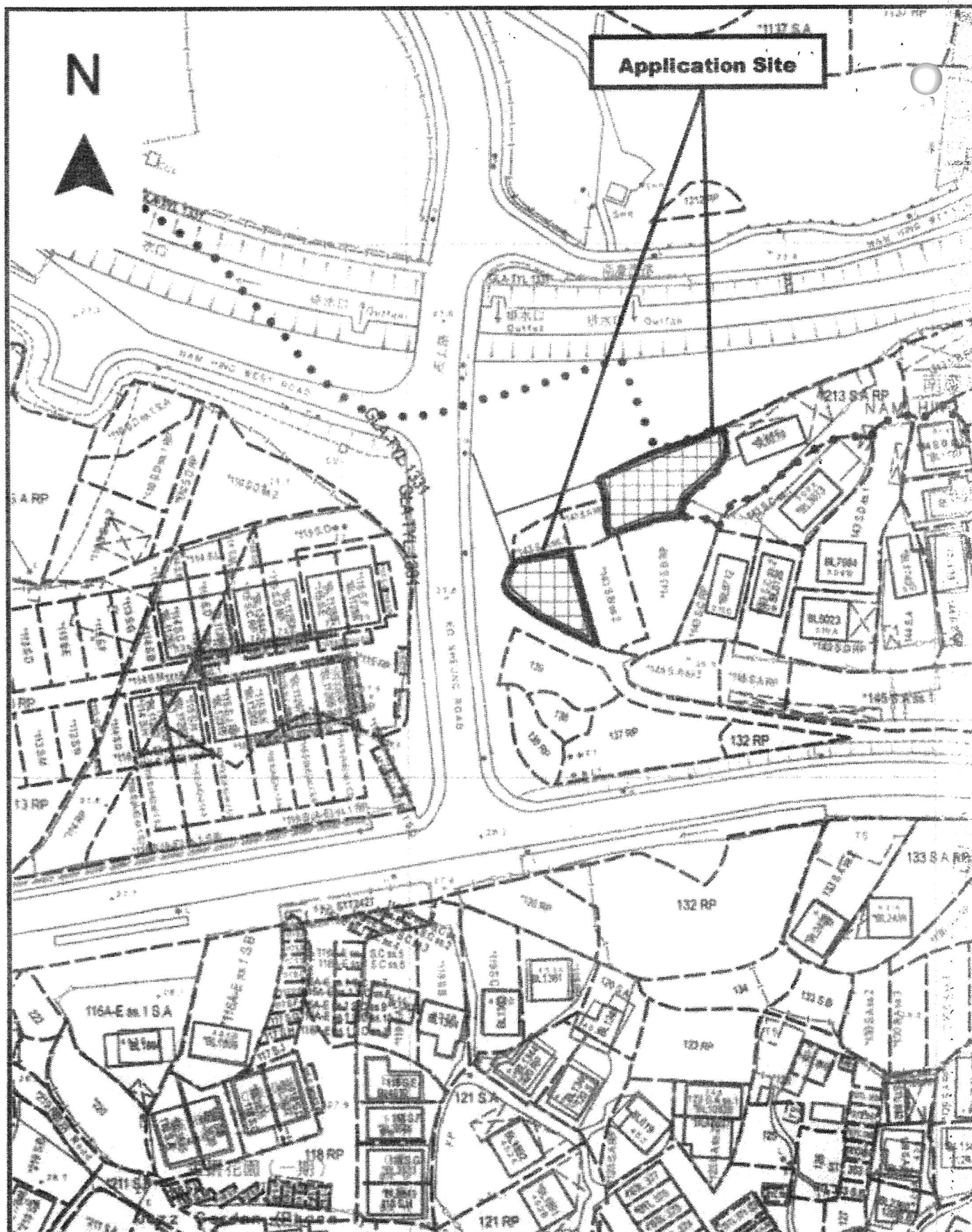
Remarks 備註:



Nearest public transport Available (Red mini and green minibus)

Scale 比例:

1:1000



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.


Drawing Title 圖目:

Proposed Site Paving Plan and Excavation Plan

Drawing No. 圖號:

Figure 6

Remarks 備註:

 Site paving with concrete (from 0.79m to 2.37m)

 Excavation of land 225mm to 375mm surface drain

Scale 比例:

1:1000

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



Fw: Figure 4 to Figure 6

From:
To: Ttwwan <ttwwan@pland.gov.hk>
Date: 18/07/2023 17:03
Subject: Figure 4 to Figure 6

Dear Todd,
Please see attached Figure 4 to Figure 6.
Best Regards,
Patrick Tsui



DD135 Lot 8s16Drawing05.pdf DD135 Lot 8s16Drawing06.pdf Figure 4.pdf



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.


Drawing Title 圖目:


Proposed Site Paving Plan and Excavation Plan

Drawing No. 圖號:

Figure 6

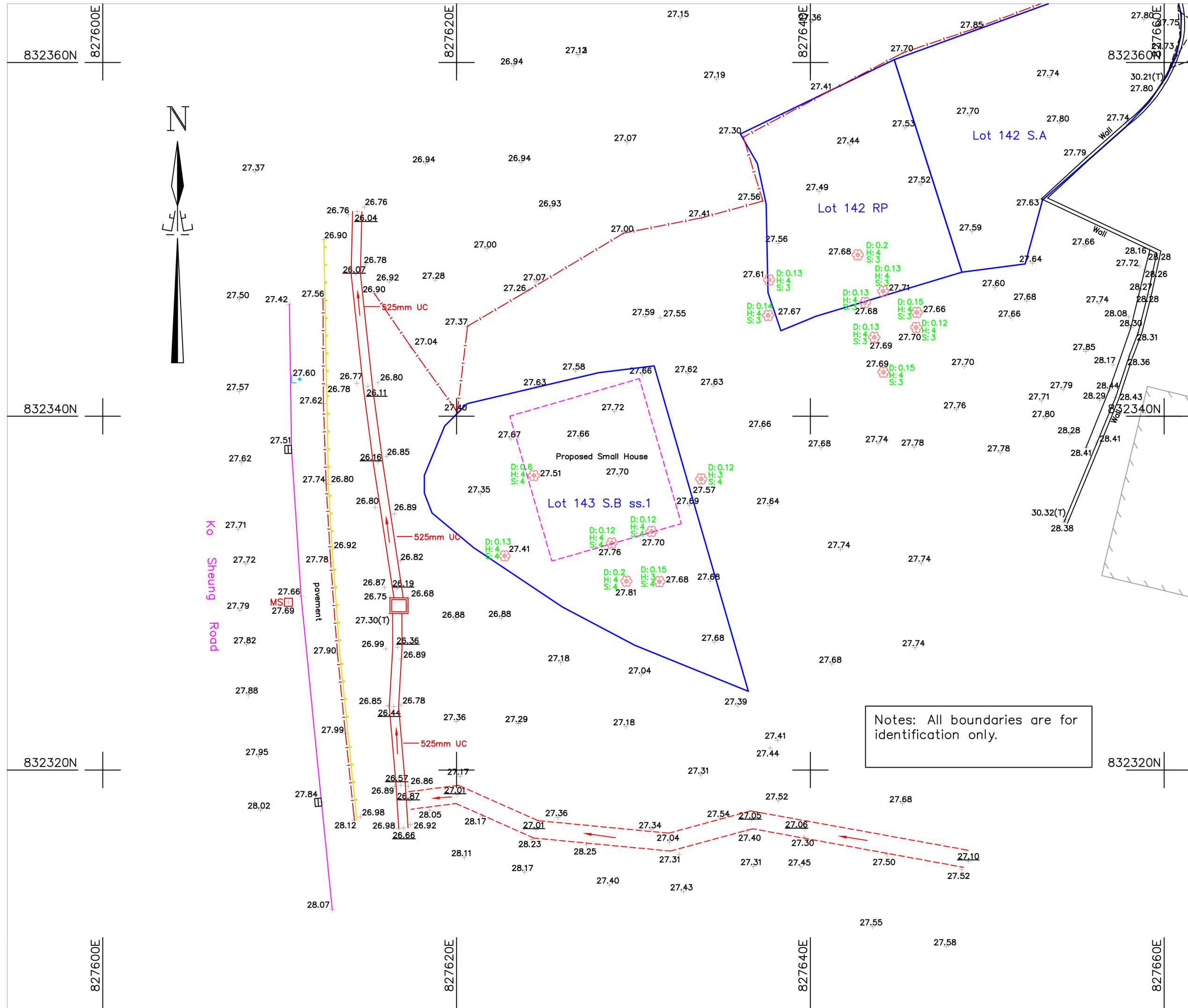
Remarks 備註:

 Site paving with concrete (from 0.79m to 2.37m)

 Excavation of land for 225mm to 375mm surface drain

Scale 比例:

1:1000



Notes :

1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
2. All Levels are in Metres relative to Principal Datum (P.D.)
3. Elevation of kerb are referred to bottom of kerb
4. Dimensions are in Metres unless otherwise shown

Legends:

- 225mm UC U-channel
- 300mm SO Stepped-channel
- Fence / Railing
- Grating
- Lamp Post
- Telephone Pole
- Electric Pole
- GU Gully
- SP+ Sign Pole
- VG Valve Gas
- W Valve Water
- VV Valve
- Vertical Cutting
- MF Foul Water Manhole
- MS Storm Water Manhole
- MH Manhole
- DSD Drainage Manhole
- +4.17 Level
- +4.00 Invert Level
- +5.00(T) Top Level
- +5.00(P) Platform Level
- TC Manhole Telephone
- FB Flower Bed
- Slope Mark
- Catchpit
- Top Line
- Toe Line
- Concrete Building
- Lot Boundary
- Proposed Small House

Figure 4

DRAWING TITLE :

Topographic Survey Plan of Lot 143 S.B ss.1 in D.D.112 Yuen Long

Scale

1 : 200

Date of Survey

16 February 2023

CERTIFY BY:

C. K. Lau

MSc FHKIS FRICS RPS(LS) ALS

Authorized Land Surveyor

Date: 17 February 2023

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



Fw: A/YL-SK/346

From:
To: Ttwwan <ttwwan@pland.gov.hk>
Date: 20/07/2023 12:54
Subject: A/YL-SK/346

Dear Todd,

Please see attached plan showing the footprint of the NTEH and the location of the septic tank. Thank you.

Best Regards,
Patrick Tsui



DD112 Lot 143 SB ss1.pdf DD112 Lot 142 SA & RP.pdf

The map shows a river flowing through the center, with a road crossing it. A specific plot is highlighted with a dashed border and labeled 'A B 143B1 C D'. The map includes various numerical labels and a small inset showing a larger area.

LOCATION PLAN



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

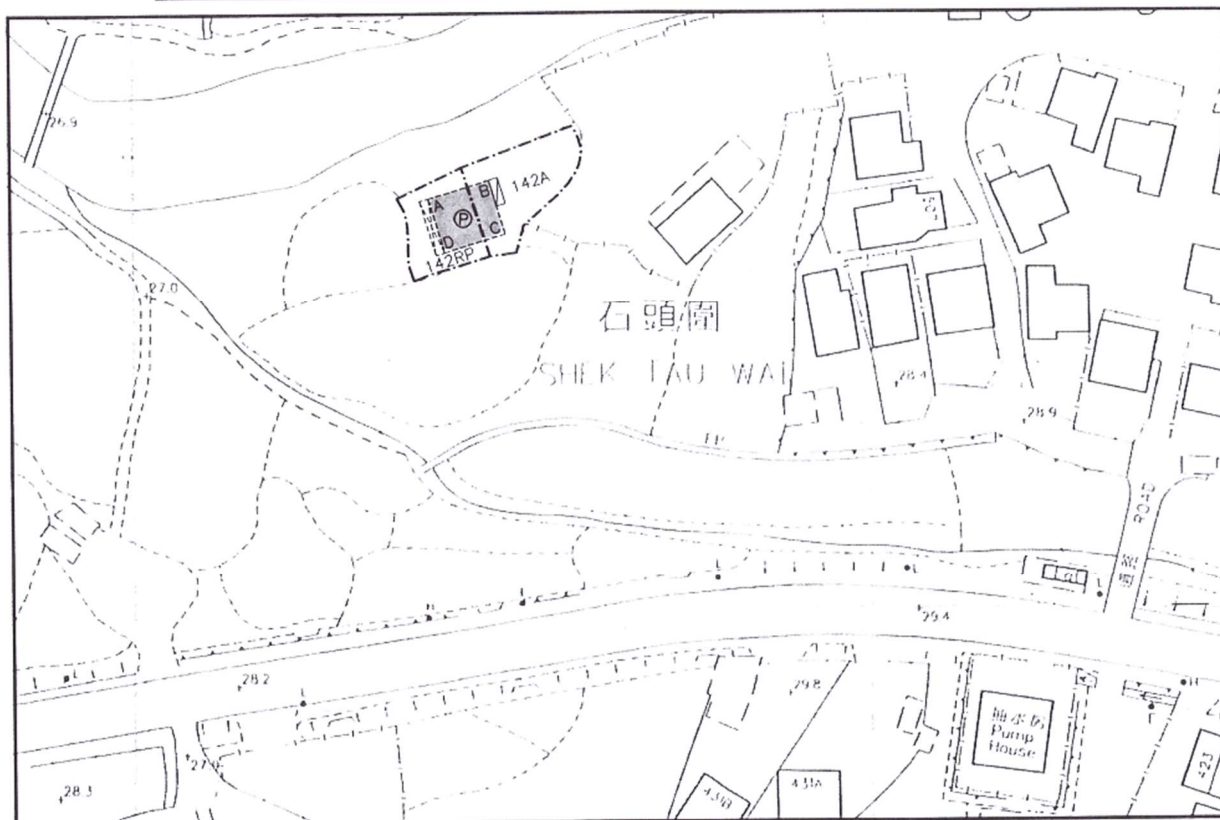
Line	Bearing	Distance(M)	Northing	Easting	Pt.
A-B	73° 51' 12"	7.620	832 340.010	827 623.014	A
B-C	163° 51' 12"	8.534	832 342.130	827 630.333	B
C-D	253° 51' 12"	7.620	832 333.932	827 632.706	C
D-A	343° 51' 12"	8.534	832 331.813	827 625.387	D

Authorized Land Surveyors



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

PROPOSED BUILDING LICENCE PLAN LOT NO. 142 S.A & RP IN D.D.112



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	73° 09' 46"	8.534	832 355.951	827 640.282	A
B-C	163° 09' 46"	7.620	832 358.423	827 648.450	B
C-D	253° 09' 46"	8.534	832 351.129	827 650.657	C
D-A	343° 09' 46"	7.620	832 348.657	827 642.489	D

Legends:

□ Septic Tank (4' x 12')

▤ Balcony (7.620m x 1.22m)

⊙ = Pink

Survey Sheet No. : 6-NW-20A

Plan No: TCYL8509/04

Date : January 2011

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

Total: 4 pages

Date: 29 September 2023

TPB Ref.: A/YL-SK/346

By Email

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

Dear Sir,

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.

Our response to the comments of the Fanling, Sheung Shui and Yuen Long East District Planning Office is found below:

Fanling, Sheung Shui and Yuen Long East District Planning Office's comments	Applicant's response
<p>1. The site area is made up of two portions. Please clarify the individual areas of the western and eastern portions that add up to the total site area of 500 sq.m.</p> <p>2. Please clarify if the filling of land is to create new flat platforms for the two Small Houses? If so, please advise the mPD of the new platforms.</p> <p>3. Please clarify why the area of land filling is 500 sq.m (equivalent to that of the entire site area), and then subsequently there is a land excavation area of 38.925 sq.m? What is the purpose and relationship between the proposed paving and then the excavation works?</p> <p>4. Figure 3 - please also show the elevation information of the application site and the surrounding areas, including areas to the east of the application site.</p>	<p>The site area of the western and eastern portions is approximately 200m² and 300m² respectively.</p> <p>The filling of land is to create new flat platforms for the two Small Houses. As shown in the proposed drainage plan, the platform for the western portion is +28.19mPD to +28.39mPD whereas the platform for the eastern portion is +29.0mPD to 30.0mPD.</p> <p>The excavation of land is to cater for the provision of surface U-channel along the site boundary as shown in proposed drainage plan. The applicant will form the platform before the implementation of excavation works along the site boundary.</p> <p>Please refer to the updated Figure 3.</p>

5. Figure 6 (proposed site paving plan and excavation plan) - the area of excavation of land is unclear, please update the figure accordingly.	Please refer to the updated Figure 6.
--	---------------------------------------

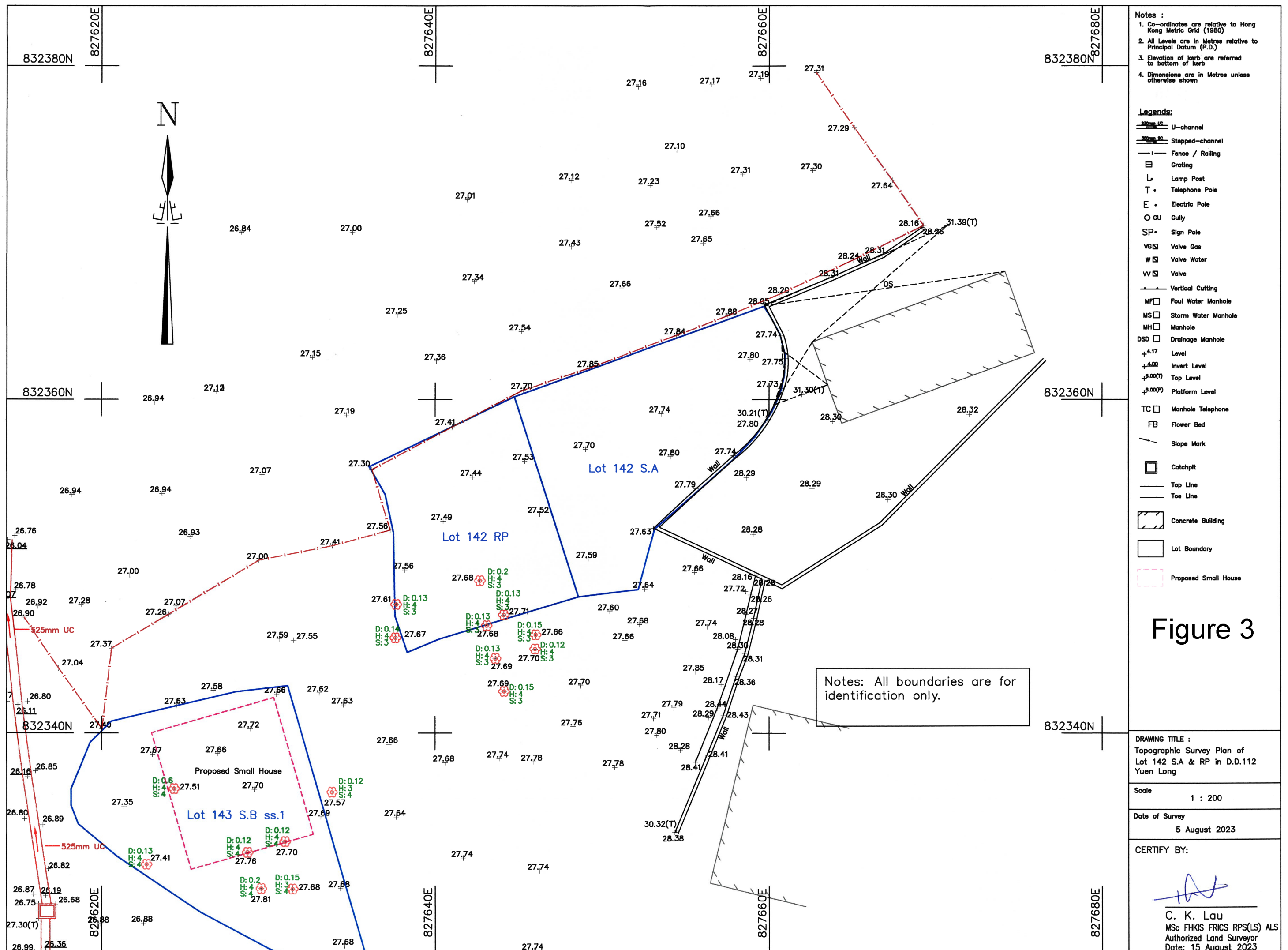
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Todd WAN) – By Email



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



Fw: A/YL-SK/346
2023/11/17 上午 10:59

From: Margaret Wai See SZETO/PLAND/HKSARG
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>

----- Forwarded by Margaret Wai See SZETO/PLAND/HKSARG on 2023/11/17 上午 10:54 -----

From:
To: "mwsszeto@pland.gov.hk" <mwsszeto@pland.gov.hk>
Date: 2023/11/17 上午 10:36
Subject: A/YL-SK/346

Dear Margaret,
Please see attached letter for your comments. Thank you.
Best Regards,
Patrick Tsui



SK346-ltr-05.pdf

Total: 14 pages

Date: 17 November 2023

TPB Ref.: A/YL-SK/346

By Email

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

Dear Sir,

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lots 142 S.A, 142 RP & 143 S.B ss.1 in D.D. 112 & Adjoining Government Land, Shek Kong, Yuen Long, N.T.

The footprint of two NTEHs are shown in the updated topographic plans in the attachment. The section plan for the filling of land and excavation of land for the provision of surface U-channel is also provided in the attachment.

We write to confirm that filling of land will be carried out upon planning approval. Excavation of land will then be carried out after the completion of the filling of land for the provision of surface U-channel along the site boundary.

The applicant is the authorized person for the land owners of the captioned lots. Adjoining government land is included in the application site for the provision of surface U-channel to connect the proposed surface U-channel surrounding the application site to the public catchpit SCH1037427. The applicant wishes to amend the filling of land from 0.8m to 2.53m at the captioned site as shown in the section plan.

The latest anticipated completion time of the proposed development is September 2024.

As shown in the section plan, the proposed filling of land will be from +27.73mPD to +29.63mPD and +27.47mPD to +30.0mPD as shown in Section A-A. In section B-B, the proposed filling of land will be from +27.6mPD to +28.4mPD and +27.11mPD to +28.22mPD.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at
at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email

IN THE MATTER of ALL THOSE pieces or parcels of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as SECTION A OF LOT NO.142 AND THE REMAINING PORTION OF LOT NO.142 BOTH IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any.

and

IN THE MATTER of a Power of Attorney dated 23rd August 2021 given to Tang Sui Keung.

and

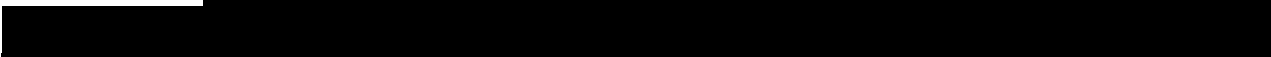
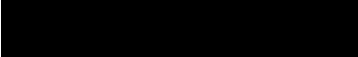
IN THE MATTER of the Powers of Attorney Ordinance.

and

IN THE MATTER of the Oaths and Declarations Ordinance.

STATUTORY DECLARATION OF TANG SUI KEUNG

I, 


 do solemnly and sincerely declare that :-

1. TANG YEW BON (鄧耀邦) (“the Owner”) is the registered owner of ALL THOSE pieces or parcels of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as SECTION A OF LOT NO.142 AND THE REMAINING PORTION OF LOT NO.142 BOTH IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any (collectively “the Property”).
2. the Owner executed a Power of Attorney dated the 23rd day of August 2021 (“the Power of Attorney”) in my favour as donee for the purpose of, inter alia,

dealing with the application for a small house grant to the Owner to build a small house on the Property.

3. I hereby declare and confirm that the Power of Attorney was and is still valid and subsisting and I did not know and still do not know of any revocation of the Power of Attorney nor did/do I know of the occurrence of any event which has the effect of revoking the Power of Attorney.
4. further, I have not received any notice or information whether directly or indirectly that would suggest the Owner has died or that the Power of Attorney has for any reason been revoked by the Owner up to the date hereof and I believe that the Owner is alive and well and the Power of Attorney is still valid and subsisting up till the date hereof.

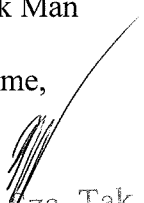
AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Ordinance.

DECLARED at

Messrs. Ho and Wong, Solicitors of Rms 1408-1411,
14th Floor, China Merchants Tower, Shun Tak Centre,
Nos. 168-200 Connaught Road Central, Hong Kong.

this 9th day of November 2022, the same
having been first interpreted to the
Declarant in the Punti dialect of Chinese
language by Wong Suk Man

Before me,


YU Sze Tak
Solicitor, Hong Kong SAR
Ho and Wong, Solicitors

鄭瑞強

- 3 -

Dated the 9th day of November 2022

IN THE MATTER of ALL THOSE pieces or parcels of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as SECTION A OF LOT NO.142 AND THE REMAINING PORTION OF LOT NO.142 BOTH IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any.

and

IN THE MATTER of a Power of Attorney dated 23rd August 2021 given to Tang Sui Keung.

and

IN THE MATTER of the Powers of Attorney Ordinance.

and

IN THE MATTER of the Oaths and Declarations Ordinance.

STATUTORY DECLARATION OF
TANG SUI KEUNG

LO, WONG & TSUI,
SOLICITORS & NOTARIES,
SUITES 1706-1708, 17TH FLOOR,
CHINA MERCHANTS TOWER,
SHUN TAK CENTRE,
168-200 CONNAUGHT ROAD CENTRAL,
HONG KONG.

REF : 72354/JW/vw

IN THE MATTER of ALL THAT piece or parcel of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as SUBSECTION 1 OF SECTION B OF LOT NO.143 IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any.

and

IN THE MATTER of a Power of Attorney dated 23rd August 2021 given to Tang Sui Keung.

and

IN THE MATTER of the Powers of Attorney Ordinance.

and

IN THE MATTER of the Oaths and Declarations Ordinance.

STATUTORY DECLARATION OF TANG SUI KEUNG

I, [REDACTED]

[REDACTED]
[REDACTED] do solemnly and sincerely declare that :-

1. TANG KOW LEUNG (鄧 求 亮) ("the Owner") is the registered owner of ALL THAT piece or parcel of ground situate lying and being at Yuen Long, New Territories, Hong Kong and registered in the Land Registry as SUBSECTION 1 OF SECTION B OF LOT NO.143 IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any ("the Property").
2. the Owner executed a Power of Attorney dated the 23rd day of August 2021 ("the Power of Attorney") in my favour as donee for the purpose of, inter alia, dealing with the application for a small house grant to the Owner to build a

small house on the Property.

3. I hereby declare and confirm that the Power of Attorney was and is still valid and subsisting and I did not know and still do not know of any revocation of the Power of Attorney nor did/do I know of the occurrence of any event which has the effect of revoking the Power of Attorney.
4. further, I have not received any notice or information whether directly or indirectly that would suggest the Owner has died or that the Power of Attorney has for any reason been revoked by the Owner up to the date hereof and I believe that the Owner is alive and well and the Power of Attorney is still valid and subsisting up till the date hereof.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Ordinance.

DECLARED at

Messrs. Ho and Wong, Solicitors of Rms 1408-1411,
14th Floor, China Merchants Tower, Shun Tak Centre,
Nos. 168-200 Connaught Road Central, Hong Kong.

this 9th day of November 2022, the same
having been first interpreted to the
Declarant in the Punti dialect of Chinese
language by Wong Suk Man

鄧瑞強

Before me,

YU Sze Tak
Solicitor, Hong Kong SAR
Ho and Wong, Solicitors

I, Wong Suk Man, clerk to Messrs. Lo, Wong & Tsui, Solicitors of Suites 1706-1708, 17th Floor, China Merchants Tower, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong do solemnly, sincerely and truly declare and say that I well understand the English language and the Cantonese Dialect of the Chinese Language that I have truly, faithfully, distinctively and audibly interpreted the contents of the document to the Declarant and that I will truly and faithfully interpret the Statutory Declaration about to be administered to the Declarant.

DECLARED at


Messrs. Ho and Wong, Solicitors of Rms 1408-1411,
14th Floor, China Merchants Tower, Shun Tak Centre,
Nos. 168-200 Connaught Road Central, Hong Kong.

this 9th day of November 2022

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)
)
)
)
)
)



Before me,



Yv Sze Tak
Solicitor, Hong Kong SAR
Ho and Wong, Solicitors

Dated the 9th day of November 2022

IN THE MATTER of ALL THAT piece or parcel
of ground situate lying and being at Yuen Long, New
Territories, Hong Kong and registered in the Land
Registry as SUBSECTION 1 OF SECTION B OF
LOT NO.143 IN DEMARCATION DISTRICT NO.112
And of and in the messuages erections and buildings
thereon, if any.

and

IN THE MATTER of a Power of Attorney dated 23rd
August 2021 given to Tang Sui Keung.

and

IN THE MATTER of the Powers of Attorney
Ordinance.

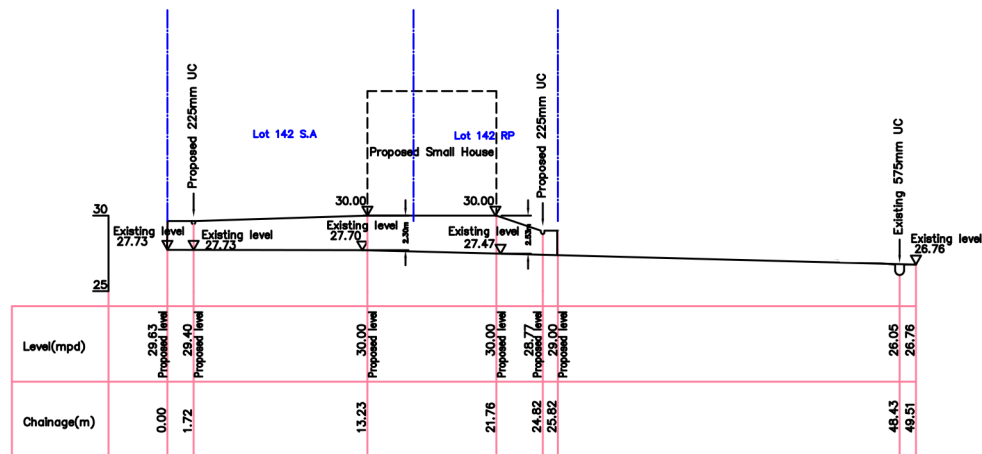
and

IN THE MATTER of the Oaths and Declarations
Ordinance.

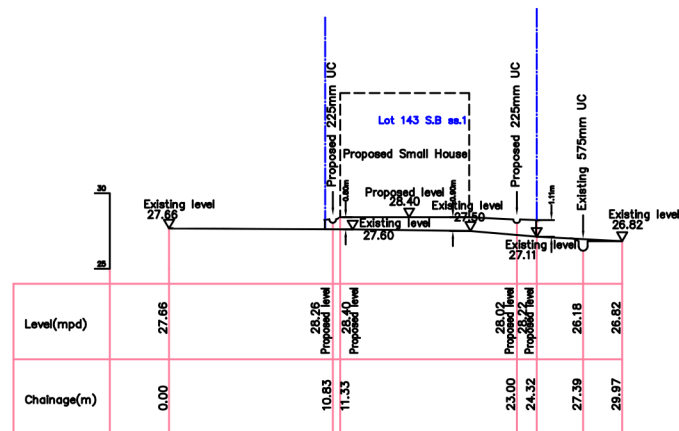
STATUTORY DECLARATION OF
TANG SUI KEUNG

LO, WONG & TSUI,
SOLICITORS & NOTARIES,
SUITES 1706-1708, 17TH FLOOR,
CHINA MERCHANTS TOWER,
SHUN TAK CENTRE,
168-200 CONNAUGHT ROAD CENTRAL,
HONG KONG.

REF : 72355/JW/vw



Section A-A
(East to West)



Section B-B
(East to West)

Notes :

1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
2. All Levels are in Metres relative to Principal Datum (P.D.)
3. Elevation of kerb are referred to bottom of kerb
4. Dimensions are in Metres unless otherwise shown

Legends:

- U-channel
- Stepped-channel
- Fence / Rolling
- Grating
- Lamp Post
- Telephone Pole
- Electric Pole
- Gully
- Sign Pole
- Valve Gas
- Valve Water
- Valve
- Vertical Cutting
- Foul Water Manhole
- Storm Water Manhole
- Manhole
- Drainage Manhole
- Level
- Invert Level
- Top Level
- Platform Level
- Manhole Telephone
- Flower Bed
- Slope Mark
- Catchpit
- Top Line
- Toe Line
- Concrete Building
- Lot Boundary
- Proposed Small House

DRAWING TITLE :

Sectional Plan of Lot 142 S.A & RP
143 S.B ss.1 in D.D.112
Yuen Long

Scale

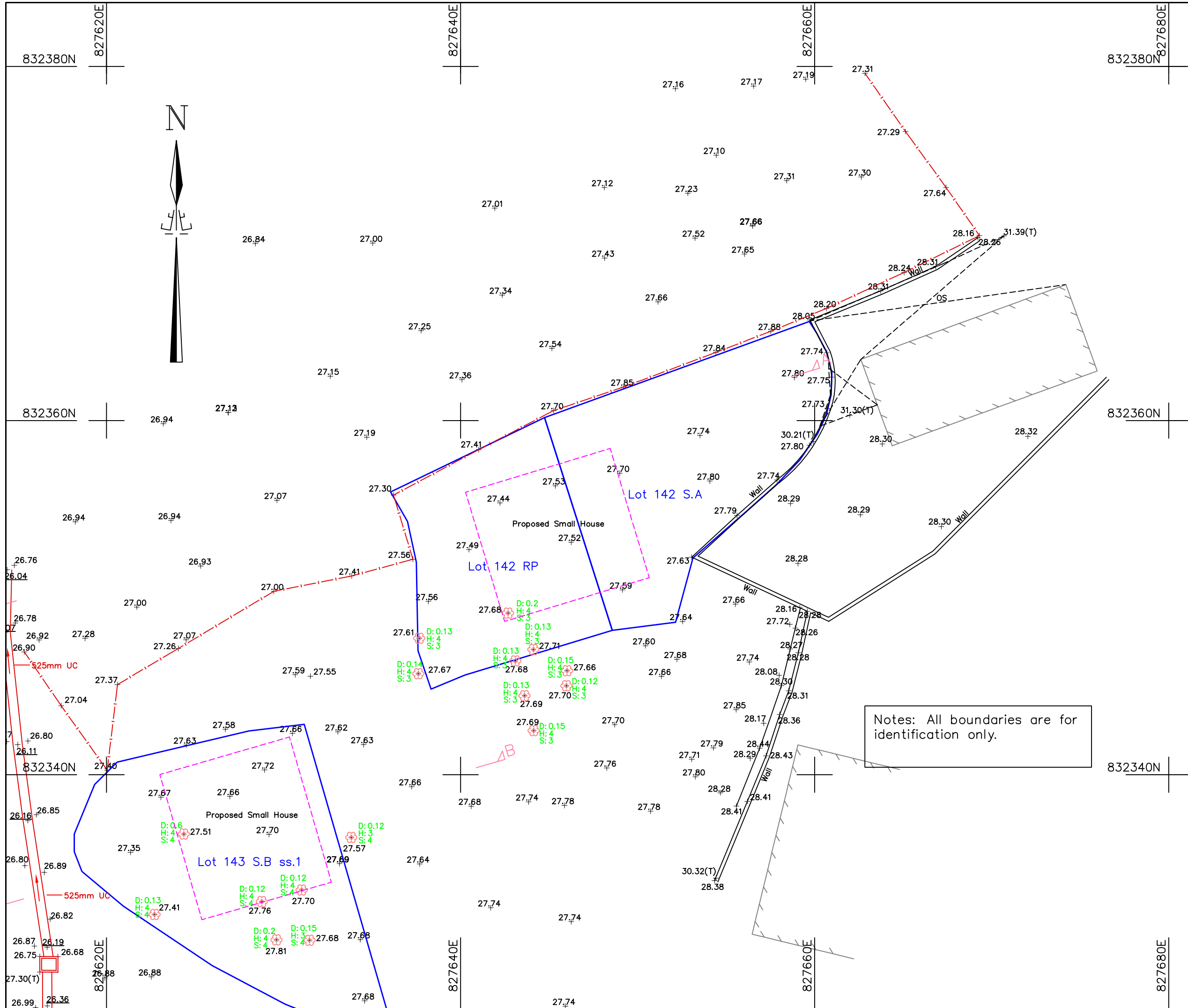
1 : 500

Date of Survey

5 August 2023

CERTIFY BY:

C. K. Lau
MSc FHKIS FRICS RPS(LS)(PFM) ALS
Authorized Land Surveyor
Date: 15 November 2023



Notes :

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2. All Levels are in Metres relative to Principal Datum (P.D.)
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4. Dimensions are in Metres unless otherwise shown

Legends:

- 230mm UC U-channel
- 300mm SC Stepped-channel
- Fence / Railing
- Grating
- Lamp Post
- Telephone Pole
- Electric Pole
- GU Gully
- SP+ Sign Pole
- VG Valve Gas
- W Valve Water
- VV Valve
- Vertical Cutting
- MF Foul Water Manhole
- MS Storm Water Manhole
- MH Manhole
- DSD Drainage Manhole
- +4.17 Level
- +4.00 Invert Level
- +8.00(T) Top Level
- +8.00(P) Platform Level
- TC Manhole Telephone
- FB Flower Bed
- Slope Mark
- Catchpit
- Top Line
- Toe Line
- Concrete Building
- Lot Boundary
- Proposed Small House

DRAWING TITLE :

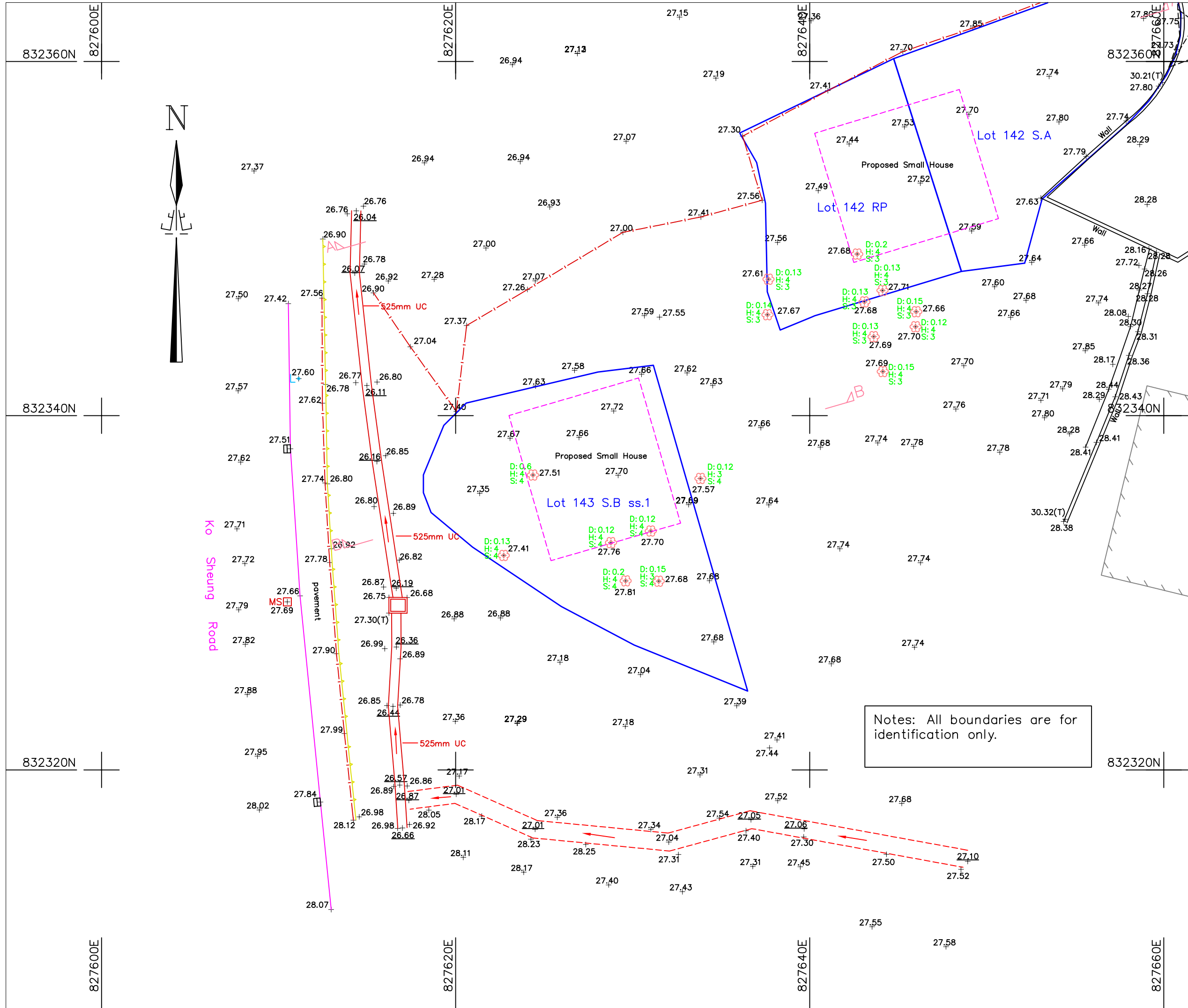
Topographic Survey Plan of Lot 142 S.A & RP in D.D.112 Yuen Long

Scale 1 : 200

Date of Survey 5 August 2023

CERTIFY BY:

C. K. Lau
MSc FHKIS FRICS RPS(LS)(PFM) ALS
Authorized Land Surveyor
Date: 15 November 2023



Notes :

1. Co-ordinates are relative to Hong Kong Metric Grid (1980)
2. All Levels are in Metres relative to Principal Datum (P.D.)
3. Elevation of kerb are referred to bottom of kerb
4. Dimensions are in Metres unless otherwise shown

Legends:

	U-channel
	Stepped-channel
	Fence / Railing
	Grating
	Lamp Post
	Telephone Pole
	Electric Pole
	GU
	Sign Pole
	Valve Gas
	Valve Water
	Valve
	Vertical Cutting
	Foul Water Manhole
	Storm Water Manhole
	Manhole
	Drainage Manhole
	Level
	Invert Level
	Top Level
	Platform Level
	Manhole Telephone
	Flower Bed
	Slope Mark
	Catchpit
	Top Line
	Toe Line
	Concrete Building
	Lot Boundary
	Proposed Small House

DRAWING TITLE :

Topographic Survey Plan of Lot 143 S.B ss.1 in D.D.112 Yuen Long

Scale 1 : 200

Date of Survey 5 August 2023

CERTIFY BY:

C. K. Lau
MSc FHKIS FRICS RPS(LS)(PFM) ALS
Authorized Land Surveyor
Date: 15 November 2023

Notes: All boundaries are for identification only.

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)

September 2024

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)
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) _____ _____ _____

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the applicant is required to submit an application to his office for exemption from obtaining an Excavation Permit for the excavation works on Government Land (about 20m² as indicated by the applicant);
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the applicant shall be reminded that construction of such Small Houses in the later stage might result in forming roads and/or run-ins permanently on unallocated government land without approvals from any departments (unauthorized run-ins), which could lead to public complaints and traffic concerns. It is considered impractical to apply Cap. 374 or traffic management measures (e.g. use of traffic signs and road markings) to control unauthorized run-ins. As provision of vehicular access to a land lot associates with land use and is governed by lease, and the right-of-way issues on Government Lands are often involved, LandsD's involvement and preventive measures are deemed necessary to deter the proliferation of unauthorized run-ins;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of any access connecting the application sites (the Sites) and Kam Sheung Road and Ko Sheung Road; and
 - adequate drainage measures should be provided to prevent surface water running from the sites to the nearby public roads and drains;
- (d) to note the comments of the Head, Railway Development Office, Highways Department (RDO, HyD) that:
- the Sites fall within or are close to the railway protection boundary of the existing railways (Express Rail Link). The operation of existing railway system is not under the jurisdiction of his office. With reference to DEVB TC(W) No. 1/2019 and/or Practice Notes for Authorized Persons (APs), Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-24, MTR Corporation Limited (MTRCL) should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to comply with all relevant environmental regulations during construction and operation of the project and to follow the Recommended Pollution Control Clauses for Construction Contracts (available at: https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimize the environmental impacts during the construction stage; and
 - septic tank and soakaway system is an acceptable means for collection, treatment and disposal of the sewage provided that its design and construction follow the requirements of the Practice Note for Professional Person (ProPECC) PN 5/93

“Drainage Plans subject to Comment by the Environmental Protection Department” including completion of percolation test and are duly certified by an AP;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- cross sections showing the existing and proposed ground levels of the Sites with respect to the adjacent areas should be given;
 - please demonstrate the proposed site formation works will not affect the overland flow from the adjacent lands;
 - the ground to the east of the sites is generally higher. Since the overland flow from the adjacent lands shall be probably intercepted, external catchment shall be considered in the calculation;
 - please advise the size and gradient of the proposed drainage facilities to be discharged from the Catchment 1 to the ultimate discharge point;
 - a catchpit should be provided at the intersection point in collecting the surface runoff from catchment areas 1 and 2. Please review;
 - where walls or hoarding are erected or laid along the site boundaries, adequate opening should be provided to intercept the existing overland flow passing through the sites;
 - standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc.;
 - the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried outside his lot boundaries before commencement of the drainage works; and
 - the applicant should submit form Helping Business Programme Form (HBP1) to his division for application of technical audit for any proposed connection to DSD’s drainage facilities;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- the applicant is reminded to observe the “New Territories Exempted House – A Guide to Fire Safety Requirements” published by LandsD. Detailed fire safety requirements will be formulated upon receipt of formal application referred by LandsD;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE in C, WSD) that:
- for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD’s standards;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filling and excavation of land is to be carried out on the Sites, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An AP should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
 - notwithstanding the above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works in the New Territories under the BO (Application to the New Territories) Ordinance. The applicant may approach DLO/YL, LandsD or seek AP's advice for details.

八鄉上村村公所

致： 城市規劃委員會秘書
香港北角渣華道333號北角政府合署15樓
傳真： 2877 0245 / 2522 8426
電郵： tpbpd@pland.gov.hk

郵寄及傳真

反對元朗八鄉石崗丈量約份第112約地段第142號A分段、第142號餘段及
第143號B分段第1小分段和毗連政府土地
擬議填土及挖土以作准許的屋宇（新界豁免管制屋宇）用途
申請編號：A/YL-SK/346

執事先生/女士：

本村村公所接獲眾多八鄉村民的投訴，現就上標申請作強烈的反對。

申請項目將興建兩間屋宇（新界豁免管制屋宇），我們懷疑申請人士是「越村申請」或「移居村民申請」。上村土地緊絀，有丁權不代表一定有土地可興建屋宇，如是成功「越村申請」或「移居村民申請」在上村興建兩間屋宇，會剝奪八鄉上村合資格的原居村民在上村申請建屋的權利和機會。

再者，申請位置附近的政府土地有所歷史悠久的「社壇」，上村村民每逢農曆初一和初十五，都會到「社壇」拜神，村民擔心申請興建兩間屋宇，會破壞上村「社壇」的風水，影響本村的安寧。

本村村公所懇請城市規劃委員會重視八鄉上村居民的意見，聆聽和接納我們的訴求，否決上標發展項目，造福八鄉上村居民！



八鄉上村原居民代表：黎永添
黎玉勝
曾道偉
八鄉上村居民代表：曾文靖

2023年7月6日

2

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

反對元朗八鄉石崗丈景約份第 112 約地段第 142 號 A 分段、第 142 號餘段及
第 143 號 B 分段第 1 小分段和毗連政府土地
擬議填土及挖土以作准許的屋宇（新界豁免管制屋宇）用途
申請編號：A/YL-SK/346

執事先生/女士：

本人是元朗八鄉上村原居村民，就上標的申請作出強烈的反對。

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本人懇請城市規劃委員會重視八鄉上村居民的意見，聆聽和接納我們的訴求，否決上標發展項目，造福八鄉上村居民！

八鄉上村原居村民簽署：

姓名(正楷)：

2023 年 7 月 4 日

通訊地址：

聯絡電話：

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

反對元朗八鄉石崗丈量約份第 112 約地段第 142 號 A 分段、第 142 號餘段及
第 143 號 B 分段第 1 小分段和毗連政府土地
擬議填土及挖土以作准許的屋宇（新界豁免管制屋宇）用途
申請編號：A/YL-SK/346

執事先生/女士：

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本人懇請城市規劃委員會重視八鄉上村居民的意見，聆聽和接納我們的訴求，否決上標發展項目，造福八鄉上村居民！

八鄉上村原居村民簽署：

張國樑

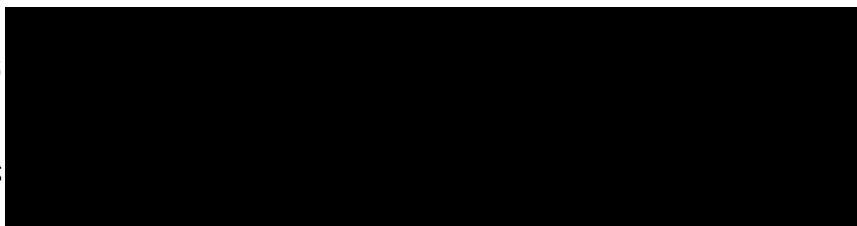
姓名(正楷)：

張國樑

2023 年 7 月 4 日

通訊地址：

聯絡電話：



4

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

反對元朗八鄉石崗丈量約份第 112 約地段第 142 號 A 分段、第 142 號餘段及
第 143 號 B 分段第 1 小分段和毗連政府土地
擬議填土及挖土以作准許的屋宇（新界豁免管制屋宇）用途
申請編號：A/YL-SK/346

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八鄉上村原居村民簽署：

姓名(正楷)：

2023 年 7 月 14 日

通訊地址：

聯絡電話：

5

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

反對元朗八鄉石崗丈量約份第 112 約地段第 142 號 A 分段、第 142 號餘段及
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擬議填土及挖土以作准許的屋宇（新界豁免管制屋宇）用途
申請編號：A/YL-SK/346

執事先生/女士：

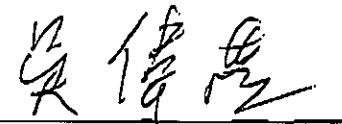
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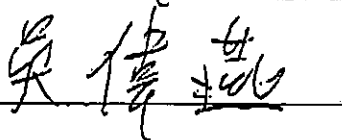
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八鄉上村原居村民簽署：



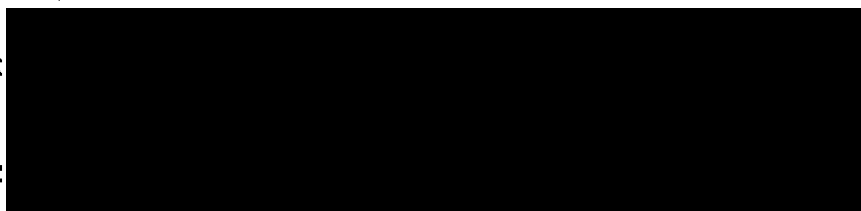
姓名(正楷)：



2023 年 7 月 4 日

通訊地址：

聯絡電話：



6

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

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申請編號：A/YL-SK/346

執事先生/女士：

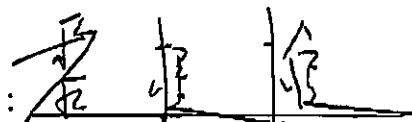
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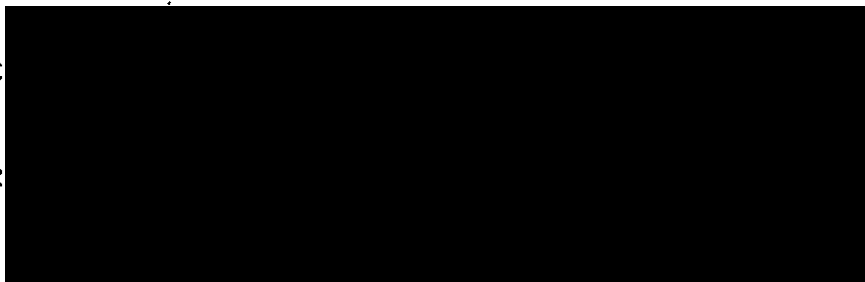
姓名(正楷)：



2023 年 7 月 4 日

通訊地址：

聯絡電話：



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

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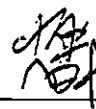
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八鄉上村原居村民簽署：

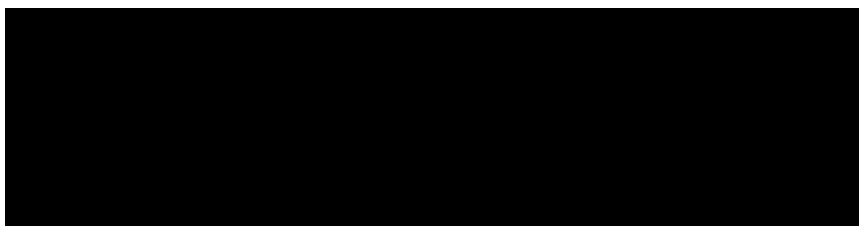


姓名(正楷)：曾聚燦

2023 年 7 月 4 日

通訊地址：

聯絡電話：



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

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八鄉上村原居村民簽署：

李慕玲

姓名(正楷)：

李慕玲

2023 年 7 月 4 日

通訊地址：

聯絡電話：

9

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

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八鄉上村原居村民簽署：

姓名(正楷)：

Chan Yan Yi

2023 年 7 月 4 日

通訊地址：

聯絡電話：

10

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

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申請編號：A/YL-SK/346

執事先生/女士：

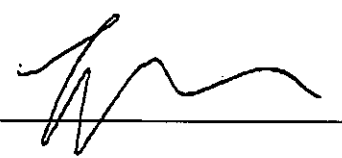
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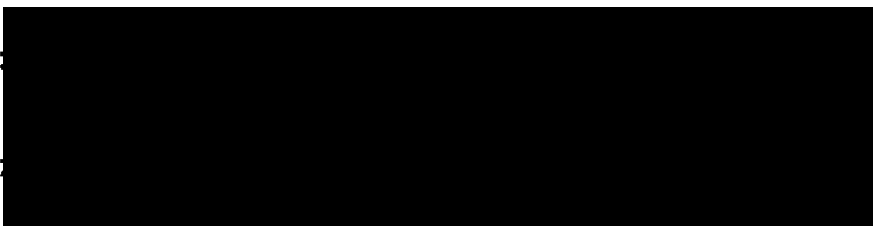


姓名(正楷)：TSANG TO WAH

2023 年 7 月 4 日

通訊地址：

聯絡電話：



11

城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

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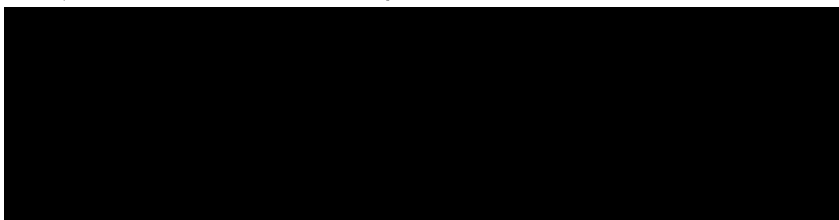
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12

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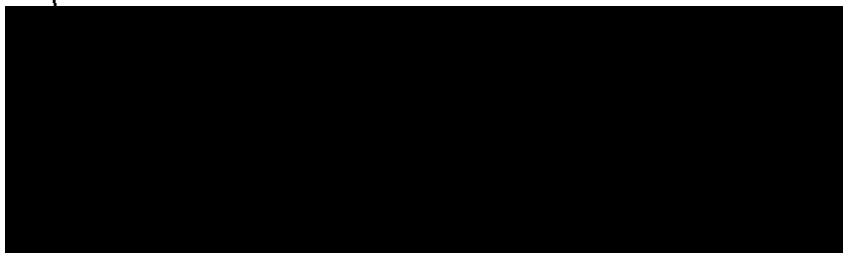
八鄉上村原居村民簽署：

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2023 年 7 月 4 日

通訊地址：

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13

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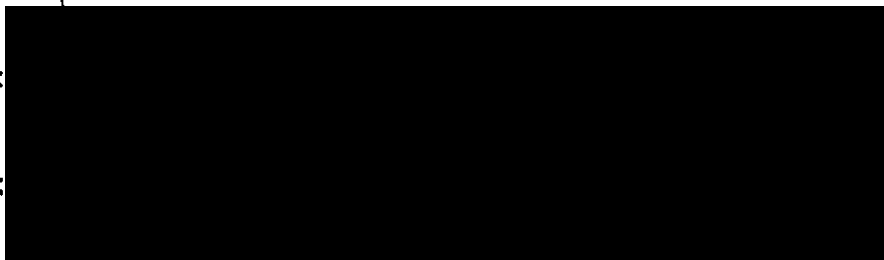
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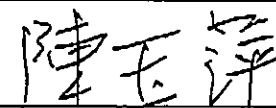
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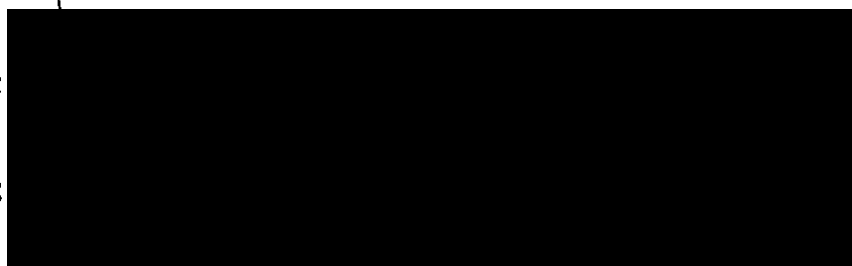
姓名(正楷)：



2023 年 7 月 4 日

通訊地址：

聯絡電話：



城市規劃委員會秘書

香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 / 2522 8426

電郵：tpbpd@pland.gov.hk

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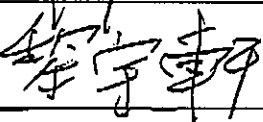
八鄉上村原居村民簽署：

姓名(正楷)：

2023 年 7 月 4 日

通訊地址：

聯絡電話：

16

城市規劃委員會秘書

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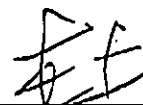
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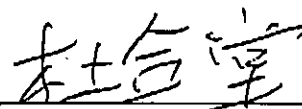
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八鄉上村原居村民簽署：



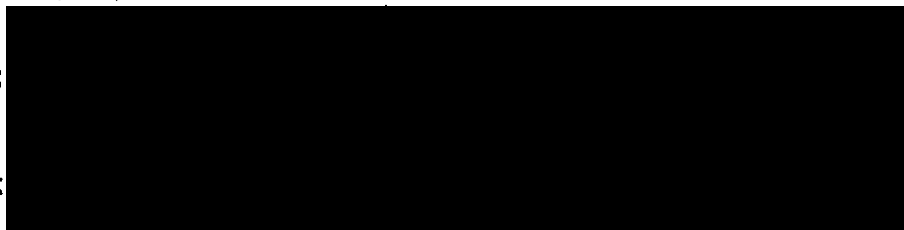
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城市規劃委員會秘書

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八鄉上村原居村民簽署：

杜桂堂

姓名(正楷)：

杜桂堂

2023 年 7 月 16 日

通訊地址：

聯絡電話：

18

城市規劃委員會秘書

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八鄉上村原居村民簽署：

堂

姓名(正楷)：

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