

2024年 6月 3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。

3 JUN 2024

Form No. S16-I
表格第 S16-I 號

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

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

✧ Please attach documentary proof 請夾附證明文件

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

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

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

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

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

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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）	Lot 143 S.B RP in D.D. 112, 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	☒ Site area 地盤面積 290 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 Nil sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	 Nil sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved 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 22.4.2024 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)"[#].
根據土地註冊處截至 2024 年 4 月 22 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)"[#].
已取得 1 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)
1	DD112 lot 143 S.B RP	22.4.2024

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，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 ☐ About 約
	Non-domestic part 非住用部分		sq.m 平方米 ☐ About 約
	Total 總計		sq.m 平方米 ☐ 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	☐ Diversion of stream 河道改道		
	☐ Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	☐ About 約
	Depth of filling 填塘深度	m 米	☐ About 約
	☒ Filling of land 填土		
	Area of filling 填土面積	290 sq.m 平方米	☒ About 約
	Depth of filling 填土厚度	0.32 to 0.8 m 米	☒ About 約
	☒ Excavation of land 挖土		
	Area of excavation 挖土面積	28.125 sq.m 平方米	☒ About 約
	Depth of excavation 挖土深度	0.225 m 米	☒ 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 House (NTEH)		

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置												
	☐ 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 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至m 米
From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由storeys 層 to 至storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
- ☐ include 包括storeys of basements 層地庫
- ☐ exclude 不包括storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
- m 米 ☐ About 約

☐ Domestic part 住用部分		
GFA 總樓面面積 sq. m 平方米	☐ About 約	
number of Units 單位數目		
average unit size 單位平均面積 sq. m 平方米	☐ About 約	
estimated number of residents 估計住客數目		
☐ Non-domestic part 非住用部分		
<u>GFA 總樓面面積</u>		
☐ 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		
.....		
.....		
.....		
.....		

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)

April 2025

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

擬議發展計劃的停車通道及安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☐ 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))
	No 否	☐ 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	☐ (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) _____ _____ _____
	No 否	☒
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	☐ (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) _____ _____ _____
	No 否	☒

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。

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

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。

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 1 small house 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 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

Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）



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

Consultant

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

- ☐ 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

23/4/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches
單人龕位總數

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)
單人龕位數目 (待售)

Total number of double niches
雙人龕位總數

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)
雙人龕位數目 (待售)

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	Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.		
Site area 地盤面積	290 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 Nil sq. m 平方米 ☐ 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 House (NTEH)		
(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 ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	NA ☐ About 約 ☐ Not more than 不多於	NA ☐ About 約 ☐ 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 ☐ (Not more than 不多於)
		NA	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	NA	m 米 ☐ (Not more than 不多於)
		NA	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	NA	m 米 ☐ (Not more than 不多於)
		NA	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		NA	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	NA % ☐ 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 ☐ Not less than 不少於
	Public 公眾	NA	sq.m 平方米 ☐ 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 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) NA	0 0 0 0 0 0
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) NA	0 0 0 0 0 0

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Proposed drainage plan, site plan, Propsoed site filling and excavation plan		
Nearest Public Transport Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☐
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☒
Drainage proposal and estimated traffic generation		

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。

此為空白頁。

This is a blank page.

**Proposed Filling and Excavation of Land for Permitted Development of
New Territories Exempted House (NTEH)
at
Lot 143 S.B RP in D.D. 112, 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 290m².
- 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 0.32m to 0.8m.

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 before the proposed filling work. 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:

- i. The size of catchment (site to be filled) is 290m^2 .
- ii. The catchment is hard paved, it is assumed that the value of run-off co-efficient (k) is taken as 1.

	Catchment
Difference in Land Datum	= $28.48\text{m} - 28\text{m}$ = 0.48m
L	= 23m
∴ Average fall	= $1\text{m in } 47.92\text{m}$

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

	Catchment
Time of Concentration (t_c)	= $0.14465 [L / (H^{0.2} \times A^{0.1})]$ $t_c = 0.14465 [23 / (2.09^{0.2} \times 290^{0.1})]$ $t_c = 1.63 \text{ minutes}$

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:

By Rational Method, $Q_1 = 1 \times 335 \times 290 / 3,600$

$$\therefore Q_1 = 26.99 \text{ l/s} = 1,619.17 \text{ l/min}$$

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 in gradient 1:95 and 1:105 is considered adequate to dissipate all the stormwater accrued by the application site.

2.3 Proposed Drainage Facilities

- 2.3.1 Subject to the above calculations, it is determined that the proposed 225mm surface channel 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 will be dissipated to the existing public catchpit to the west of the subject site through adjoining lot and government land. (**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 Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

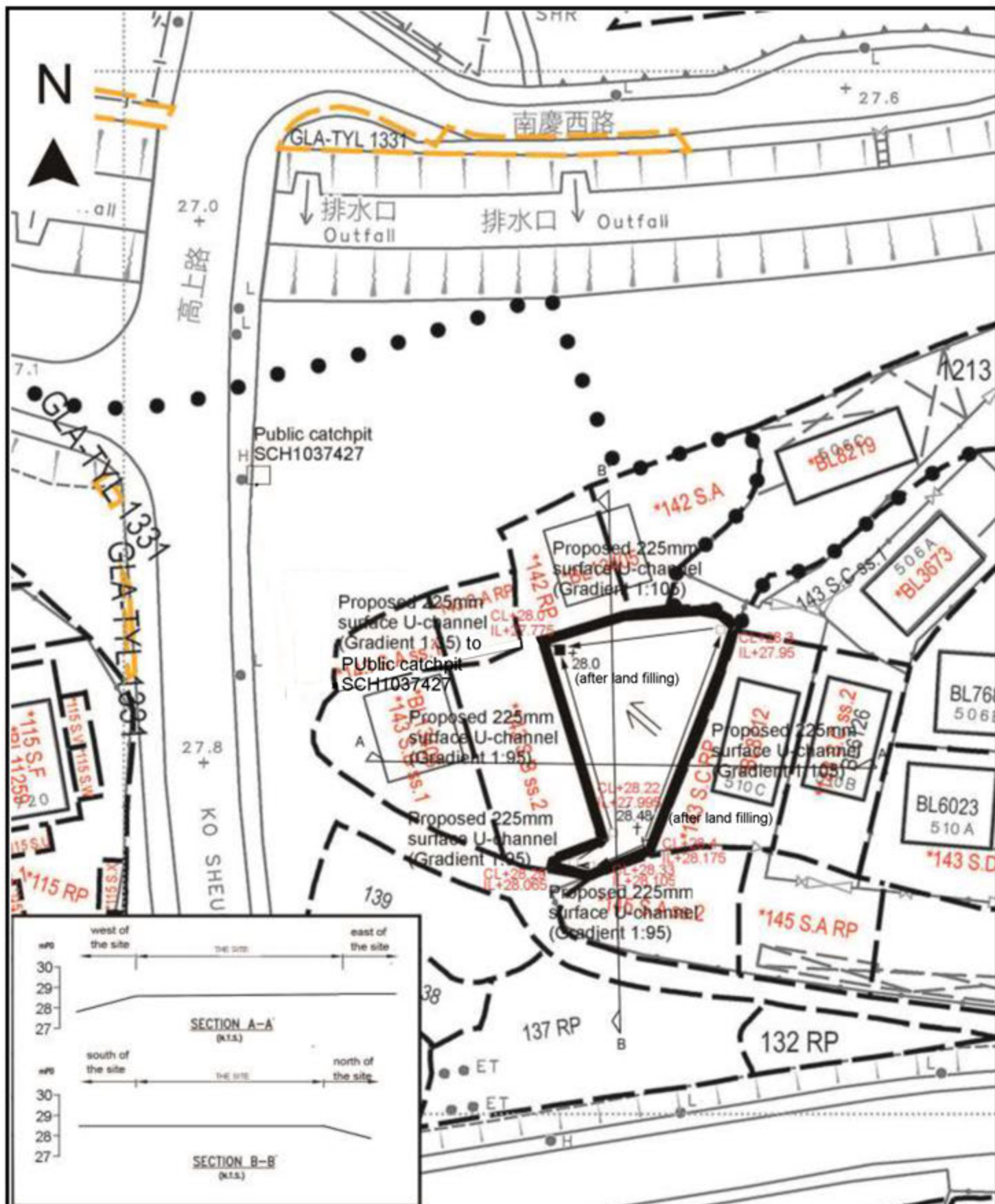
Remarks 備註:

Drawing No. 圖號:

Figure 1

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 Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

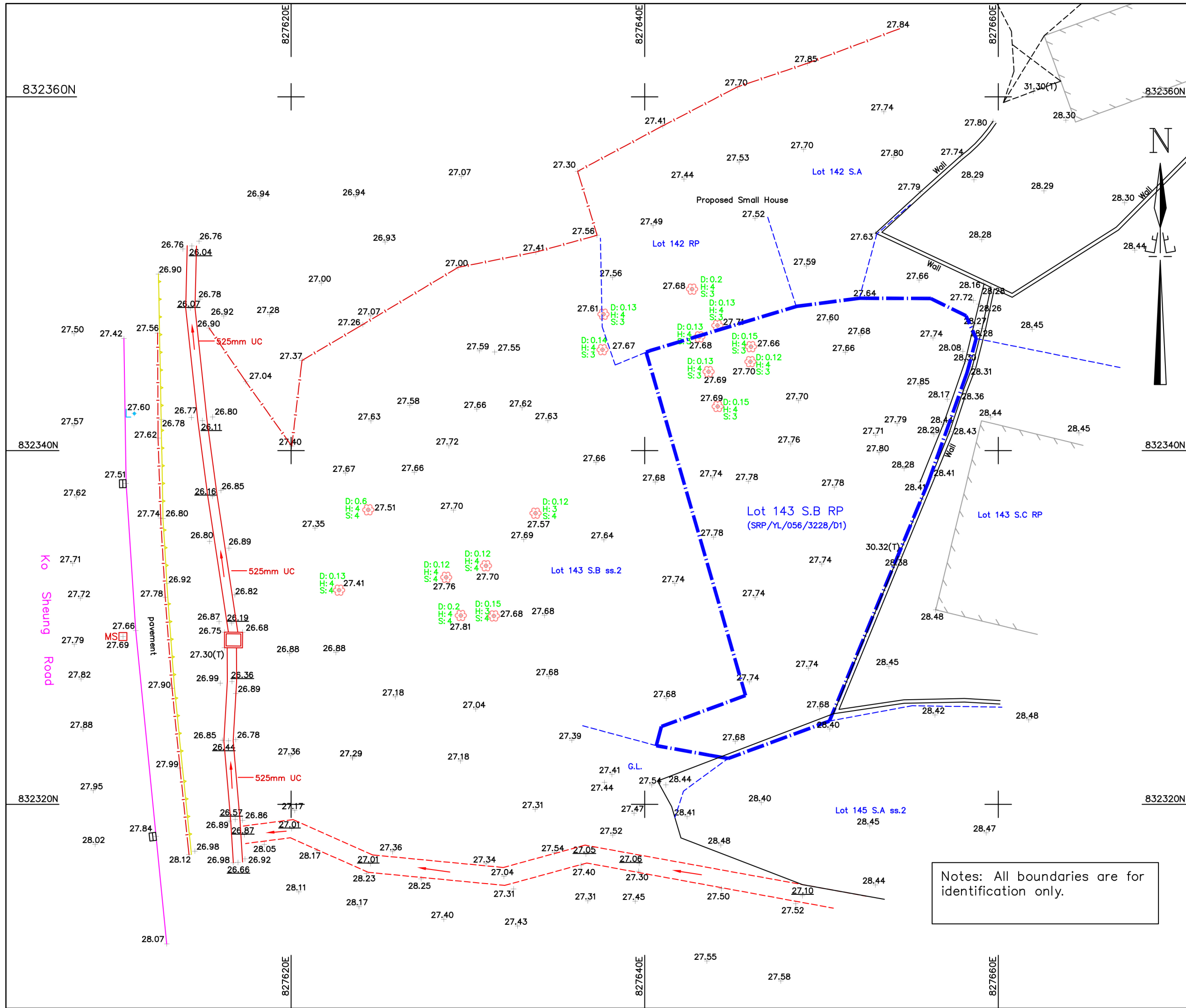
Figure 2

Remarks 備註:

- ☐ Proposed catchpit
- +28.48 Level after land filling (in mPD)
- Flow of surface runoff
- Catchpit with sand trap

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:

- 230mm UC U-channel
- 300mm SD 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

Figure 3

DRAWING TITLE :

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

Scale 1 : 200

Date of Survey 18 January 2024

CERTIFY BY:

C. K. Lau
MSc FHKIS FRICS RPS(LS)(PFM) ALS
Authorized Land Surveyor
Date: 12 April 2024

Notes: All boundaries are for identification only.



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lot 143 S.B. RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling and Excavation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:



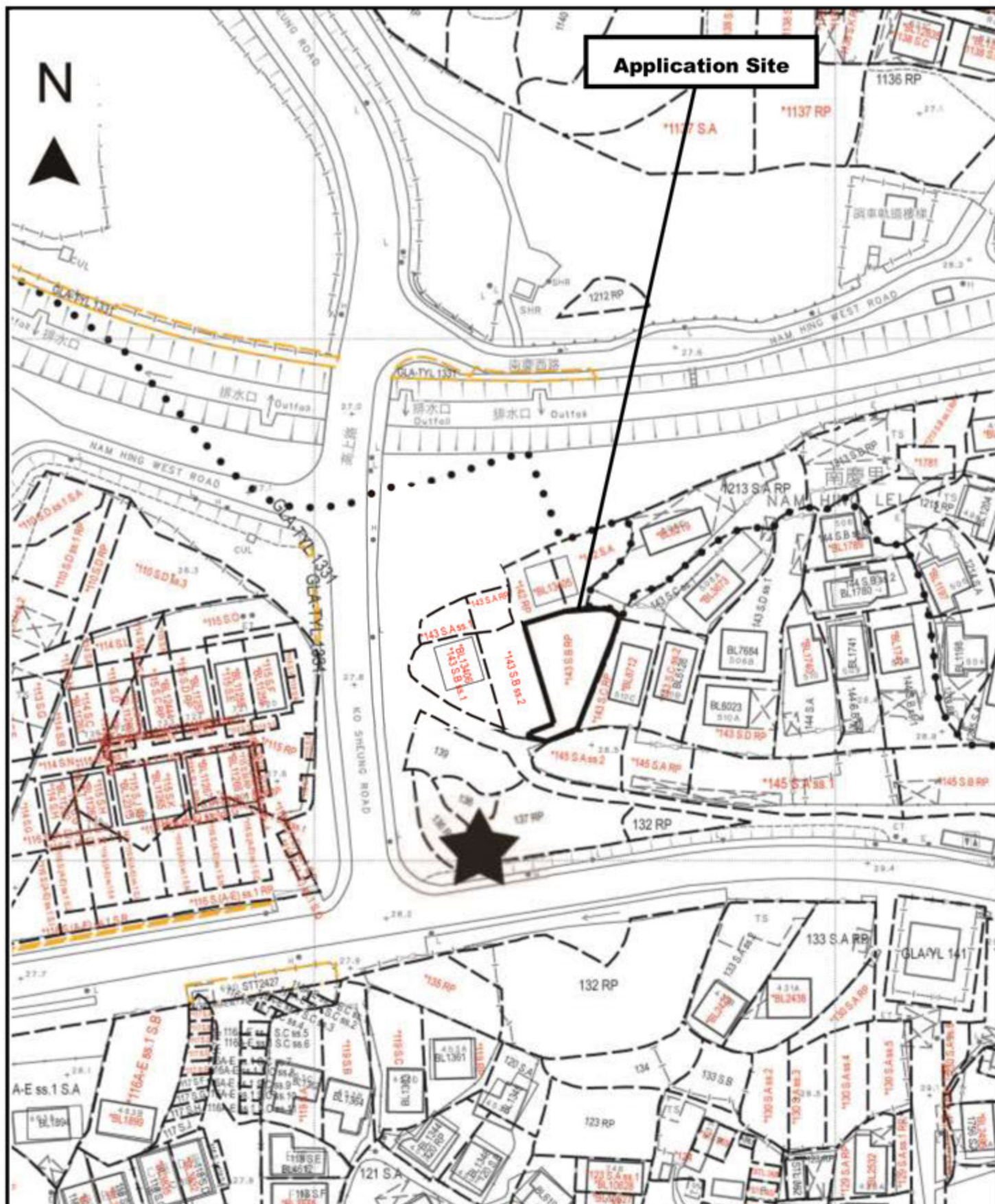
Proposed filling of land by concrete from 0.32m to 0.8m



Proposed excavation of land for provision of 225mm surface channel

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 Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Nearest Public Transport Available

Drawing No. 圖號:

Figure 5

Remarks 備註:



Nearest public transport Available (Red minibus and green minibus)

Scale 比例:

1:1000

Total: 25 pages

Date: 30 September 2024

TPB Ref.: A/YL-SK/376

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 House (NTEH) at Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

The footprint of the NTEH is shown in the plan 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 are also glad to submit the updated plans herewith. The plan with ingress/egress of the proposed development is attached.

It is noted that the land to the east of the application site is significantly higher so that the stormwater will fall onto the application site from the higher land to the east in the event of prolonged rainfall and it would cause inconvenience to the owner of the proposed NTEH at the application site. The proposed excavation of land is intended to provide surface U-channel along the site periphery to dissipate the stormwater. 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 lot as shown in the attachment. With the aid of the attached section plan, the extent of filling of land is updated from 0.06m to 0.77m at the captioned. The proposed filling of land will be filled with concrete.

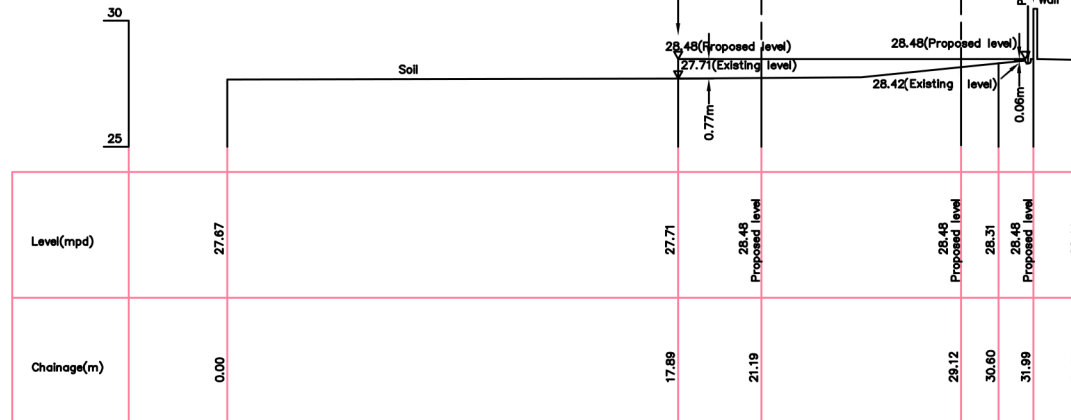
Should you have any enquiries, please feel free to contact our [REDACTED] at your convenience.

Yours faithfully,

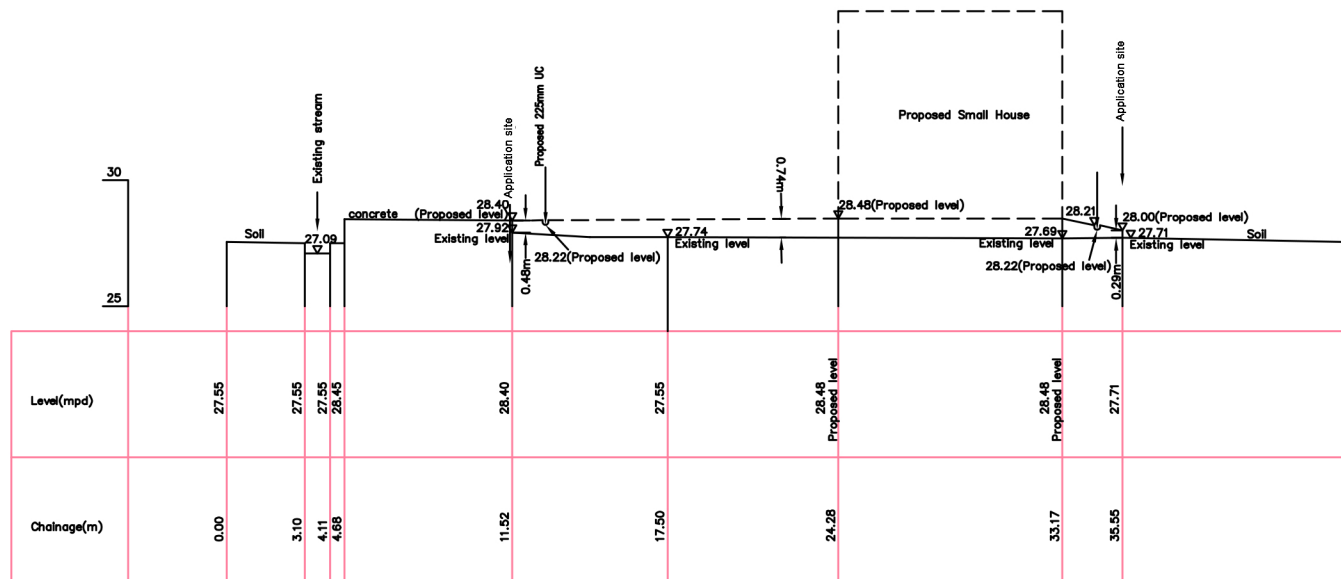
 

Patrick Tsui

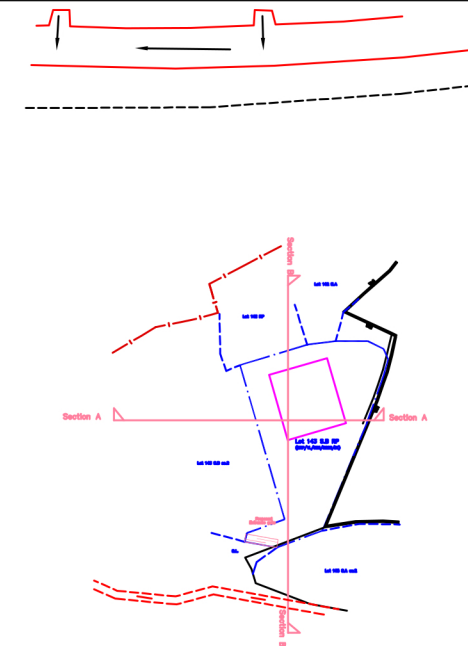
c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Ms. Margaret SZETO) – By Email



Section A-A
West to East



Section B-B
South to North



- 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

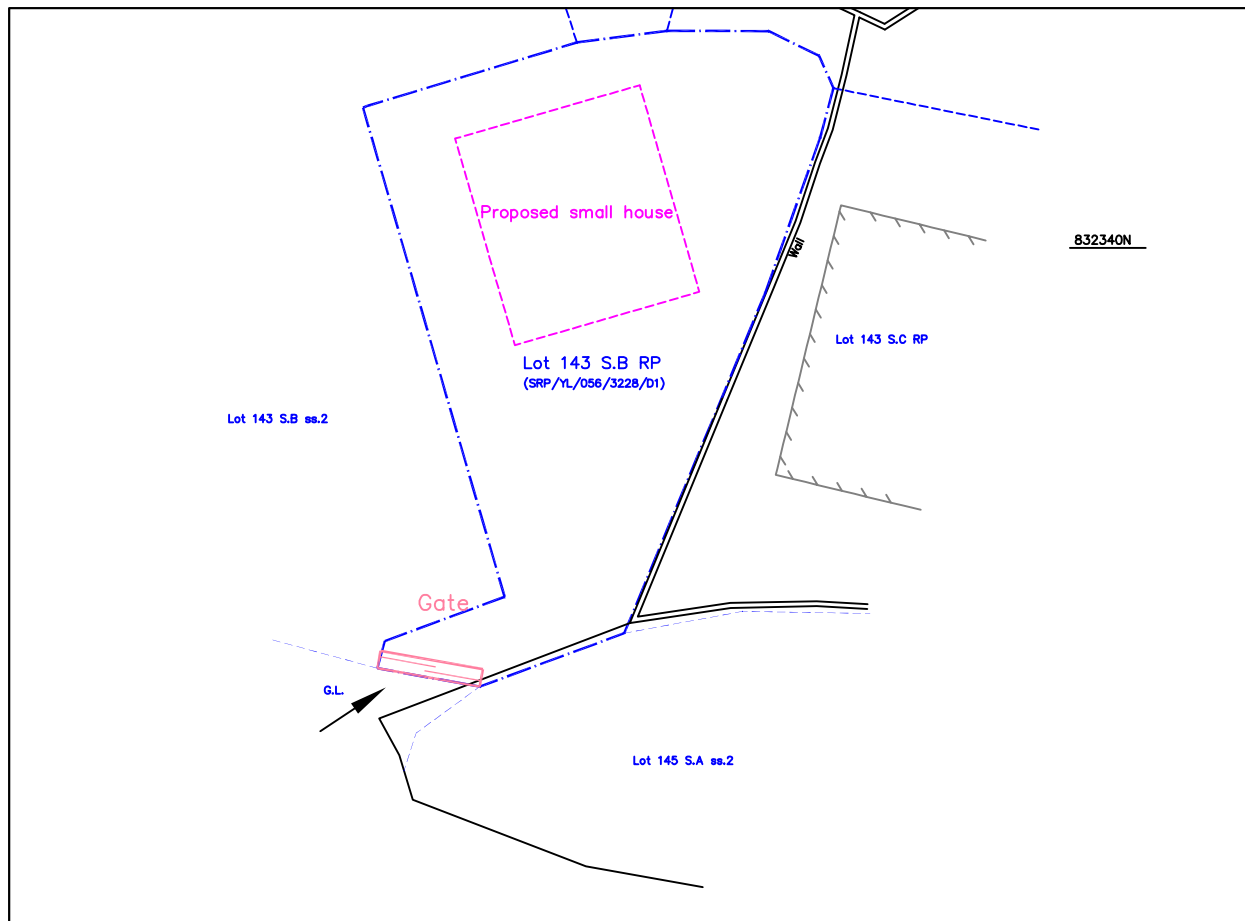
- Legends:
- U-channel
 - Stepped-channel
 - Fence / Rolling
 - Grating
 - Lamp Post
 - Telephone Pole
 - Electric Pole
 - Gully
 - Sign Pole
 - Valve Gas
 - Valve Water
 - Valve
 - Vertical Cutting
 - Foul Water Manhole
 - Storm Water Manhole
 - Manhole
 - Drainage Manhole
 - Level
 - Invert Level
 - 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 143 S.B RP
D.D.112, Yuen Long

Scale : 1 : 200

Date of Survey : 9 September 2024

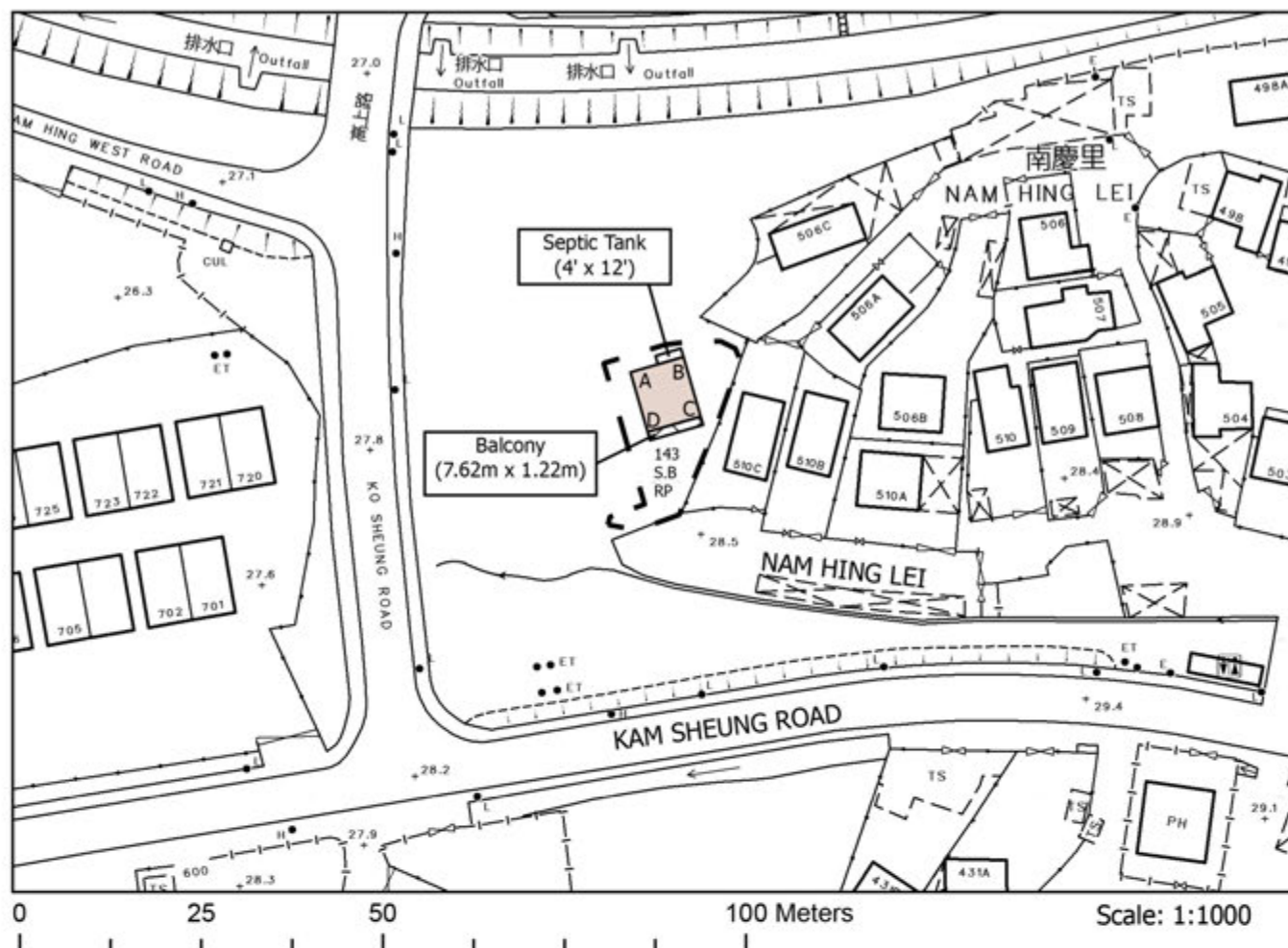
Proposed Entrance gate on Lot 143 S.B ss.1 in D.D.112, Yuen Long



Scale 1 : 300

Survey District: Yuen Long	Survey Sheet No.: 6-NE-19A	King Fung Surveying Company Email: swwingho@gmail.com Mobile: 9302 7520
Ref. File --	Plan No.: YL/143B1/120/EG	
Ref. SRP No. --	Date of Survey: 2 May 2024	

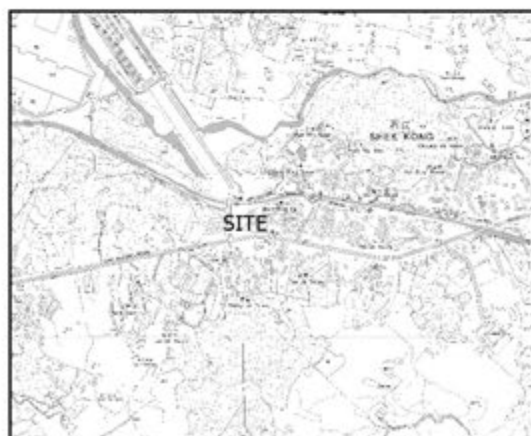
PROPOSED BUILDING LICENCE PLAN LOT 143 S.B RP IN D.D.112



HOUSE DIMENSION & COORDINATES

SIDE	BEARING	DISTANCE	POINT	NORTHING	EASTING	REMARKS	AREA
A-B	73-51-12	7.620	A	832344.335	827643.741		65.03 m ² (About)
B-C	163-51-12	8.534	B	832346.454	827651.060		
C-D	253-51-12	7.620	C	832338.256	827653.433		
D-A	343-51-12	8.534	D	832336.137	827646.114		

Location Plan



Scale 1:20000

Survey District: YL

Survey Sheet No.:
6-NE-19A

OZP No.: S/YL-SK/9

Plan No.: YL017-181B

Ref. File No.:
DLOYL294/YLT/2010

Date: 16 July 2024

Plan Approved by:

Tang Hong Wai

Tang Hong Wai
FHKIS, ALS

A POWER OF ATTORNEY

on the 3rd day of January

Two Thousand and Twenty Four

BY TANG JACKY (鄧積奇) of [REDACTED]

[REDACTED] Hong Kong ("the Donor").

WHEREAS I am the registered owner of all that piece or parcel of land more particularly described in Part I of the First Schedule hereto (which land together with the messuages, erections, buildings, structures or New Territories Exempted House, if any, constructed or to be constructed thereon is hereinafter called "the said land", particulars of which are set out in Part I of the First Schedule hereto).

AND WHEREAS I am desirous of appointing an attorney to act for me and on my behalf in respect of the said land and all matter in relation thereto.

NOW THIS DEED WITNESSETH that I DO HEREBY NOMINATE CONSTITUTE and APPOINT the person described in Part II of the First Schedule hereto (hereinafter called "my Attorney") to be my true and lawful attorney to act for me and in my name or in the name of my Attorney or otherwise as occasion shall be or require from time to time and at any time or times during the continuance of these presents to do perform transact and effectuate all or any of the acts deeds matters and things set

forth in the Second Schedule hereto PROVIDED THAT no process of execution may be levied or enforced against my person or any of my assets or properties (other than the said land) by any person under any judgment or order obtained against me by reason of the exercise of any power or authority hereby conferred upon my Attorney; and all persons dealing with my Attorney shall be deemed to have accepted the proviso aforesaid.

AND I HEREBY DECLARE THAT:-

- (a) all and every receipts deeds matters and things which shall be given made executed or done by my Attorney for any of the purposes enumerated in the Second Schedule hereto shall be as good valid and effectual to all intents and purposes as if the same had been signed sealed delivered given made or done by me in my own proper person;
- (b) the particular powers or authorities enumerated in the Second Schedule hereto shall be given the widest interpretation and shall not be construed as setting limits to the general authority conferred upon my Attorney;
- (c) I shall at all times ratify and confirm and promise at all times to ratify and confirm all and whatsoever my Attorney shall lawfully do or cause to be done in or concerning the said land and/or the messuages, erections, buildings or the New Territories Exempted House constructed or to be constructed thereon or any part thereof by virtue of this Power of Attorney including anything which my Attorney shall lawfully do or cause to be done in pursuance of this deed after the revocation of this deed by me which shall be valid and effectual

in favour of any person acting in good faith who before the doing thereof shall not have had express notice of such revocation; and

(d) where the context of these premises so admits or requires, words expressed in the singular shall be deemed to include the plural and vice versa; and words expressed in the masculine gender shall be deemed to include the feminine and the neuter gender.

THE FIRST SCHEDULE ABOVE REFERRED TO

PART I

The said land :

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 THE REMAINING PORTION OF SECTION B OF LOT NO.143 IN DEMARCATION DISTRICT NO.112 And of and in the messuages erections and buildings thereon, if any.

PART II

My Attorney :-

TANG SUI KEUNG (鄧 瑞 強) (Holder of Hong Kong Identity Card No. [REDACTED])

Yuen Long, New Territories, Hong Kong.

THE SECOND SCHEDULE ABOVE REFERRED TO

1. To apply to the District Lands Officer of the district in which the said land is located or other relevant authorities concerned for a New Grant or Agreement and Conditions of Exchange or a Building Licence or any other Grant to construct and/or build a New Territories Exempted House or any other messuages, erections or buildings ("the New Territories Exempted House") on the said land ("the Application") and in my name and on my behalf to accept any proposed terms and conditions as my Attorney may deem fit from the said District Lands Officer or other relevant authorities concerned in respect of the Application or any matter arising therefrom or incidental thereto or in relation thereto or in connection therewith and sign and execute any letters documents or deeds for effectuating the Application and to sign and execute any New Grant, Agreement and Conditions of Exchange or Building Licence as the case may be and to pay any premium or premia and/or administrative fee or fees therefor as the case may require.

2. To apply to the Town Planning Board or any authority or body in substitution thereof to obtain all necessary permit or consent to effectuate the Application or construction of the New Territories Exempted House and to deal with all matters in relation thereto or arising therefrom.

3. To apply and/or negotiate with the said District Lands Officer and/or other relevant authority concerned at any time for

the modification of any of the terms and conditions granted or to be granted by the said District Lands Officer or other relevant authorities in respect of the Application and in my name and on my behalf to accept the proposed terms of modification from the said District Lands Officer or other relevant authorities and execute any letters documents or deeds for effectuating the said modification and to pay any premium or premia and/or administrative fee or fees therefrom as the case may require.

4. To surrender the said land or any part thereof to the Government of Hong Kong and in exchange therefor to accept a New Grant or Agreement and Conditions of Exchange in respect thereof or to accept the Building Licence in respect of the Application, as the case may be, and for such purpose to execute in my name the Deed of Surrender of the said land or any part thereof, as the case may require, and the New Grant or Agreement and Conditions of Exchange or the Building Licence or any Grant of the said land or any land granted or to be granted to me in respect of the Application if circumstances require in the course of the Application and to deal with all matters in relation thereto or arising therefrom.

5. To apply to the said District Lands Officer or other relevant authorities for setting out the boundaries of the said land or any land granted or to be granted to me in respect of the Application and to pay any administration fee or charges therefor and to deal with all matters in relation thereto or arising therefrom.

6. To apply to the said District Lands Officer and/or any other government authorities concerned for the grant of consent to form any private streets roads and lanes and/or road(s) and lane(s) on government land, if necessary and to deal with all matters in relation thereto or arising therefrom.
7. To apply for all relevant Certificate of Exemptions and/or apply to the Building Authority or other authorities for the necessary approval for the construction of the building or New Territories Exempted House thereon and to construct on the said land or any land granted or to be granted to me in respect of the Application the New Territories Exempted House pursuant to and in accordance with the New Grant or the Agreement and Conditions of Exchange or the Building Licence or any Grant and to deal with all matters in relation thereto or arising therefrom.
8. To apply to the relevant authority or government department for construction of the New Territories Exempted House at certain level above the level of the Hong Kong Principal Datum from time to time so determined by my Attorney in his absolute discretion and to proceed with mud and boil filling on the said land or any land granted or to be granted to me in respect of the Application and to deal with all matters in relation thereto or arising therefrom.
9. To deal with all matters for drainage, access road, emergency vehicular access or any other matter with the Fire Services Department, the Highways Department, the Buildings Department, the Building Authority or any authority or any government departments in respect

of the Application, the New Territories Exempted House to be constructed on the said land or any land granted or to be granted to me in respect of the Application or any part thereof.

10. To employ any architects, solicitors, surveyors, contractors, builder, agents, servants, workmen and others in the course of developing the said land or any land granted or to be granted to me in respect of the Application and construction of the New Territories Exempted House and to pay to every such person so employed such salaries wages or remuneration as my Attorney shall think fit.

11. In my name and on my behalf to negotiate, enter into, sign, execute any building agreement or contract with any person or persons in respect of the Application and construction of the New Territories Exempted House with any terms and conditions as my Attorney shall think fit and to pay to every such person or persons such salaries wages or remuneration as my Attorney shall think fit.

12. To take possession and receive the rent and profits of and manage the said land or any land granted or to be granted to me in respect of the Application or any part thereof and from time to time to demise or let the said land or any land granted or to be granted to me in respect of the Application or any part thereof to any person or persons body corporate firm or company for such term and at such rent and subject to such terms and conditions as my Attorney shall think fit and to accept cancellation or surrender of any tenancy or lease relating to the said land or any part thereof on such terms and conditions as my Attorney shall think fit.

13. To ask demand receive and recover from all tenants or occupiers of the said land or any land granted or to be granted to me in respect of the Application or any part thereof all rents arrears of rent and sums of money now due owing and payable or at any time hereafter to become due owing and payable in respect of the said land or any land granted or to be granted to me in respect of the Application or any part thereof in any manner whatsoever and also on non-payment or of any part thereof to enter and distrain and in relation to the distress or distresses thereof to detain and keep or to sell and dispose of anything according to law.

14. To enter into and upon the said land or any land granted or to be granted to me in respect of the Application or any part thereof to view the state and defects or the reparation thereof and forthwith to give proper notices and direction for repairing the same and to oversee let manage and improve the same to the best advantage.

15. To sign and give notices to tenants or occupiers of the said land or any land granted or to be granted to me in respect of the Application or any part thereof to increase or vary the rent thereof and to make applications to the proper authority for the said purpose.

16. To pay or allow taxes rates charges deductions expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of the said land or any part thereof and to insure the said land or any land granted or to be granted to me in respect of the Application or any part of the

New Territories Exempted House constructed or to be constructed thereon against damage or loss or injury by fire or otherwise and to pay the insurance premium or premia thereon and to receive such insurance money or moneys as will be payable to me by any insurance company or companies in respect thereof.

17. To receive from the proper authorities in Hong Kong or any person any sum or sums of money by way of refund of rates or taxes or deposits paid by and returnable to me or otherwise in respect of the said land or any land granted or to be granted to me in respect of the Application or any part thereof and upon receipt of the same or any part thereof to sign and give good valid and effectual receipts or discharges therefor.

18. To enforce all covenants conditions and stipulations contained in any Lease or Tenancy Agreement affecting the said land or any land granted or to be granted to me in respect of the Application or any part thereof and upon breach or non-performance or non-observance of any such covenants conditions or stipulations to enter into and upon the said land or any land granted or to be granted to me in respect of the Application or any part thereof in relation to which such breach or non-performance or non-observance shall have happened and to take possession of the same to the intent that the Lease or Tenancy Agreement under which the said land or any land granted or to be granted to me in respect of the Application or any part thereof are held shall become void according to the provisions in that behalf contained in such Lease or Tenancy Agreement.

19. In the event of any landslide subsidence falling away pine tree compensation or Fung Shui problem occurring at any time in the course of construction or site formation of the New Territories Exempted House constructed or to be constructed my Attorney shall have the full authority to deal with the government and/or any persons involved or damaged or prejudiced and to pay or to acknowledge receipt such charges damages and indemnity in connection with the above matters.

20. In the event that the New Territories Exempted House constructed or to be constructed thereon is not in compliance with the conditions and covenants as stipulated in the terms and conditions of the New Grant or Agreement and Conditions of Exchange or Building Licence or any Grant granted as a result of the Application my Attorney shall on my behalf apply to the said District Lands Officer or any government authorities concerned for arranging such remedy as may be required in the circumstances until the default or defaults in question are rectified.

21. If the New Territories Exempted House constructed or to be constructed cannot be completed within the stipulated period in accordance with the terms and conditions of the New Grant or Agreement and Conditions of Exchange or Building Licence or any Grant granted or to be granted to me as a result of the Application and as a result thereof penalty is imposed by the said District Lands Officer, my Attorney shall on my behalf apply to the said District Lands Officer for extending the building covenant period and also to pay such amount of fine or premium as the said District Lands Officer may impose.

22. To apply to the said District Lands Officer or any other authorities for removal of any pole or poles erected by The China Light & Power Company Limited or Hong Kong Telephone Company Limited in or in the vicinity of the said land or any land granted or to be granted to me in respect of the Application which is or are likely to affect the construction works on the said land or any land granted or to be granted to me in respect of the Application.

23. Upon completion of the construction of the New Territories Exempted House on the said land or any land granted or to be granted to apply to the said District Lands Officer or the other authorities for the issue of the Certificate of Compliance or any letter to the effect that the District Lands Officer has no objection for the New Territories Exempted House to be occupied for residential purposes or other purposes as the case may be and to arrange or sign any documents which may be incidental to the issue of such certificate and also upon issue of the said Certificate of Compliance to acknowledge receipt of the same on my behalf.

24. To commence prosecute defend or to compromise or determine upon such terms as my Attorney shall deem desirable any action suit application or other proceedings touching or concerning the said land or any land granted or to be granted to me in respect of the Application or any part thereof and to engage or retain solicitors barristers and/or other agents for such purpose.

25. To effect any insurance of the said land or any land granted or to be granted to me in respect of the Application or the New Territories

Exempted House thereon or against loss or damage by fire typhoon or against any statutory or other liability which my Attorney may think fit and to demand sue for and receive payment of all sums payable under any insurance and to give valid and effectual receipts and discharges for the same.

26. To enter into such deeds or documents with the owners for the time being of the adjacent properties for purposes of granting to each other a right of way over such part of the said land or land granted or to be granted to me in respect of the Application and/or the adjacent properties subject to such terms and conditions as my Attorney may deem fit.

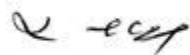
27. To sign execute seal and deliver enter into acknowledge perfect all such agreements mortgages charges deeds tenancy memorials deed of mutual covenant, deed of mutual grant, New Grant, Agreement and Conditions of Exchange and Building Licence and all other deeds instruments and documents as shall be required or may be deemed proper for or in relation to all or any of the purposes or matters aforesaid.

28. To appoint and remove on such terms and conditions as my Attorney shall deem fit any substitute for or agent under him (with or without power on the part of such substitute or agent to appoint further substitute or agent with or without like power to appoint substitute) in respect of all or any of the matters enumerated herein without prejudice to the right of my Attorney to exercise concurrently any of the powers so delegated and to vary or revoke such appointment.

29. Generally to act as my Attorney for myself in relation to the said land or any land granted or to be granted to me or part thereof in respect of the Application and/or the New Territories Exempted House constructed or to be constructed thereon or any part thereof in manner aforesaid in as fully and effectually a manner as I myself could do if personally present and I desire and direct that these presents shall be understood and construed in the fullest and most comprehensive sense PROVIDED ALWAYS that this Power of Attorney shall in no way be construed as parting with possession of or disposing of the said land or having the power and effect of contravening any of the terms and conditions of the Grant to be issued to me as a result of the Application.

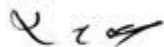
IN WITNESS whereof the Donor hath hereunto set his hand
and seal the day and year first above written.

SIGNED SEALED and DELIVERED)
by the Donor (who having)
been previously identified by)
production of his Hong Kong)
Identity Card No. [REDACTED])
in the presence of :-)



WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS

INTERPRETED by :-



WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS

WITNESS to the specimen
signature of the Attorney
in the presence of :-

)
)
)
)
)

鄧瑞強

Wong Chi Keung Johnny

WONG CHI KEUNG JOHNNY
SOLICITOR, HONG KONG SAR
LO, WONG & TSUI, SOLICITORS

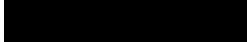
Dated the 3rd day of January 2024

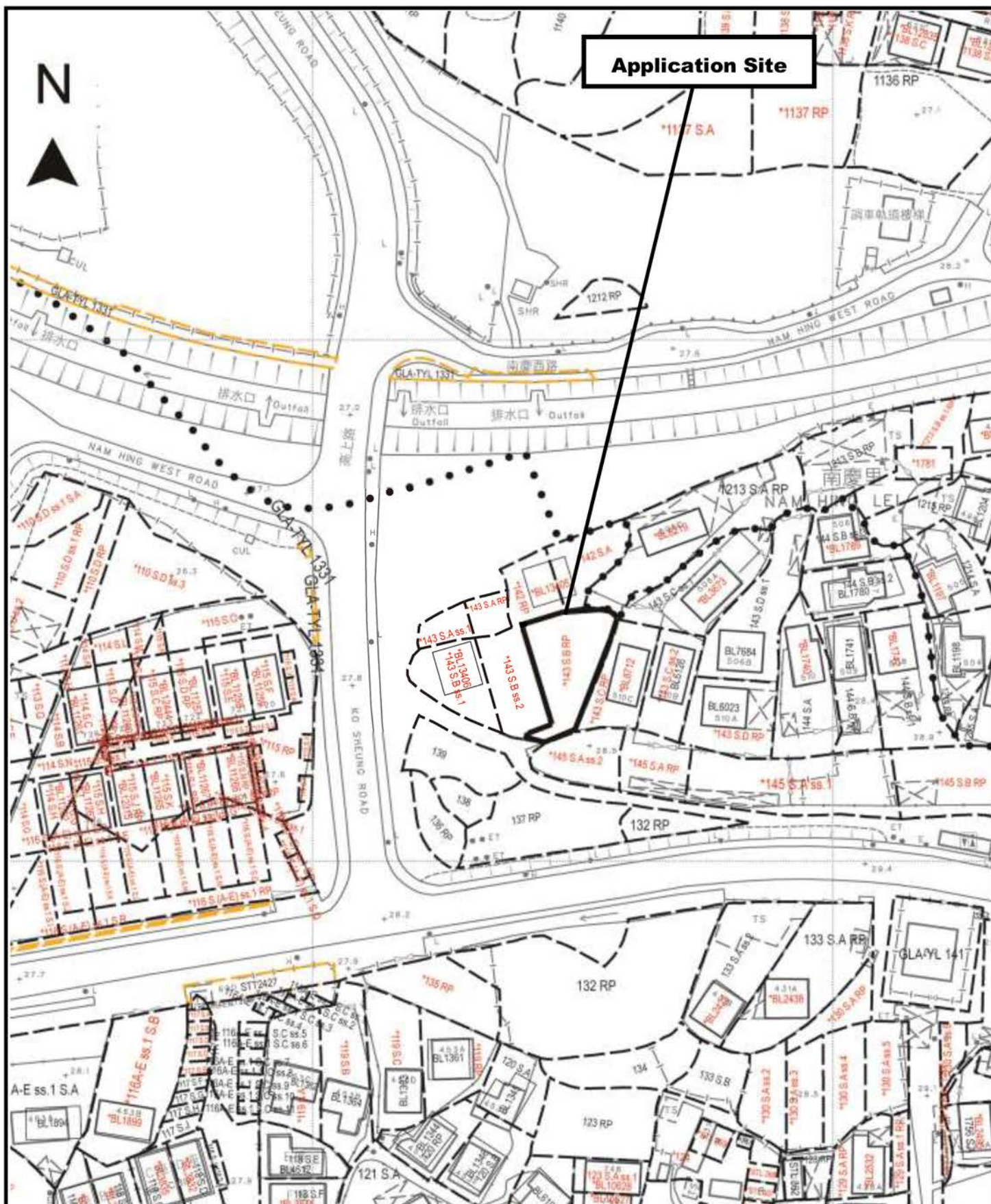
P O W E R O F A T T O R N E Y

LO, WONG & TSUI,
SOLICITORS & NOTARIES,



HONG KONG.

REF : 



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Application Site

Drawing No. 圖號:

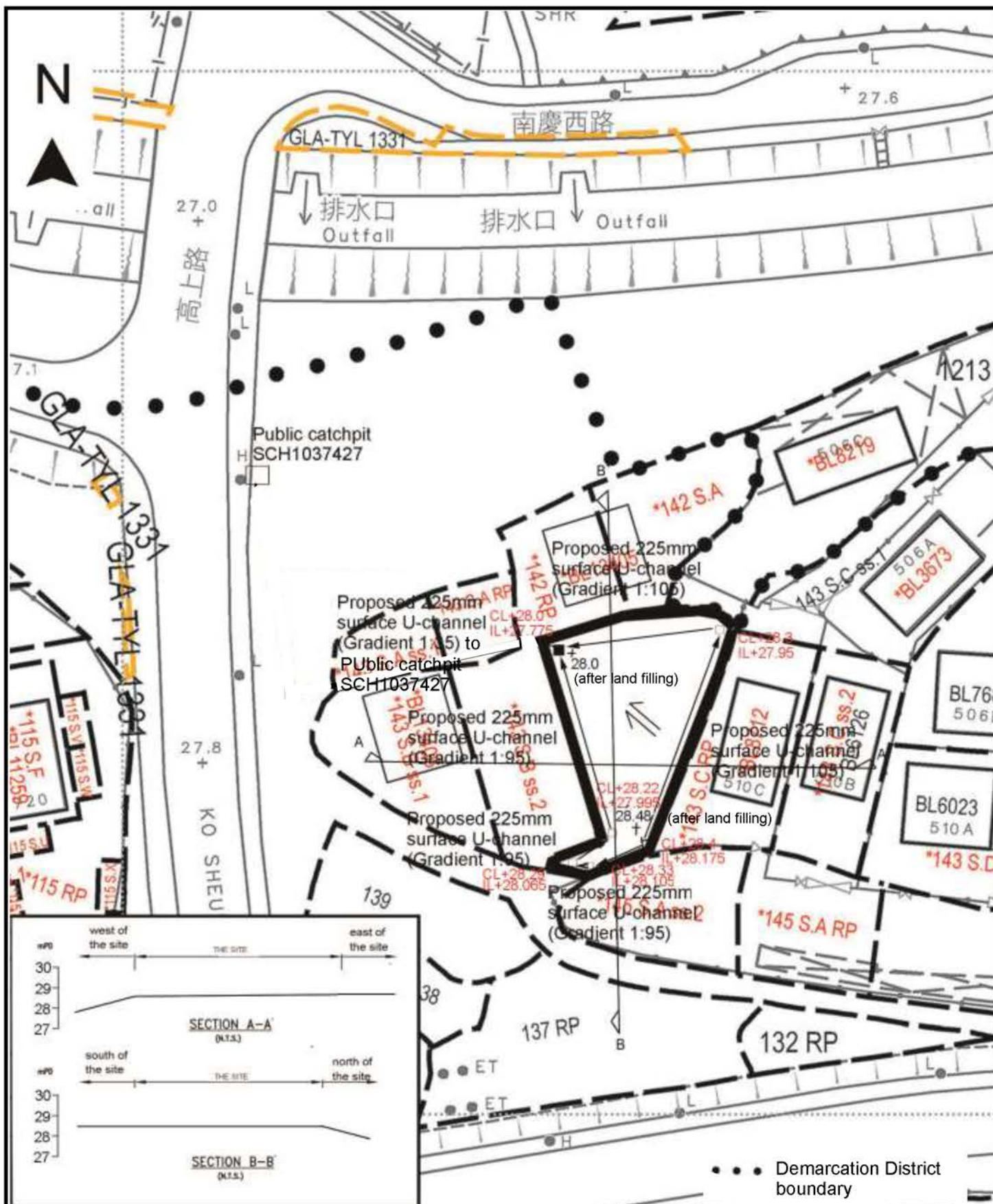
Figure 1

Remarks 備註:

• • • Demarcation District boundary

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 Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Drainage Plan

Drawing No. 圖號:

Figure 2

Remarks 備註:

- Proposed catchpit
- +28.48 Level after land filling (in mPD)
- ⇐ Flow of surface runoff
- Catchpit with sand trap

Scale 比例:

1:1000

Total: 6 pages
Date: 17 January 2025
TPB Ref.: A/YL-SK/376

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 House (NTEH) at Lot 143 S.B RP in D.D. 112, Shek Kong, Yuen Long, N.T.

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. The plan with ingress/egress of the proposed development and footprint of proposed NTEH is attached. The uncovered area of the application site will be vacant and reserved for circulation path of the residents of the proposed NTEH.

It is noted that the land to the east of the application site is significantly higher so that the stormwater will fall onto the application site from the higher land to the east in the event of prolonged rainfall and it would cause inconvenience to the owner of the proposed NTEH at the application site. The proposed excavation of land is intended to provide surface U-channel along the site periphery to dissipate the stormwater. 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.

In view of that the application site is undulated, the depth of filling of land is updated from 0.06m to 0.79m at the captioned site with the aid of the attached section plan. The proposed filling of land will be filled with concrete. The page 6 of the application form has been updated in the attachment. Para 2.1.3 and 2.1.4 of Annex 2 have also been updated.

Should you have any enquiries, please feel free to contact our [REDACTED] at your convenience.

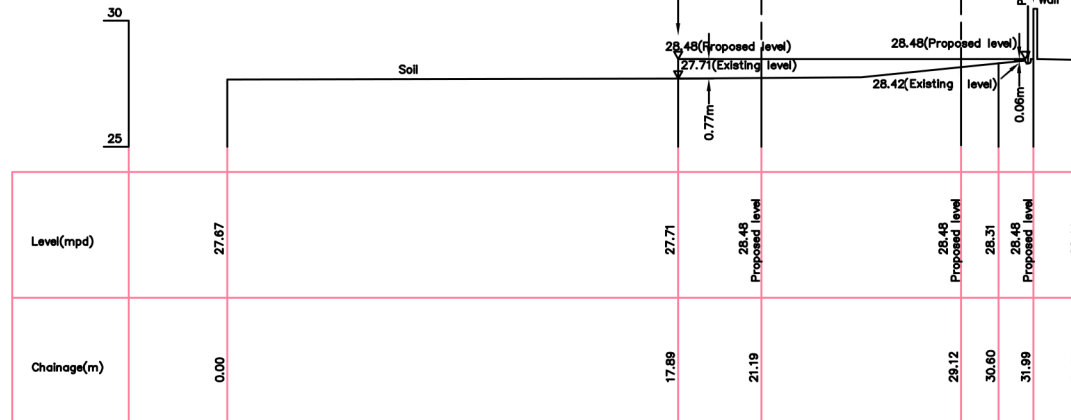
Yours faithfully,



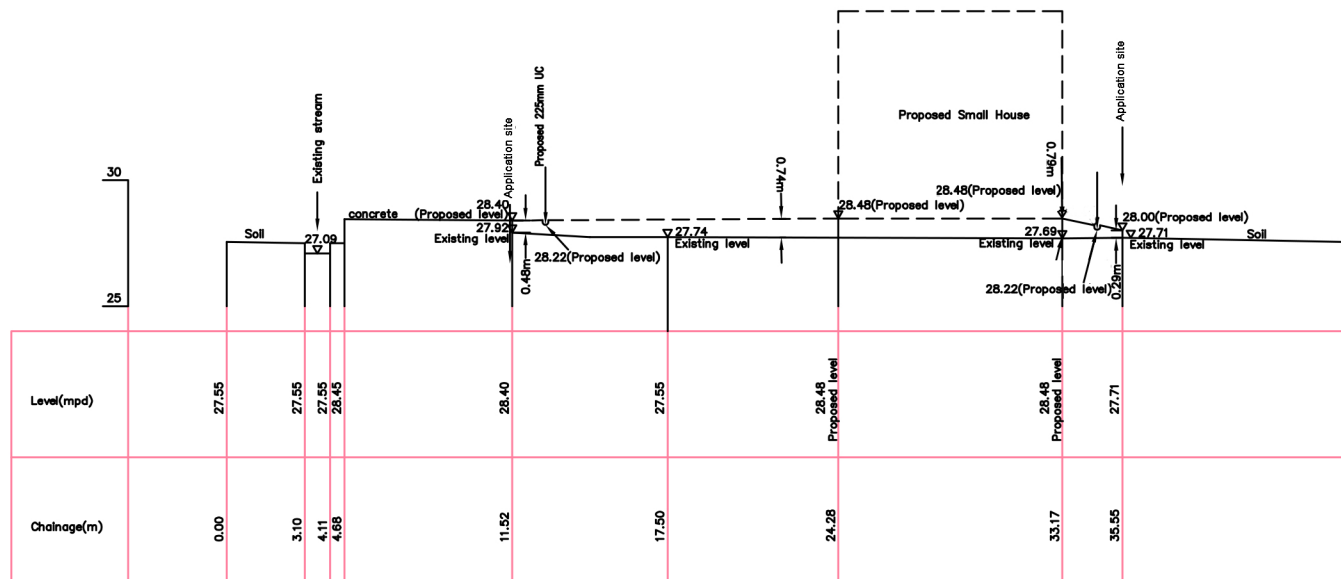
Patrick Tsui



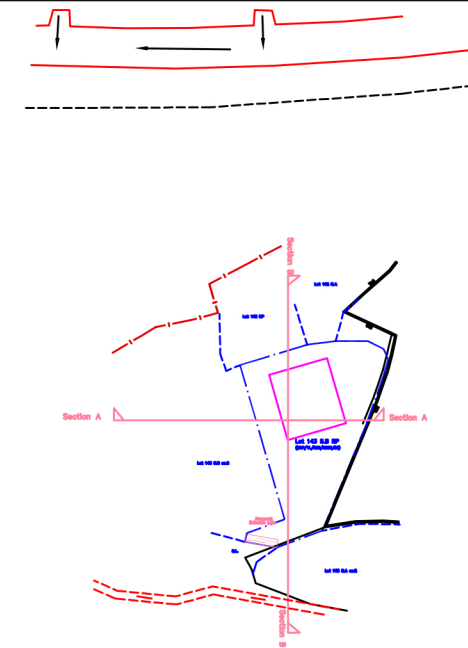
c.c. Fanling, Sheung Shui and Yuen Long East District Planning Office (Attn: Mr. Timothy CHAN) – By Email



Section A-A
West to East



Section B-B
South to North



- Notes :
- Co-ordinates are relative to Hong Kong Metric Grid (1980)
 - All Levels are in Metres relative to Principal Datum (P.D.)
 - Elevation of kerb are referred to bottom of kerb
 - 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 143 S.B RP
D.D.112, Yuen Long

Scale
1 : 200

Date of Survey
9 September 2024

Proposed Entrance gate on Lot 143 S.B RP in D.D.112, Yuen Long



Scale 1 : 300

Survey District: Yuen Long	Survey Sheet No.: 6-NE-19A	King Fung Surveying Company Email: swwingho@gmail.com Mobile: 9302 7520
Ref. File --	Plan No.: YL/143B1/120/EG	
Ref. SRP No. --	Date of Survey: 2 May 2024	

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

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 290 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 0.06 to 0.79 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 28.125 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 0.225 m 米 ☒ 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 House (NTEH)

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

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ 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)			

Annex 2 Drainage Assessment

2. Existing Situation

A. Site particulars

- 2.1.1 The subject site possesses an area of about 290m².
- 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 0.06m to 0.79m.

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, 225mm 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 before the proposed filling work. 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**).



Project 項目名稱:

Proposed Filling and Excavation of Land for Permitted Development of New Territories Exempted Houses (NTEHs) at Lot 143 S.B. RP in D.D. 112, Shek Kong, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Land Filling and Excavation Plan

Drawing No. 圖號:

Figure 4

Remarks 備註:



Proposed filling of land by concrete from 0.06m to 0.79m



Proposed excavation of land for provision of 225mm surface channel

Scale 比例:

1:1000

Similar s.16 Applications in the vicinity of the Site in the Past Five Years

Approved Applications

No.	Application No.	Proposed Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1	A/YL-SK/346	Proposed Filling and Excavation of Land for Permitted Houses (New Territories Exempted Houses)	24.11.2023 Approved by RNTPC

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the underground strata of the application site (the Site) between the levels of +21.1mPD and -0.8mPD was reverted to the Government pursuant to G.N. No. 2270 dated 22.4.2010 for the construction of the tunnel of Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link. In this regard, the applicant is required to comply with the following conditions:
 - (i) the Small House development will not encroach into the resumed underground strata;
 - (ii) no foundation or any associated structures below the level of +25mPD shall be allowed; and
 - (iii) no deep well is allowed within tunnel protection zone;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- the application is approved on the understanding that there is and will be no vehicular access to/ from the Site and the access arrangement should also be commented by the Transport Department and;
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (c) to note the comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, HyD that:
- the Site falls within or are close to the railway protection boundary of the existing railways (Express Rail Link) which has been fully commissioned. 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 APP-24, MTR Corporation Limited should be consulted with respect to the operation, maintenance, safety and any future works required for the existing railways;
- (d) to note the comments of the Director of Fire Services 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;
- (e) to note the comments of the Director of Environmental Protection that:
- the applicant is advised to:
 - (i) follow the good engineering practice set out in “Recommended Pollution Control Clauses for Construction Contracts”, which is available at

https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html;

- (ii) follow the relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) which is available at https://www.epd.gov.hk/epd/english/resources_pub/publications/pub_propeccpns.html, in particular ProPECCPNs 2/24 and 1/24;
 - (iii) to minimise the generation of construction and demolition (C&D) materials; reuse and recycle the C&D materials on-site as far as possible; and
 - (iv) to meet the statutory requirements under relevant pollution control ordinances;
- (f) to note the comments of the Director of Electrical and Mechanical Services that:
- in the interests of public safety and ensuring the continuity of electricity supply, the applicant and the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The applicant and the concerned parties should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- with regard to the submitted drainage proposal, he has the following comments:
 - (i) the stormwater discharge point, the size of the discharge channel/pipe and its connection details have not been given in the submission;
 - (ii) the applicant should indicate clearly the full alignment of the discharge path from the Site all the way down to the ultimate discharge point (e.g. a well-established stream course/public drainage system);
 - (iii) colour photos to indicate the current conditions of the existing drainage facilities should be included in the submission. The photos taken locations and angles should be shown on the layout plan;
 - (iv) ambiguous details are shown in figure 2 (proposal details are mixed up with the base map details). Better quality drawings are required;
 - (v) the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc;
 - (vi) where walls or hoarding are erected or laid along the site boundary, adequate opening should be provided to intercept the existing overland flow passing through the Site;
 - (vii) cross sections showing the existing and proposed ground levels of the Site with respect to the adjacent areas should be given. Please revise Section A-A and

Section B-B in figure 2;

- (viii) standard details should be provided to indicate the sectional details of the proposed u-channel and the catchpit/sand trap;
 - (ix) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on Government Land outside the Site; and
 - (x) the velocities of stormwater flow in channels should be checked and given in the submission; and
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
- site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works. An Authorised Person (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 the DLO/YL, LandsD or seek AP's advice for details.