

RNTPC Paper No. A/YL-LFS/447
For Consideration by the
Rural and New Town Planning
Committee on 3.2.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/447

- Applicant** : Mr. Tang Kin Ting represented by FiBi International Project Consultancy Co. Limited
- Site** : Lot 1169 in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 2,355m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Village Type Development” (“V”)
- Application** : Proposed Filling of Pond for Permitted Agricultural Use

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed filling of pond for permitted agricultural use at the application site (the Site) (**Plan A-1**). The Site falls within an area zoned “V” on the approved Lau Fau Shan and Tsim Bei Tsui OZP No. S/YL-LFS/11. According to the Notes for the “V” zone of the OZP, ‘Agricultural Use’ is always permitted, but filling of pond requires planning permission from the Town Planning Board (the Board). Moreover, the Site falls within the Wetland Buffer Area (WBA) according to the Town Planning Board Guidelines No. 12C for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C). The Site is currently a pond overgrown with vegetation (**Plans A-2 to A-4b**).
- 1.2 As shown on the pond filling plan at **Drawing A-1** and indicated in the submission, the entire pond (about 2,355m²) would be filled with soil of about 1m in depth to level with the adjoining land. As shown on the agriculture layout plan at **Drawing A-2**, about 1,435m² (or 61%) of the Site would be used for agricultural use. No information on the agricultural use to be carried out at the Site, as well as the use of the remaining area of the Site (about 920m² or 39%) has been provided in the submission.
- 1.3 The Site is accessible from Deep Bay Road via a local track (**Drawing A-3**). As indicated in the submission, drainage facilities, viz. 1m and 0.375m-wide surface U-channels along the northeastern and southwestern peripheries respectively would be provided to mitigate the potential drainage impact (**Drawing A-4**).

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 24.10.2022 (Appendix I)
- (b) Supplementary Information (SI) received on 31.10.2022 (Appendix Ia)
- (c) Further Information (FI) received on 7.12.2022 enclosing a revised drainage impact assessment (DIA)^ (Appendix Ib)
- (d) FI received on 10.1.2023* (Appendix Ic)

[SI received on 2.11.2022 enclosing a replacement page of the Application Form, as well as FI received on 23.11.2022^ enclosing a DIA are superseded and not attached]

** accepted and exempted from publication requirements*

^ accepted but not exempted from publication requirements

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SI at **Appendix Ic**. They can be summarised as follows:

- (a) the Site is of poor hygiene condition. It has long been accumulated with stagnant water and becomes a breeding place for mosquitoes;
- (b) drainage facilities (i.e. U-channels) would be provided at the Site. There are drainage facilities available in the vicinity as well. The proposal would not cause adverse drainage impact on the surrounding areas; and
- (c) upon filling of the pond, the Site would be used for agricultural use. The proposal would not jeopardise the long-term planning intention of the “V” zone.

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

The applicant is one of the “current land owners” of the Site. In respect of the other “current land owners”, the applicant has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31A) by publishing notices in local newspapers and posting site notice. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

According to TPB PG-No. 12C, the Site falls within WBA. The relevant assessment criteria are detailed at **Appendix II** and summarised as follows:

- (a) in considering development proposals in the Deep Bay Area, the Board adopts the recommended principle of “no-net-loss in wetland” which provides for the conservation of continuous and adjoining fishponds. The “no-net-loss” can refer to both loss in “area” and “function”. No decline in wetland or ecological functions

served by the existing fish ponds should occur. As the fish ponds form an integral part of the Deep Bay Area wetland ecosystem, alternative uses could be considered suitable only if it could be demonstrated that they would not result in the loss of ecological function of the original ponds and if they complement the ecological functions of the wetlands and fishponds in and/or around the Deep Bay Area;

- (b) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (c) within the WBA, for development or redevelopment which requires planning permission from the Board, an ecological impact assessment (EcoIA) would also need to be submitted. Development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board, unless the EcoIA can demonstrate that the negative impacts could be mitigated through positive measures. The assessment study should also demonstrate that the development will not cause net increase in pollution load to Deep Bay. Some local and minor uses are however exempted from the requirement of EcoIA.

5. Background

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

6. Previous Application

The Site is not involved in any previous planning application.

7. Similar Applications

- 7.1 Within the same “V” zone, there were three similar applications for proposed pond filling for permitted New Territories Exempted House (NTEH) development. All of them were approved by the Committee/the Board on review. Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.
- 7.2 Applications No. A/YL-LFS/58 and 72 (covering part of the site of the former) were approved with conditions by the Committee in 2000 and 2001 respectively mainly on consideration that the technical concerns on drainage aspect could be addressed by approval conditions.
- 7.3 Application No. A/YL-LFS/216 was approved with conditions by the Board on review in 2013 mainly on considerations that the proposed development was of small scale; the ecological appraisal submitted demonstrated that no significant ecological impact on the WCA was anticipated with the implementation of precautionary/mitigation measures, concerned government departments generally had no adverse comment on the application, and technical concerns could be addressed by approval conditions.

8. The Site and Its Surrounding Areas (Plans A-1 to A-4b)

8.1 The Site is:

- (a) currently a pond overgrown with vegetation; and
- (b) accessible from Deep Bay Road to its west via a local track.

8.2 The surrounding areas of the Site have the following characteristics:

- (a) to the immediate north across a local track are Mong Tseng Wai Basketball Court, the Entrance Gate at Mong Tseng Wai which is a Grade 3 historic building, and the village office of Mong Tseng Wai. To the north and east are mainly village houses intermixed fallow agricultural land and unused land. To the further north is shrubland;
- (b) to the south are fallow agricultural land, parking of vehicles/vehicle park and village houses (both existing and under construction). To the further south are the fishponds within the “Conservation Area” (“CA”) and the WCA; and
- (c) to the west are village houses (both existing and under construction) and parking of vehicles.

9. Planning Intention

- 9.1 The planning intention of the “V” zone is to designate both existing recognised villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services.
- 9.2 As filling of land/pond and excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the environment, permission from the Board is required for such activities.

10. Comments from Relevant Government Departments

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

Land Administration

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

- (a) He has no objection to the proposed filling of pond from lease perspective.

- (b) The Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. It is noted that no structure is proposed at the Site, and the proposed filling of pond is for permitted agricultural use.
- (c) There is no Small House application approved/under processing at the Site.

Nature Conservation, Agriculture and Fisheries

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

Nature Conservation

- (a) He has reservation on the application from the nature conservation point of view.
- (b) The Site falls within WBA and mainly comprises an abandoned fishpond overgrown with wetland plants, forming a marsh habitat. The pond is also ecologically connected to an agricultural land to the south and further to the ponds within WCA. The proposed pond filling would result in a loss in wetland and may cause ecological impacts to the wetland habitats in the vicinity of the Site.

Agriculture and Fisheries

- (c) He does not support the application from the fishery viewpoint.
- (d) Although the pond is currently of unknown status, pond filling is generally not recommended as the pond has the potential to be used for fish culture operations in the future.

Landscaping

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

- (a) The Site is situated in area of rural landscape character predominated by temporary structures, village houses, graveyard, farmland, marshland, ponds and woodland. The Site is covered with existing vegetation.
- (b) the entire pond (i.e. 100% of the Site) is proposed to be filled with soil and the proposed farming area is about 1,435m² (or 61%). Significant impact on the landscape resources (i.e. a pond with existing vegetation) arising from the proposed pond filling is anticipated. Also, no information is provided in the submission regarding the agricultural use, whilst existing ponds are observed in the "CA" zone to the south of the Site. She has grave concern that the proposed pond filling would further degrade the landscape quality

of WBA.

Environment

10.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) She has no objection to the application.
- (b) The applicant should be reminded of the detailed comments at **Appendix V**.

Drainage

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

- (a) There are a number of village drains discharging to the pond which is proposed to be filled. In the FI received on 7.12.2022, although the applicant proposed to provide a 1.0m (width) × 0.5m (depth) concrete channel to intercept the overland flow, the diversion to the existing connected channel/drains currently discharging to the pond is unclear. The applicant is required to demonstrate the existing drains, which are now discharging to the pond, are properly diverted to maintain their function after the proposed pond filling.
- (b) Since the pond acts as a retention facility, the discharge characteristic of the pond would be different after the proposed pond filling. The applicant is also required to demonstrate that the downstream capacity of the existing drainage system will have sufficient capacity to cater for the additional flow.

Environmental Hygiene

10.1.6 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) According to the site visit conducted by her department on 10 and 11.11.2022, the Site is a pond with dense vegetation. No obvious mosquito infestation was noted during the visit. Also, no stagnant water nor mosquito breeding point was detected at the Site.
- (b) There were a total of six complaint cases regarding mosquito infestation in the vicinity of Mong Tseng Wai in the past five years. Yet they are not related to the Site.
- (c) Pest control measures including applying larvicide have been conducted by her department at the public place in the vicinity twice a week. Regular vegetation trimming, release of small mosquito fishes as a biological control agent, as well as seeking technical health advice on mosquito control from private pest control expert/her department may also help prevent mosquitoes breeding without filling the pond altogether.

- (d) Cultivated land with dense vegetation may also provide favourable daytime resting places for adult mosquitoes and lengthen their life span. On the other hand, if regular mosquito control measures were being carried out for the pond water, there is no scientifically-proven difference on the favourability for mosquito breeding between pond water and cultivated land with dense vegetation.

Cultural Heritage

10.1.7 Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB):

- (a) Entrance Gate at Mong Tseng Wai (the Graded Structure), which was accorded with Grade 3 status by the Antiquities Advisory Board in August 2010, is approximately 26m away from the Site (**Plan A-2**).
- (b) Given the Graded Structure is located in the vicinity of the Site, should the application be approved by the Board, the applicant is advised to assess the possible impacts arising from the proposed development, and to formulate appropriate mitigations, protective and/or monitoring measures to ensure that no adverse impacts, both visually and physically, will be made to the Graded Structure.

District Officer's Comments

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

His office has not received any feedback from locals.

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

- (a) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (g) Commissioner for Transport (C for T);
- (h) Commissioner of Police (C of P); and
- (i) Director of Fire Services (D of FS).

11. Public Comments Received During Statutory Publication Periods

On 4.11.2022, 2.12.2022 and 16.12.2022, the application and the FI were published for public inspection. During the statutory public inspection periods, 13 public comments from the Conservancy Association, Hong Kong Bird Watching Society, 關注連線 and

three individuals (Samples at **Appendices IV-1 to IV-6**) were received objecting to the application mainly on the following grounds:

- (a) the proposed pond filling is not in line with the planning intention of the WBA, which is to protect the ecological integrity of the fish ponds and wetland within the WCA, and restore lost wetland within the WBA;
- (b) there are existing ponds or wetland at or near the Site, all of which form part of the Deep Bay wetland ecosystem. There is concern that approval of the application would set an undesirable precedent for similar applications in the WBA;
- (c) no detail on the proposed agricultural use, such as crop variety, farming methods, farm operation and management and water source is provided in the submission. Also, no detail is provided as to how the area to the west of the proposed agricultural area as shown on the agriculture layout plan (**Drawing A-2**) would be used. There is doubt on whether the Site would be genuinely used for agricultural use upon pond filling;
- (d) no information is provided to demonstrate that the overland flow would not be disrupted by the proposed pond filling. There is concern that the change in hydrology may affect the village houses in the vicinity, as well as the fish ponds within the WCA to the south of the Site. In particular, with the drainage outlet proposed at the south of the Site, there is concern that the effluent so accumulated would be discharged to the fishponds within the WCA to the south;
- (e) while drainage pipes are proposed, the applicant has not applied for excavation of land at the Site;
- (f) the proposed agricultural use arising from the proposed pond filling works would exacerbate the odour and pest problems as well as pedestrian-vehicular conflict in the area; and
- (g) the proposed pond filling works would destroy the feng shui pond of the village.

12. Planning Considerations and Assessments

12.1 The application is for proposed filling of pond (i.e. soil of about 1m in depth covering the entire Site) for permitted agricultural use at the Site within the “V” zone (**Plan A-1**). Whilst ‘Agricultural Use’ is always permitted within the “V” zone, filling of pond within the “V” zone is subject to planning permission as it may cause adverse drainage impacts on the adjacent area and adverse impacts on the environment. In these regards, whilst DEP has no objection to the application from environmental planning perspective, CE/MN of DSD considers that the submitted DIA is deficient in that there is no information as to how the existing channel/drain connecting and discharging to the pond at the Site would be diverted to the proposed drainage facilities and whether the capacity of the existing drainage system downstream would have sufficient capacity to cater for the additional flow arising from the loss of retention function of the pond at the Site. Hence, the applicant fails to demonstrate that the proposed pond filling would not have adverse drainage impact on the surrounding area.

- 12.2 According to TPB PG-No. 12C, the Site falls within the WBA, wherein the Board adopts the recommended principle of “no-net-loss in wetland” which provides for the conservation of continuous and adjoining fishponds. No decline in wetland or ecological functions served by the existing fish ponds should occur. Also, development/redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board unless an EcoIA can demonstrate that the negative impacts could be mitigated through positive measures. In this regard, DAFC considers that the pond at the Site is ecologically connected to an agricultural land to its immediate south and the ponds to the further south within the WCA. He has reservation on the application from nature conservation point of view as the proposed pond filling would result in a loss in wetland and may cause ecological impacts to the wetland habitats in the vicinity of the Site. However, no EcoIA or other information is provided in the applicant’s submission to address DAFC’s concerns. Hence, the proposed pond filling is considered not in line with TPB PG-No. 12C.
- 12.3 According to the applicant, the proposed pond filling is for permitted agricultural use. Nevertheless, other than the proposed area of cultivation, no information on the proposed agricultural use is provided in the submission to justify the proposed pond filling. Moreover, the proposed cultivation area takes up only about 1,435m² (or 61%) of the pond filling area (i.e. about 2,355m²). The applicant has not provided any information on the use of the remaining area which takes up about 920m² (or 39%) of the pond filling area. The applicant fails to demonstrate that the proposed pond filling is required for agricultural use. DAFC does not support the application from the fishery viewpoint as the pond has the potential to be used for fish culture in the future.
- 12.4 CTP/UD&L of PlanD considers that significant impact on the landscape resources (i.e. a pond with existing vegetation) arising from the proposed pond filling is anticipated. Moreover, considering there are existing ponds within the “CA” zone to the south of the Site, she has grave concern that the proposed pond filling would further degrade the landscape quality of the WBA. However, no information is provided in the submission to address CTP/UD&L’s concern. Hence, the applicant fails to demonstrate that the proposed pond filling would not have significant adverse landscape impact on the surrounding area.
- 12.5 The applicant also claims that the Site has become a breeding place for mosquitoes. However, DFEH advises that no obvious mosquito infestation was noted nor mosquito breeding point detected at the Site. Moreover, cultivated land with dense vegetation may also be prone to mosquito infestation, making it not necessarily a better environment than the existing pond in terms of mosquito control. Also, there are alternative ways for mosquito control without the need for pond filling, such as application of larvicide, regular vegetation trimming and rearing of small mosquito fishes.
- 12.6 In a nutshell, the applicant fails to demonstrate that the proposed pond filling would not have adverse ecological, drainage and landscape impacts on the surrounding areas, and to justify the necessity of the proposed pond filling at the Site.
- 12.7 Other concerned departments including C for T and AMO of DEVB have no objection to or no adverse comment on the application from traffic and cultural heritage perspectives.

12.8 Although the Committee/Board has approved three similar applications (No. A/YL-LFS/58, 72 and 216) involving two sites for filling of pond for permitted NTEH development between 2000 and 2013, it should be noted that CE/MN of DSD and DEP had no objection to the applications or their technical concerns could be addressed by approval conditions. As for application No. A/YL-LFS/216, an ecological appraisal was submitted to demonstrate that no significant ecological impact on the WCA was anticipated, to which DAFC has no adverse comment from nature conservation perspective. For the current application, however, no EcoIA or other information is submitted to address DAFC's concerns on nature conservation aspect, whilst CE/MN of DSD and CTP/UD&L of PlanD have adverse comments on the application. As such, rejecting the current application is not in conflict with the previous decisions of the Committee.

12.9 Regarding the 13 public comments received objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.8 above are relevant.

13. Planning Department's Views

13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department does not support the application for the following reasons:

- (a) the proposed pond filling, which falls within the Wetland Buffer Area, is not in line with the Town Planning Board Guidelines for 'Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance' (TPB PG-No. 12C) in that the "no-net-loss in wetland" principles are not complied with, and the applicant fails to demonstrate that the proposed pond filling would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland within the Wetland Conservation Area; and
 - (b) the applicant fails to demonstrate that the proposed pond filling would not have adverse drainage and landscape impacts on the surrounding areas.
- 13.2 Alternatively, should the Committee decide to approve the application, it is suggested that the permission shall be valid until **3.2.2027**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following conditions of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the submission of an ecological impact assessment for the proposed pond filling, and implementation of the ecological mitigation measures identified therein before commencement of the pond filling works to the satisfaction of the Director of Agriculture, Fisheries and Conservation or of the Town Planning Board;

- (b) the submission of a revised drainage impact assessment before commencement of the pond filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) in relation to (b) above, the implementation of the drainage proposal identified in the revised drainage impact assessment upon completion of the pond filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (d) if any of the above planning condition (a), (b) or (c) is not complied with, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.
- 14.3 Alternatively, should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

15. Attachments

Appendix I	Application Form received on 24.10.2022
Appendix Ia	SI received on 31.10.2022
Appendix Ib	FI received on 7.12.2022
Appendix Ic	FI received on 10.1.2023
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix III	Similar Applications within the same “V” zone
Appendices IV-1 to IV-6	Samples of Public Comments Received During Statutory Publication Periods
Appendix V	Recommended Advisory Clauses
Appendix VI	Fresh Water Main Record Plan
Drawing A-1	Pond Filling Plan
Drawing A-2	Agriculture Layout Plan
Drawing A-3	Vehicular Access Plan
Drawing A-4	Drainage Plan
Plan A-1	Location Plan with Similar Applications
Plan A-2	Site Plan
Plan A-3	Aerial Photo

Plans A-4a and A-4b Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2023**

2022年10月24日
此文件在 收到 城市規劃委員會
原會收到所有必要的資料及文件後才予處理及收到
申請日期

This document is received on 24 OCT 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-1 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

⌘ Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-LFS/447
	Date Received 收到日期	24 OCT 2022

- 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 KIN TING 鄧乾丁

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)

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

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)	新界元朗流浮山輞井圍丈量約份第129約地段第1169號
(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 2,355 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	「鄉村式發展」
(f) Current use(s) 現時用途	塘 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上標示，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. 如上述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 27-09-2022 (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 26-09-2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[#]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 2,355 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1 m 米 <input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
	(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))
(b) Intended use/development 有意進行的用途/發展	擬議填塘以作准許的農業用途

(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 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

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

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

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

JUNE 2023

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

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																																				
	No 否	<input checked="" type="checkbox"/>																																				
<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>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																																				
	No 否	<input type="checkbox"/>																																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																																			
Yes 會	<input type="checkbox"/>	No 不會	<input type="checkbox"/>																																			
	<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>																																					

10. Justifications 理由

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

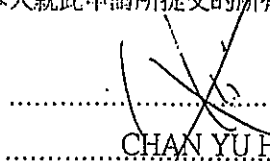
1. 申請人要求批給規劃許可，准許將申請地點「擬議填塘以作准許的農業用途」。
2. 申請位置現時環境十分惡劣，長時間積水及大量滋生蚊蟲，希望規劃署可以考慮批准申請。
3. 申請位置附近已有排水渠，申請人亦會建設U型渠，申請用途不會對附近地區排水造成影響。
4. 申請人擬議用適當泥土填至地盤水平位置防止水浸情況(深度約1米)。
5. 擬建位置主要為農業用途，不會損害當前分區的長遠規劃意向。

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


.....
Name in Block Letters
姓名（請以正楷填寫）

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

Project Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

FiBi International Project Consultancy Co. Limited (菲比國際項目顧問有限公司)

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

Date 日期

26/09/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界元朗流浮山輞井圍丈量約份第129約地段第1169號		
Site area 地盤面積	2,355 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	流浮山及尖鼻咀分區計劃大綱核准圖編號 S/YL-LFS/11.		
Zoning 地帶	「鄉村式發展」		
Applied use/ development 申請用途/發展	擬議填塘以作准許的農業用途		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	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	
	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)	0 0 0 0 0

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

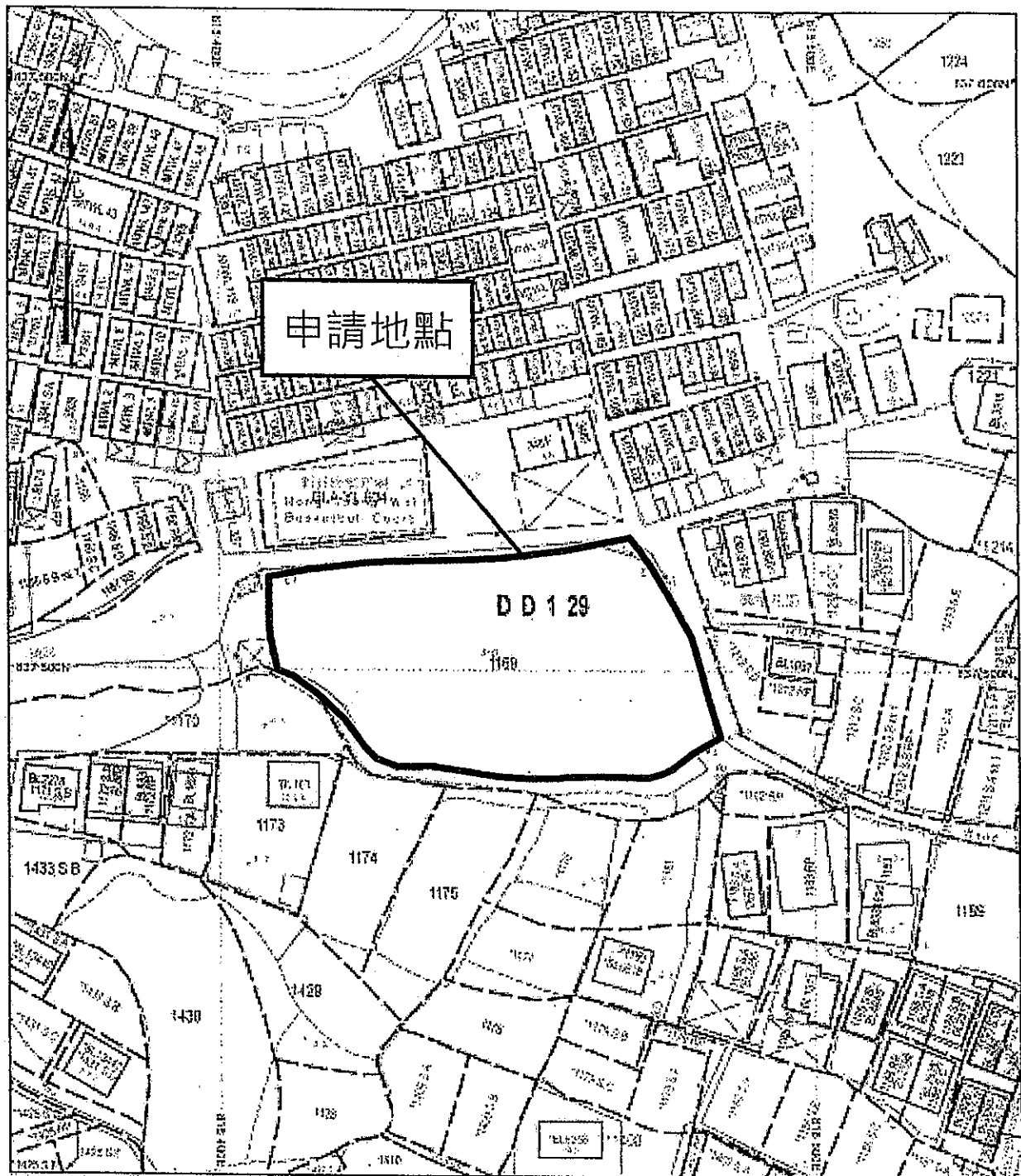
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>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

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

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

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

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres

Project 項目名稱:

擬議填塘以作准許的農業用途,
新界元朗流浮山輞井圍丈量約
份第129約地段第1169號

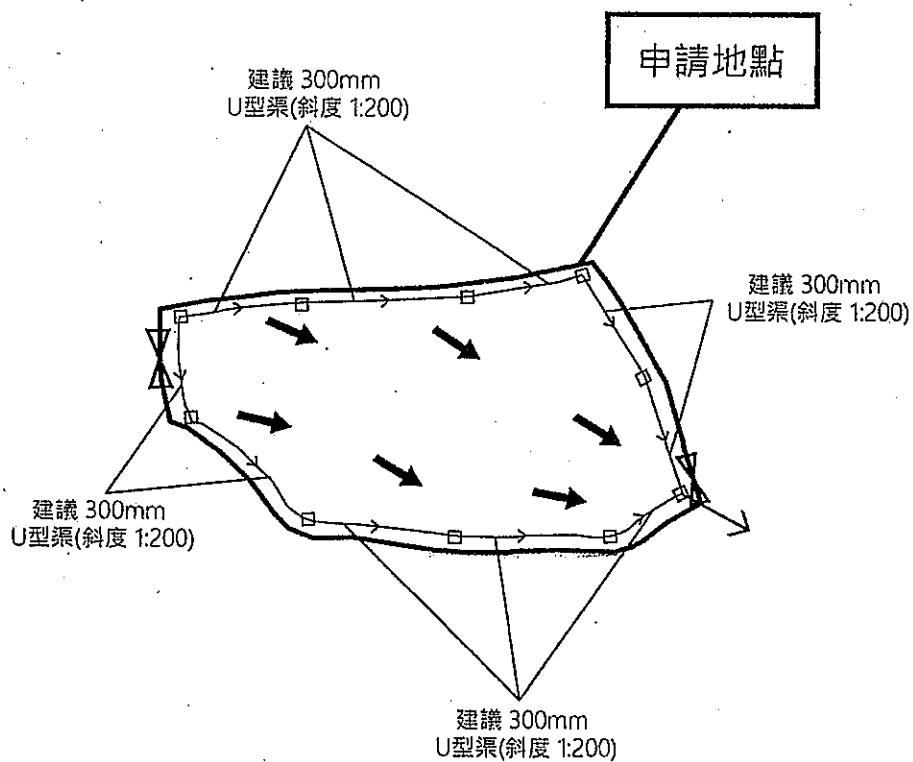
Remarks 備註:


Drawing Title 圖紙標題:

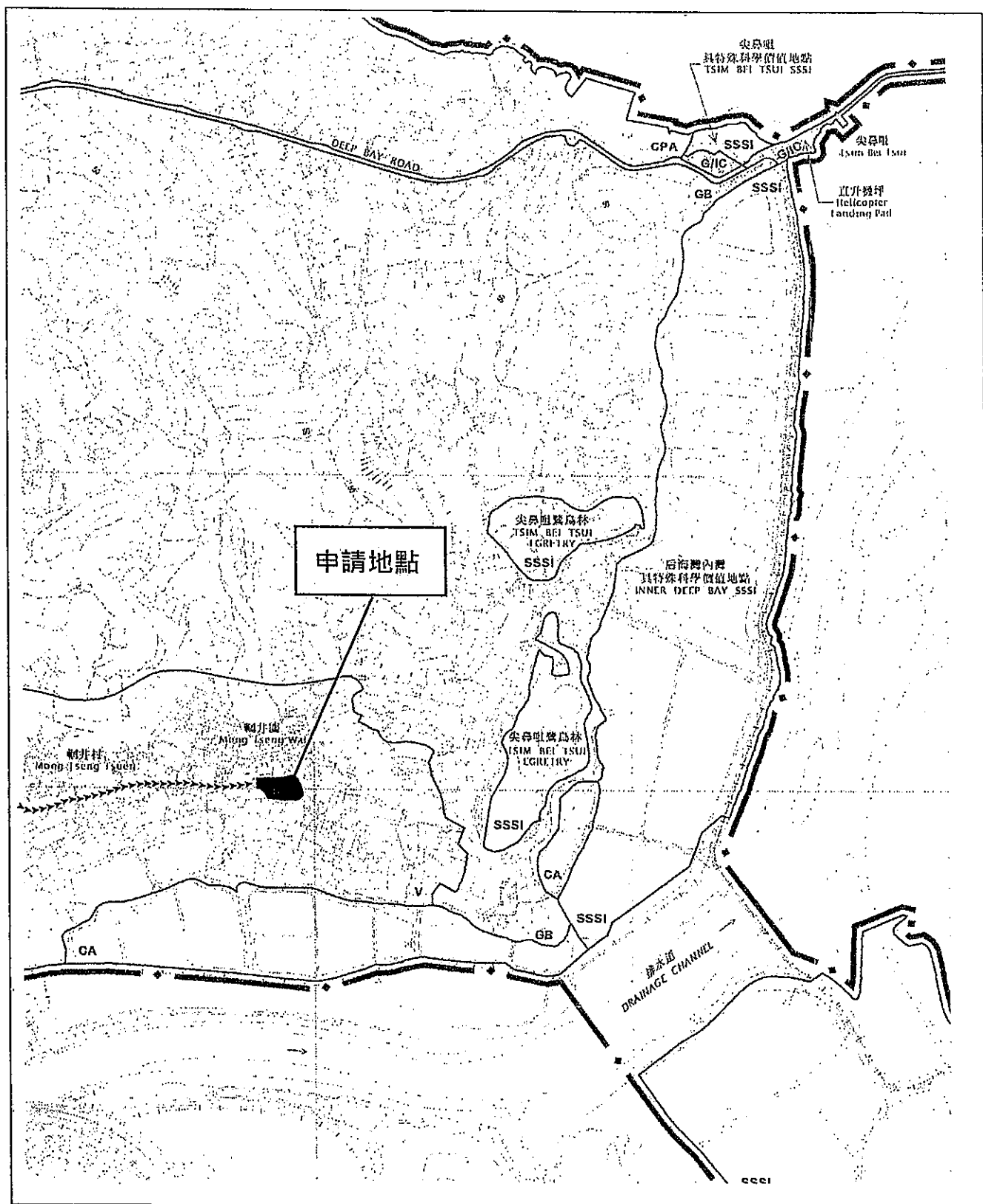
Drawing No 圖紙號:



Scale 比例:

圖1

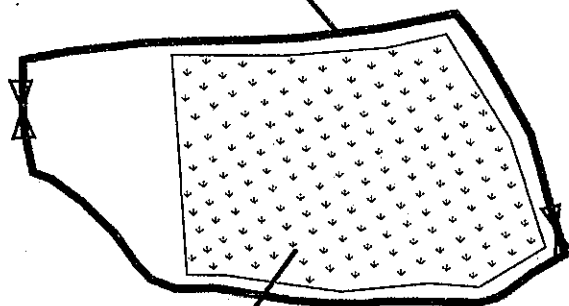


<p>Project 項目名稱：</p> <p>擬議填塘以作准許的農業用途， 新界元朗流浮山朝井圍文錦約 份第129約地段第1169號</p>	<p>Remarks 備註： □ 擬議的集水坑  地面流動方向</p>		
	<p>Drawing Title 圖紙標題：</p> <p>擬議排水建議圖</p>	<p>Drawing No 圖紙號：</p> <p>圖2</p>	



<p>Project 項目名稱：</p> <p>擬議填塘以作准許的農業用途， 新界元朗流浮山輞井圍文盞約 份第129約地段第1169號</p>	<p>Remarks 備註：   由深灣路經小路直達申請位置</p>		
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p>	

建議用於農業用途



種植面積約1435平方米

Project 項目名稱：

擬議填塘以作准許的農業用途，
新界元朗流浮山輞井圍丈畝約
份第129約地段第1169號

Remarks 備註：

Drawing Title 圖紙標題：

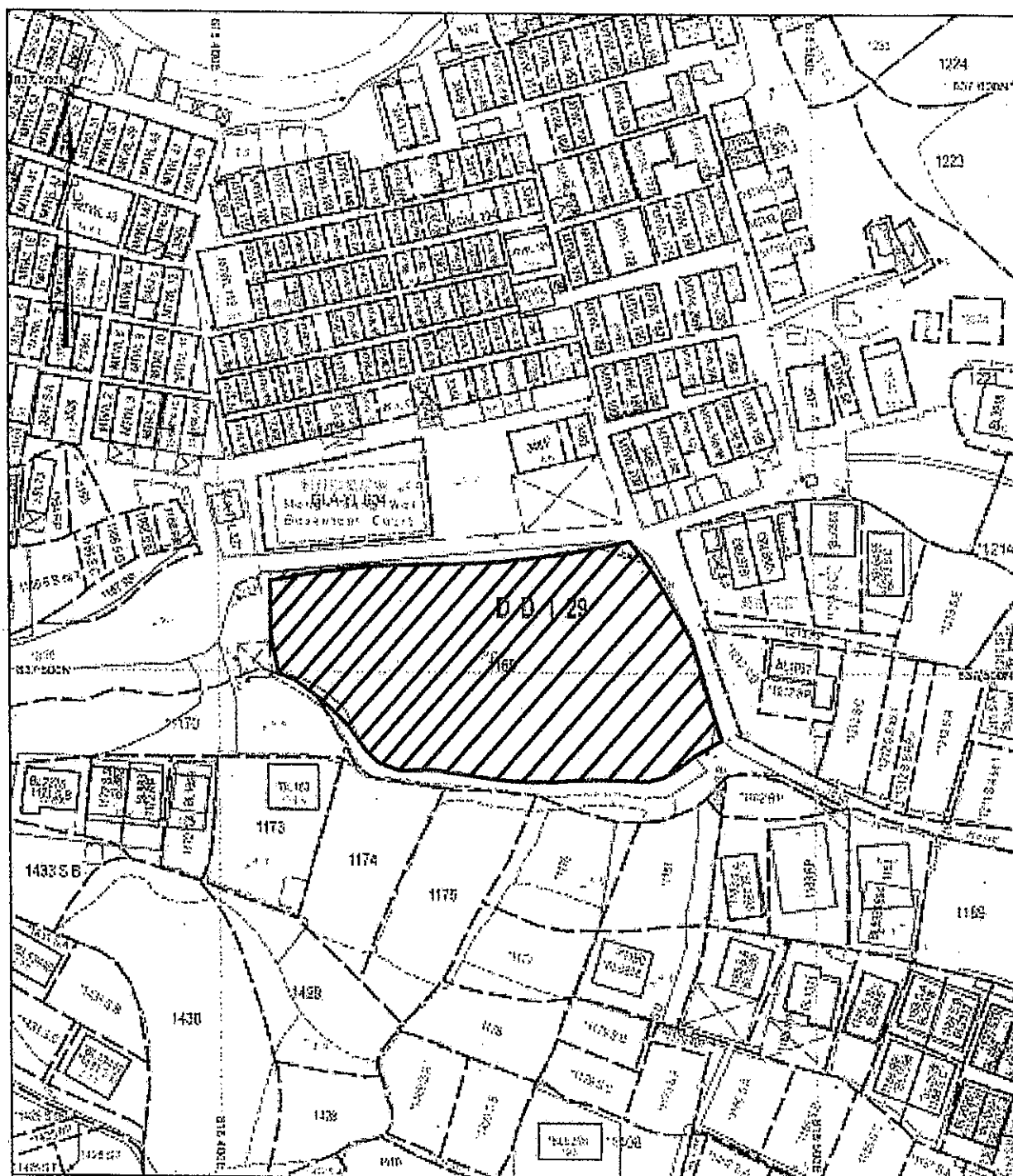
建議用於農業用途

Drawing No 圖紙號：

圖4

Scale 比例：

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Project 項目名稱:

擬議填塘以作准許的農業用途,
新界元朗流浮山輞井圍丈量約
份第129約地段第1169號

Remarks 備註:  填土位置

Drawing Title 圖紙標題:

填土圖

Drawing No 圖紙號:

圖5

Scale 比例:

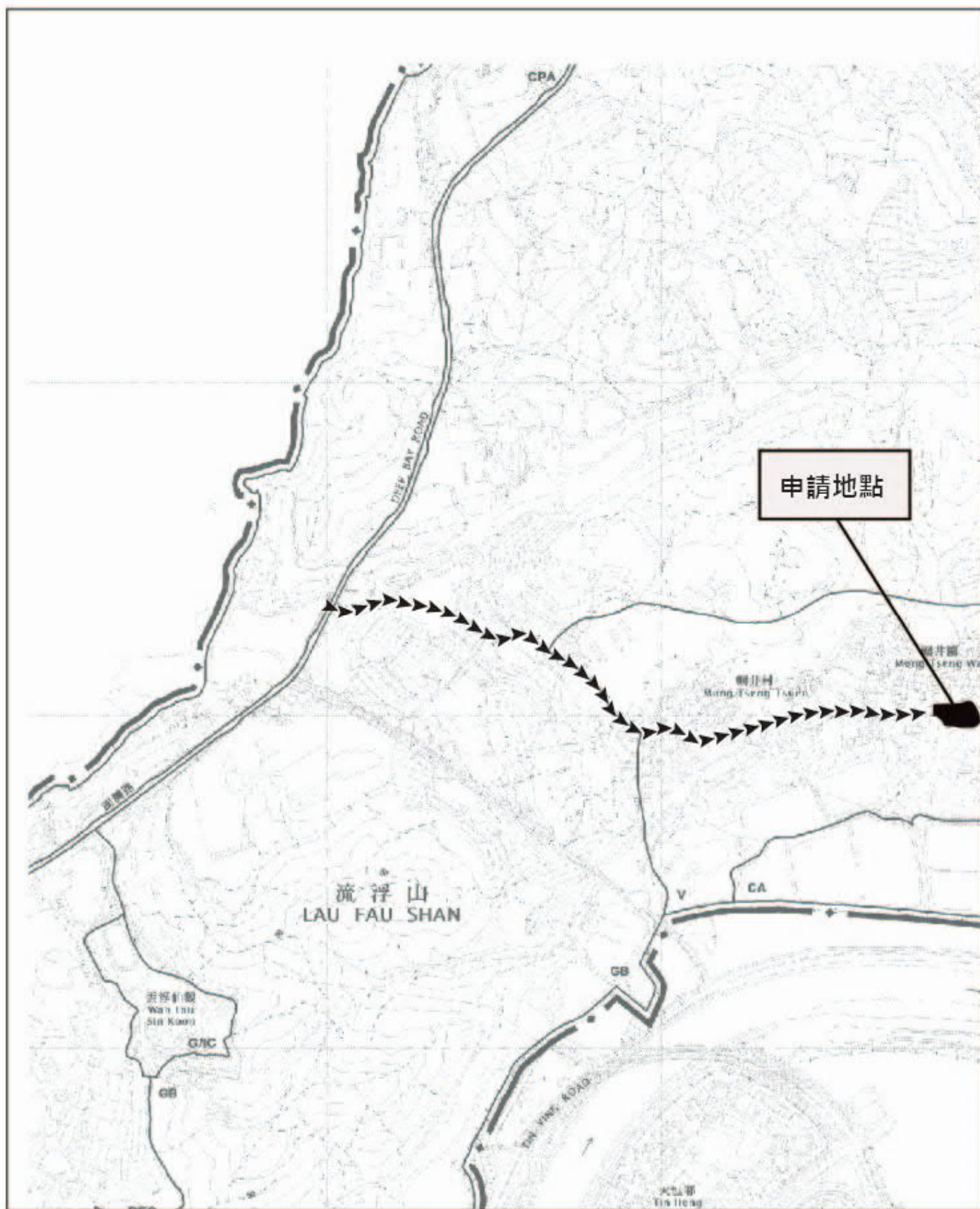
有關LFS-447 補充資料:

1. 申請地點填泥工程時間表。

預算工程時間: 2個月

預算每日車輛進出架次:8架

預算進出車輛類型:30噸泥頭車



<p>Project 項目名稱：</p> <p>擬議填塘以作准許的農業用途， 新界元朗流浮山輞井圍丈量約 份第129約地段第1169號</p>	<p>Remarks 備註：   由深灣路經小路直達申請位置</p>		
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p>	

Application No. A/YL-LFS/447

Project Location: Lot 1169 in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

Response to Comment from Drainage Services Department

Comment	Response
The Applicant is required to firstly provide diversion proposal to the existing discharge.	See attachment “Existing Drainage Diversion Proposal (MTD02)” & Proposed Drainage Layout (MTW/SK002).
, and secondly, assess the effect to the area after the pond is filled.	See attachment “Existing Drainage Diversion Proposal (MTD02)” & Proposed Drainage Layout (MTW/SK002).

Stormwater Drainage Design

For

Filled up the Existing Pond Works in Lot 1169 in DD129

Mong Tseng Wai Village, Yuen Long, N.T.

Report No.: **MTD01**
Date: **7/12/2022**

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow

$$\text{i.e. } t_c = t_e + t_f$$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

Eqn. 8.2

Geotechnical

Manual for Slopes

where t_e = time of entry (min) ,

A = area of catchment (m^2) ,

H = average fall (m per 100m) from the summit of catchment to the point of design,

L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

$$\text{i.e. } t_f = w / v$$

where t_f = time of flow (min) ,

w = measured water flow length in channel (m) ,

v = assumed water flow velocity (m/s)

Geotechnical

Manual for

Slopes (p. 96)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for [vegetated ground surface](#).

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

$$Q = KiA/60$$

Eqn. 8.7

Geotechnical

Manual for Slopes

where Q = maximum runoff (litres/min) ,

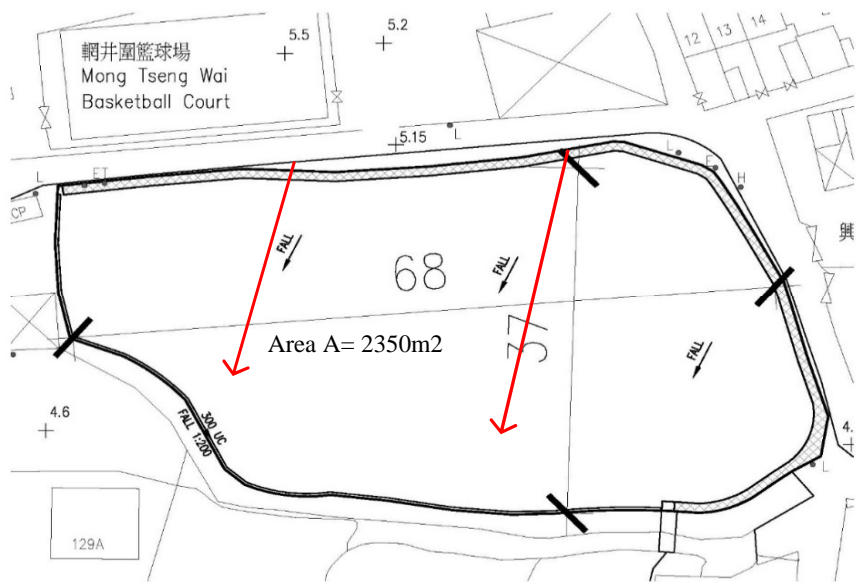
K = runoff coefficient (K = 1.0) ,

i = design mean intensity of rainfall (mm/hr) ,

A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the design of surface channels is shown below :



Plan of Catchment Areas
NTS

3. Checking requirement width by rainwater through between Lot 1169

a. Catchment Area A to Proposed Drainage (375 UC)

$$\begin{aligned} \text{Area } A &= 2370 \text{ m}^2 \\ L &= 68 \text{ m} \end{aligned}$$

$$\delta h = 4.7 - 4.5 = 0.2 \text{ m}$$

$$H = 0.2 * 100 / 68 = 0.29 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 68 / (0.29^{0.2} \times 2370^{0.1}) = 5.793 \text{ min}$$

$$\text{For } t_f, \quad w = 37 \text{ m}, \quad v = 2 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 37 / (2 \times 60) = 0.308 \text{ min}$$

$$t_1 = 5.793 + 0.308 = 6.101 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.1 \text{ min}$$

$$\begin{aligned} i_{50} &= 330 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Fig. 1, TGN 30

Flow for 200 years return periods,

$$Q_{200} = 1 * 330 \times 2370 / 60 = 13035 \text{ litres/min}$$

$$\text{Drop of channel} = 4.700 - 4.325 = 0.38 \text{ m}$$

$$\text{Gradient} = 0.38 / 37 = 1 \text{ in } 98$$

$$\text{Proposed channel size} = 375 \text{ UC}$$

$$\text{Capacity} = 20000 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.9 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 375mm UC is adequate for catchment Area of A.

Fig. 8.7
Geotechnical
Manual for Slopes

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 30 (TGN 30)

New Intensity-Duration-Frequency Curves for Slope Drainage Design

Issue No.: 1

Revision: -

Date: 21.3.2011

Page: 3 of 4

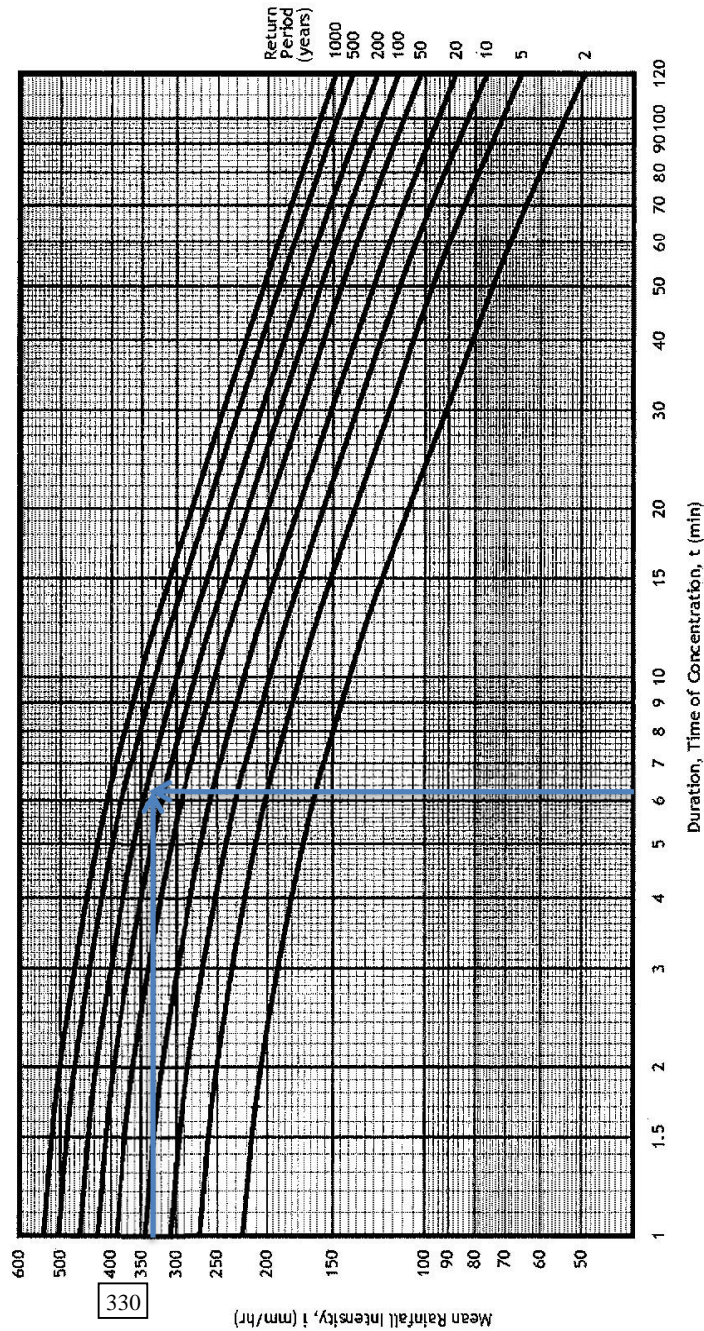


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

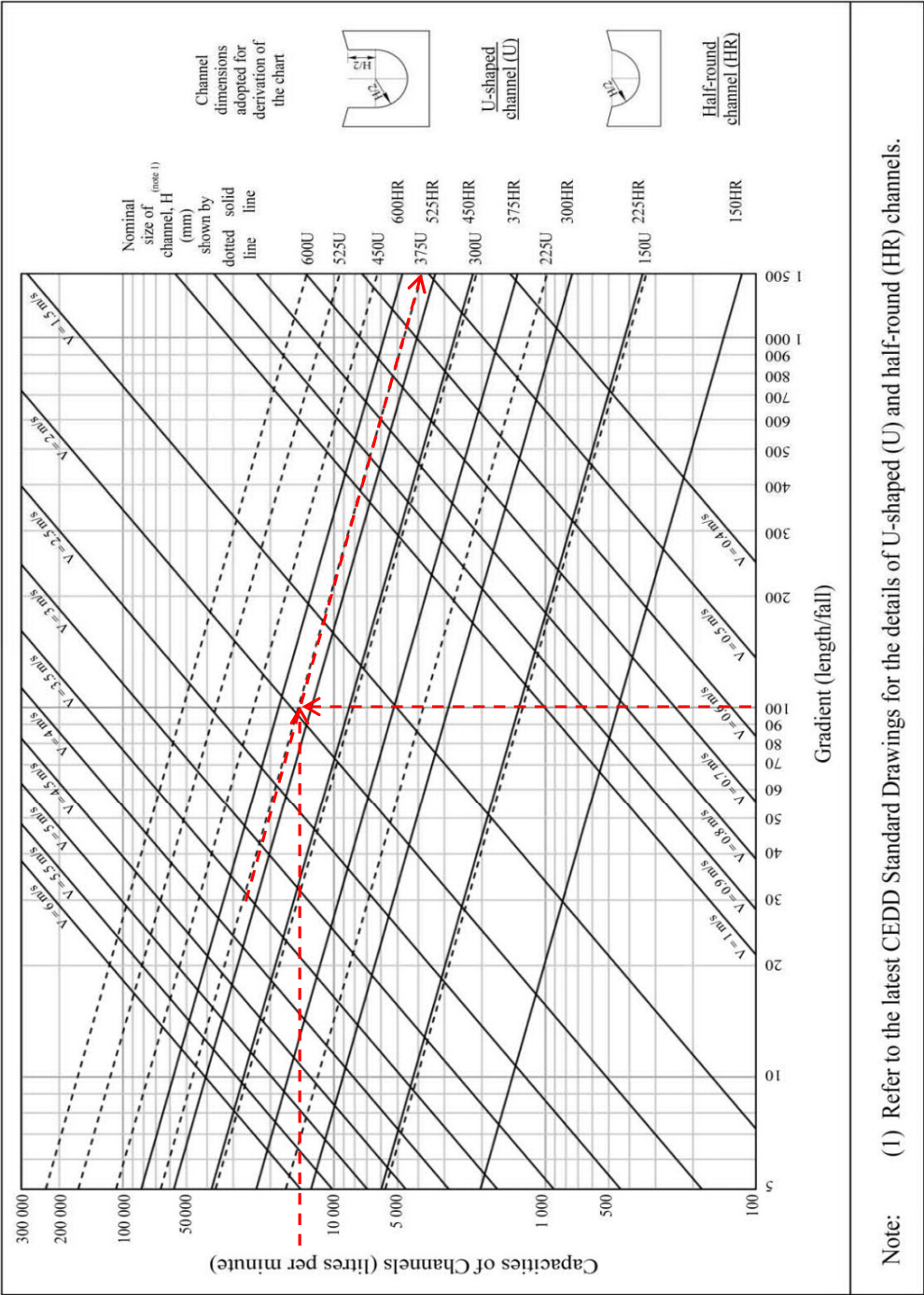
Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	Existing Drainage Diversion Proposal		1 of 3

Introduction

Due to there are many small houses/ village drains connected to the pond. But the current condition of the existing pond was filled by soil and grewed many grass, so the existing drains may be block and the existing pond is not actual function as a retention area during rainfall. Furthermore, there will be proposed a channel along the edge of the pond to provide diversion of the existing discharge to existing outlet. Details refer to Drawing MTW/SK002.

Assumption

The proposed channel will be collected stormwater from upper part of the village drains. The details calculation will be referred to the assessment report.

Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	<u>Drainage Impact Assessment Report</u>		2 of 3

Background

Due to the proposed fill-up pond development in Lot 1169, the local existing drainage system will be affected. A section of existing pond collecting the surface runoff from existing village houses and sloping ground is proposed to be diverted locally to suit the development. This report is to briefly assess the impact to the existing drainage system arising from the development and provide the drainage proposal to mitigate the drainage impact to support the application of the proposed fill-up pond development. Details refer to Drawing MTW/SK001.

Objective

Determine the existing drainage condition & impact arising from the development and verify the adequacy of the downstream drainage to cater for the additional runoff in the proposed condition.

Methodology

1. Determine the catchment areas of the section of existing drainage channel adjacent to Lot 1169 to be affected.
2. Determine the runoff directions and land uses to assign suitable runoff coefficients to the catchments.
3. Determine the rainfall intensity for the catchments.
4. Determine the runoff by Rational Method as advised in the Stormwater Drainage Manual (SDM).
5. Determine the capacity of the affected channel.

1. Determine the Catchment for the Downstream Drainage

Refer to MTWSK001 for the existing catchment plan.

As shown, the catchment areas of the upper part village houses to be affected is 8,200 meter square.

2. Determine the Rainfall Intensity for the Catchment

2.1. Determine the Rainfall Intensity for the Catchment of the affected channel.

SDM

Table 3 storm constants:

return period	2	5	10	20	50	100	200	500	1000
a =	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b =	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c =	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

time of concentration (t_d) = natural flow time (t_0) + channel flow time (t_f)

SDM

Cl.7.5.2

$$t_0 = 0.14465 \frac{L}{H^{0.2} A^{0.1}}$$

For the affected channel section:

distance (L) = 131 m

average slope (H) = (change in height)/L

$H = (20 - 5.1) / 131$

H = 11.37%

area of catchment (A) = 8200 m² = 0.0082 km²

$t_0 = 4.75$ min

t_f = time of flow (which is assumed to be zero for conservative checking)

$t_f = 0$ min

$t_d = 4.75$ min

SDM

Cl. 4.3.2

$$i = \frac{a}{(t_d + b)^c}$$

where i is the rainfall intensity

return period	2	5	10	20	50	100	200	500	1000
i =	175	215	245	275	310	340	370	400	420

mm/hr

3. Determine Existing Flow to the affected channel

SDM

Cl. 7.5.2

$$Q = 0.278i \sum_{j=1}^m C_j A_j$$

where m is the number of subcatchments

refer to MTWSK001 for the existing catchment plan

Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	<u>Drainage Impact Assessment Report</u>		3 of 3

Assumptions

- SDM The whole catchment can be described by three types of catchment characteristics:
1. Grassland & paved.
 2. Grassland catchment shall take a runoff coefficient of 0.35 as taken from the higher end of 0.35 "Steep Grassland". C=0.25.
 3. Paved catchment shall take a runoff coefficient of 0.95 as taken from the higher end of "Concrete".

3.1. Summary of Existing Flow in the affected section of the channel in different return period

For the section of the channel to be affected

Return Period	Existing Flow (m ³ /s)
2	0.14
10	0.20
50	0.25
200	0.30

4. Proposed Diversion for the affected section of channel

$$Q = A \frac{R^{1/6}}{n} \sqrt{RS} f$$

Use the Manning Equation to Determine the Drainage Capacity

Refer to Drawing No. MTW/SK002, the alignment of proposed channel is indicated to suit for the proposed fill-up pond development. The proposed diversion comprise of 110m concrete rectangular channel. The channel size and the capacity check are as follows.

Assumptions:

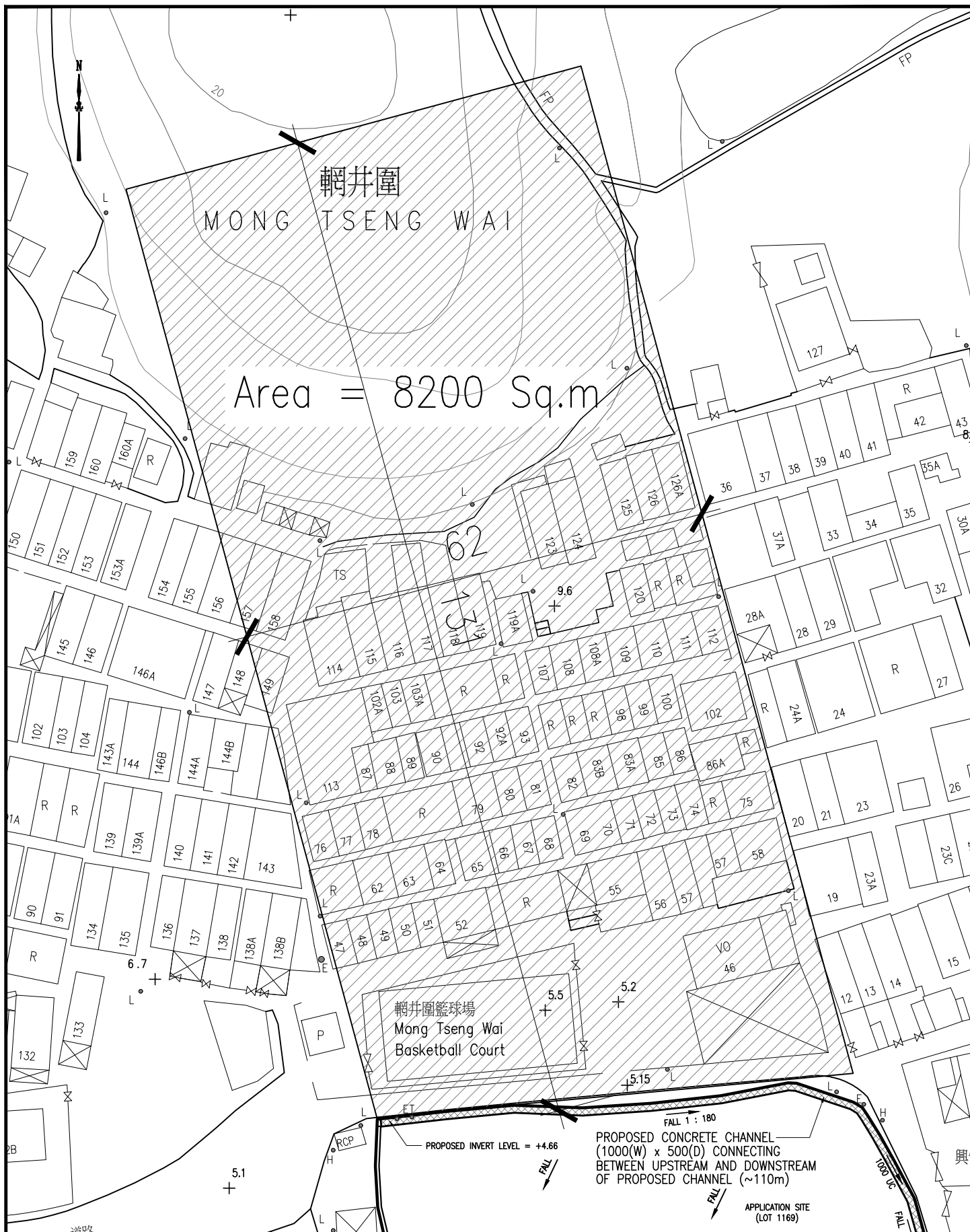
1. Roughness coefficient of proposed channel, n is **0.03**
2. Both ends of the proposed channel will connect with existing outlet, the channel gradient would be a little bit flatter, say 1 in 180


Full-bore capacity of the proposed channel section

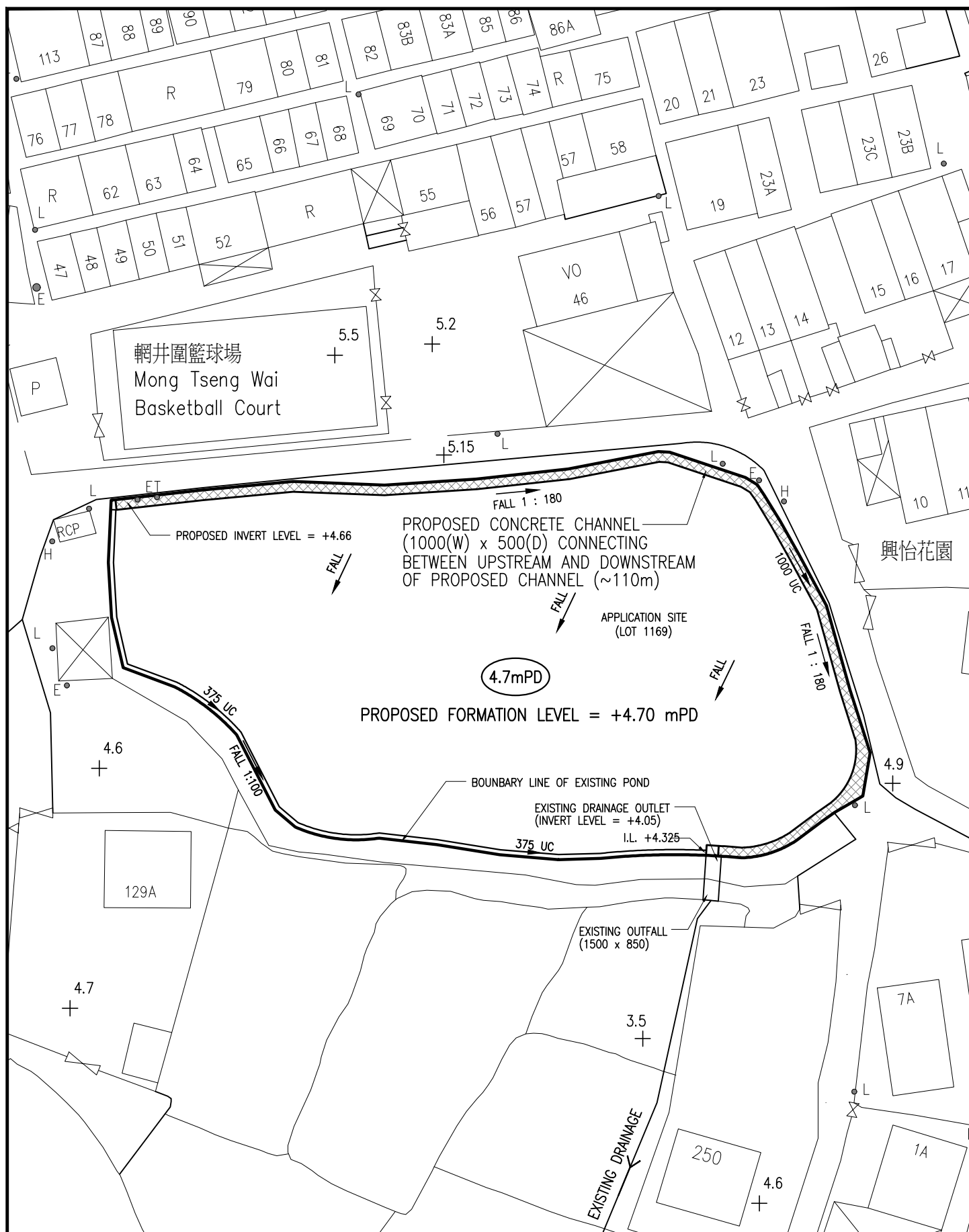
$$\begin{aligned}
 \text{Channel Width} &= 1000 \text{ mm} = 1 \text{ m} \\
 \text{Channel Depth} &= 500 \text{ mm} = 0.5 \text{ m} \\
 \text{Hydraulic Gradient, } S_f &= 0.0056 \\
 \text{Gradient 1 in} &= 180 \\
 A &= 0.5 \text{ m}^2 \\
 P &= 2 \text{ m} \\
 R &= 0.25 \text{ m} \\
 \text{Full bore capacity} &= 0.493 \text{ m}^3/\text{s}
 \end{aligned}$$


The capacity of the proposed channel is larger than the highest capacity of Return Period 1 in 200 (0.30 m³/s).

As shown above, the capacity of the proposed diversion (1.0m (W) x 0.5m (D) concrete channel) can provide full-bore capacity of not less than the existing pond capacity which can have 1 in 200 years protection level. Therefore, we conclude the proposed diversion is acceptable as there should be no adverse drainage impact to the drainage system due to proposed fill-up pond development.



 利安設計工程有限公司 LEON Design Engineering Limited	Title CATCHMENT PLAN OF EXISTING CHANNEL TO BE AFFECTED	Drawing No. MTW/SK001
<small> 新界屯門龍地電子園205號 No. 205 Tuen Tsz Wai, Lam Tei Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7060 E-mail: leonlimited@gmail.com </small>	Drawn by PT	Job No.
Project: FILLED UP EXISTING POND FOR PLANTING AT LOT 1169 IN D.D. 129, MONG TSENG WAI, YUEN LONG, N.T.	Checked PT Cad Ref. L1169-D01	Date NOVEMBER 2022 Scale N.T.S.



 利安設計工程有限公司 LEON Design Engineering Limited	Title		Drawing No.
	PROPOSED DRAINAGE LAYOUT		MTW/SK002
新界屯門藍地電子園205號 No. 205 Tuen Tsz Wai, Lam Tai, Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com	Drawn by	PT	Job No.
Project: FILLED UP EXISTING POND FOR PLANTING AT LOT 1169 IN D.D. 129, MONG TSENG WAI, YUEN LONG, N.T.	Checked	PT	Date NOVEMBER 2022
	Cad Ref.	L1169-D01	Scale 1 : 500

有關LFS-447更改資料:

P.1 Form No. S.16-I_P.11

P.2 Form No. S.16-I_P.16

P.3 填塘工程時間表

P.4 填塘圖

10. Justifications 理由

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

1. 申請人要求批給規劃許可，准許將申請地點「擬議填塘以作准許的農業用途」。
2. 申請位置現時環境十分惡劣，長時間積水及大量滋生蚊蟲，希望規劃署可以考慮批准申請。
3. 申請位置附近已有排水渠，申請人亦會建設U型渠，申請用途不會對附近地區排水造成影響。
4. 申請人擬議用適當泥土填塘(深度約1米)，填塘後的水平位置同毗鄰現有周邊土地相約。
5. 擬建位置主要為農業用途，不會損害當前分區的長遠規劃意向。

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 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) <hr/> <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 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) <hr/> <hr/>	

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

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

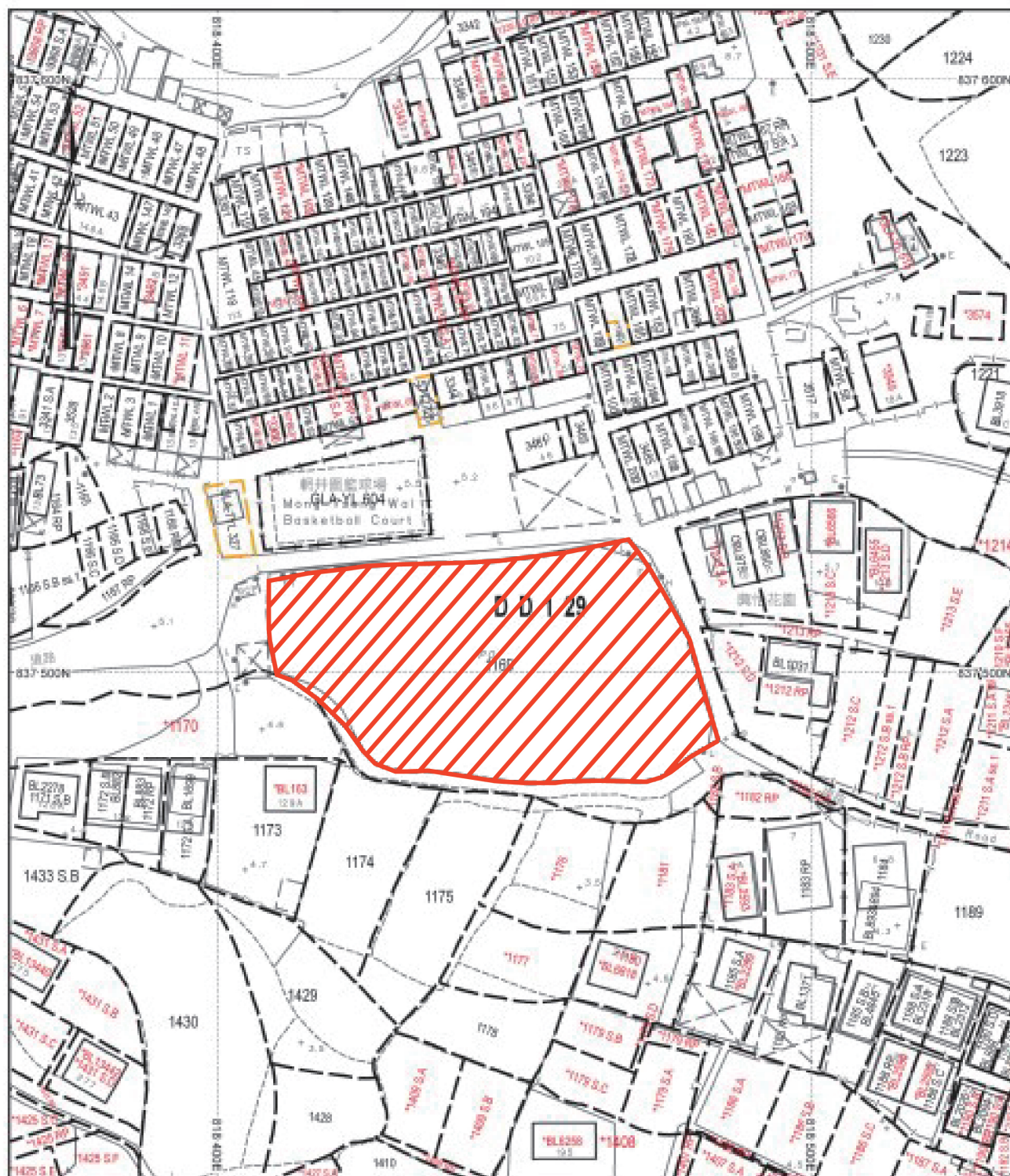
1. 申請地點填塘工程時間表。

預算工程時間: 2個月

預算每日車輛進出架次: 8架

預算進出車輛類型: 30噸泥頭車

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

metres 10 0 10 20 30 40 50 metres

Project 項目名稱：

擬議填塘以作准許的農業用途，
新界元朗流浮山輞井圍丈量約
份第129約地段第1169號

Remarks 備註：



填塘位置

Drawing Title 圖紙標題：

填塘圖

Drawing No 圖紙號：

圖5

Scale 比例：

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

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

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

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

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/58	Proposed Pond Filling (for New Territories Exempted House)	V	25.8.2000	(1) and (14)
2	A/YL-LFS/72	Proposed Pond Filling (for New Territories Exempted House and Agricultural Use)	V	3.8.2001	(2) and (14)
3	A/YL-LFS/216	Proposed Pond Filling for Permitted New Territories Exempted House	V	1.2.2013 (on Review)	(2) to (13) and (15)

Approval Conditions:

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

- (11) Submission of a landscape proposal.
- (12) No pond filling on the site would be allowed until the landscape proposal had been submitted.
- (13) Implementation of the landscape proposal.
- (14) Validity Clause.
- (15) Revocation Clause.



長春社

Since 1968

The Conservancy Association

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13 樓 1305-6 室

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

網址 Website: www.cahk.org.hk

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

電子郵件 E-mail: cahk@cahk.org.hk

23rd December 2022

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-LFS/447

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

1. No details on the proposed agricultural use

With reference to the submission, no detailed plan, such as crop variety, farming methods, farm operation and management, filling materials for the proposed pond filling activities, water source, etc., are available to justify the proposed agricultural use. We are concerned that whether genuine agricultural activities would be resulted in this application site.

2. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- Potential adverse drainage impact: The applicant does not provide any information to justify that overland flow from adjacent area would not be disrupted by the proposed pond filling and agricultural activities. We worry that the change of hydrology in the surrounding area would not only affect the adjacent village settlement, but also those fish ponds in the south of the application site, which is within the Wetland Conservation Area
- Potential impact brought by additional works: From Drawing 2, we would assume that some pipe works surrounding the application site would be



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電子郵件 E-mail: cahk@cahk.org.hk

proposed for drainage purpose (Figure 1). However, we cannot see associated works such as land excavation has been mentioned in the application. Meanwhile, Drawing 4 did not mention what specific use or works would be proposed in the area just next to the area for agricultural purpose (Figure 2). We worry that all the above would cause both direct and indirect environmental impacts in the application site and its surrounding area.

- Potential wastewater discharge during operation phase: With reference to Stormwater Drainage Design provided by the applicant, existing drainage outlet and outfall would be formed in the south of the application site. We are concerned about that wastewater accumulated, mostly from sewage effluent in adjacent village settlements, would end up in discharging into those fish ponds within the Wetland Conservation Area.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association

Figure 1 Some pipe works (marked in red) surrounding the application site would be proposed for drainage purpose

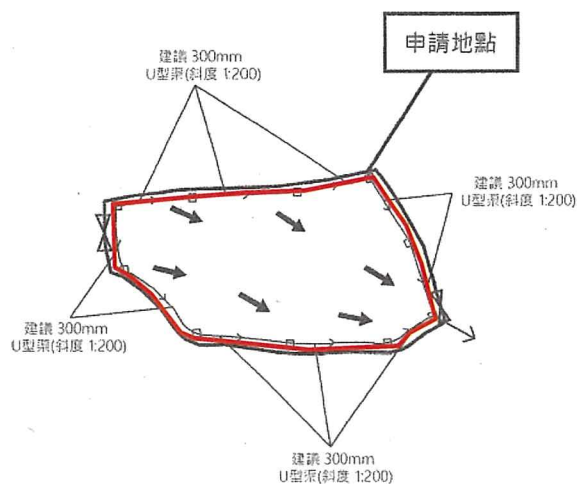
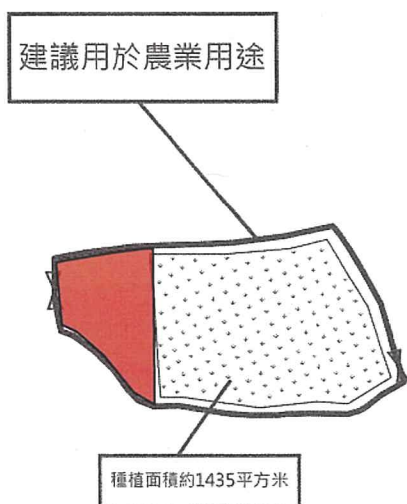


Figure 2 It is unknown what specific use or works would be proposed in the area just next to the area for agricultural purpose (marked in red)





Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

16 December 2022

Dear Sir/Madam,

Comments on the planning application for the proposed Filling of Pond for Permitted Agricultural Use at Mong Tseng Wai, Lau Fau Shan (A/YL-LFS/447)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the Wetland Buffer Area (WBA) under the Town Planning Board Planning Guideline No. 12C

1.1 The application site is only about 120m from the WCA (Wetland Conservation Area) and it is located within WBA, where is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.”* Moreover, *“as a substantial amount of the fish ponds within the WBA have already been lost over time through filling and certain areas have been degraded by the presence of open storage use, these degraded areas may be considered as target areas to allow an appropriate level of residential/recreational development so as to provide an incentive to remove the open storage use and/or to restore some of the fish ponds lost.”*¹

1.2 Referring to the approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (No. S/YL-LFS/11), the general planning intention of the plan is to *“to conserve the ecological value of the fish ponds which form an integral part*

¹ Section 6.4 of the Town Planning Board Planning Guideline No. 12C. Available at: https://www.info.gov.hk/tpb/en/forms/Guidelines/pg12c_e.pdf



of the wetland ecosystem in the Deep Bay Area. The existing and contiguous, active or abandoned fish ponds in the Deep Bay Area should all be conserved. Moreover, the loss of fish ponds and habitat fragmentation should be avoided and any negative impacts arising from undesirable land uses and human disturbance should be mitigated.”²

- 1.3 From the map extracted from GeoInfo Map, there are still ponds and wetlands at and near the application site (Figure 1), forming a part of the Deep Bay wetland system. However, the proposed pond filling will lead to a loss in wetland which is not in line with the above planning intention of WBA to protect the ecological integrity of WCA and restore lost wetlands. We urge the Town Planning Board (Board) to reject this application.

2 Set an undesirable precedent to the future development

As there are ponds and wetlands nearby, the approval of this application will set an undesirable precedent to the future similar applications within WBA, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect WBA and the existing ponds from any development threats.

3 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (iii), the Board has the responsibility to “control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular³. Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity⁴ and the proposed

² Section 8.3 of Explanatory Notes of the Approved Nam Sang Wai Outline Zoning Plan. Available at: https://www2.ozp.tpb.gov.hk/plan/ozp_plan_notes/en/S_YL-NSW_8_e.pdf#nameddest=U

³ AFCD Role of Department. Available at: http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

⁴ AFCD Vision and Mission. Available at:



development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,
Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.
The Conservancy Association
Designing Hong Kong
Kadoorie Farm and Botanic Garden
WWF – Hong Kong
Trailwatch

http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

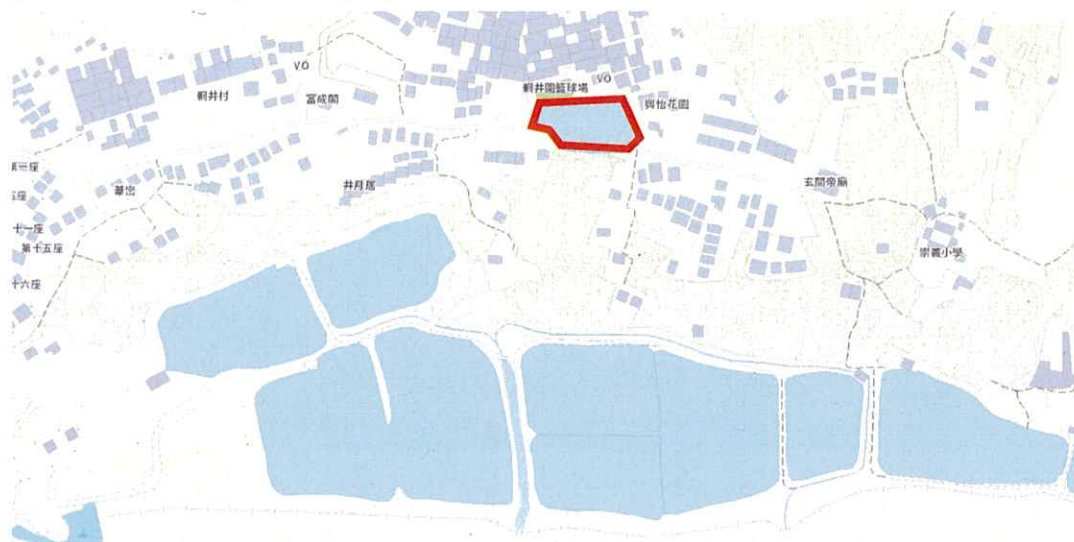
香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk 地址 香港九龍荔枝角青山道532號偉基大廈7C
傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

香港註冊成立的法定慈善機構及無股本擔保有限公司 A charitable organization incorporated in Hong Kong with limited liability by guarantee



Figure 1. The extracted GeoInfo Map shows that there are ponds and wetlands at and near the application site (indicated by red line). The proposed pond filling will lead to a loss in wetland which is not in line with the above planning intention of WBA to protect the ecological integrity of WCA and restore lost wetlands.



致：香港北角渣華道 333 號
政府合署 15 樓
香港城市規劃委員會秘書處

敬啟者，

有關反對：規劃申請編號：A/YL-LFS/447

申請擬議填塘工程，以作准許的農業用途

地點：元朗流浮山網井圍丈量約份第129約地段第1169 號(部分)

就上述標題事，我們提出反對理據如下：

- (一) 換屆村選舉臨近，有人不顧有份人權益，為選票利益輸送，提出申請借口；
- (二) 擬議發展地點落在濕地緩衝區範圍，與地帶不協調；改劃地帶用途申請，會對整區同類型立下不良先例；
- (三) 申請沒有標明如何處理不擬填土的部份土地，確保四周環境不受負面影響；
- (四) 擬議發展包括填土，挖土等等工程會影響周邊環境；
- (五) 請並沒有提供測量、排水、排污等等...相關評估報告，以釋疑慮；
- (六) 擬議填塘對毗連土地/魚塘及住宅造成負面影響，包括排水及排污等等...；
- (七) 新界很多圍村落仍保留風水塘，擬議申請等於毀滅風水塘及破壞生態環境；
- (八) 擬議發展造成環境滋擾、破壞景觀等；及
- (九) 對附近道路交通網絡構成嚴重影響。

此致

關注連線

日期：二零二二年十一月二十四日

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



Re: DD 129 Mong Tseng Tsuen Pond Filling
24/11/2022 02:58

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

1 attachment



Mong Tseng Wai - Google Maps.pdf

A/YL-LFS/447

Lot 1169 (Part) in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area : 2,355m²

Zoning : "VTD"

Applied Development : Filling of Pond

Dear TPB Members,

So mega RC Village Office did not hack it and application was withdrawn. But pond has been filled in anyway.

Members should question when this was carried out and if any enforcement order was issued.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 19 July 2018 2:30 AM CST
Subject: A/YL-LFS/325 DD 129 Mong Tseng Tsuen VillageOffice

A/YL-LFS/325

Lot 1169 (Part) in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area : 2,332m²

Zoning : "VTD"

Applied Development : Rural Committee Village Office

Dear TPB Members,

This is a very large office for a small community. It would take over land that could

accommodate 20 NET houses.

No information has been given with regard to the demand for NET houses and the number of sites available in the village.

Members must question if this development would encourage applications to enlarge the village onto AG and GB sites in years to come under the excuse that there is no land left for village houses.

Mary Mulvihill



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

參考編號

Reference Number:

221222-124012-67910

提交限期

Deadline for submission:

06/01/2023

提交日期及時間

Date and time of submission:

22/12/2022 12:40:12

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-LFS/447

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Mok Chui Ling

意見詳情

Details of the Comment :

本人不同意這項申請，通往這段路的路原本已有很多車和人經過，本來已經存在人車爭路的情況，如果這個位置申請一旦成功，會加劇人車爭路的情況，其實對於居住這個地方的居民有潛在交通意外發生。加上，這個位置原本已經有一個垃圾站，環境衛生問題一直不太理想，如果再在這個位置改成農業用途，必定會生產更多嗅覺污染，引來更多害蟲，害蟲滋生亦來造成更多細菌，亦影響村內居民的生活。希望貴署考慮不要讓這項申請通過。

致：香港北角渣華道 333 號
政府合署 15 樓
香港城市規劃委員會秘書處

敬啟者，

有關反對：規劃申請編號：A/YL-LFS/447

申請擬議填塘工程，以作准許的農業用途

地點：元朗流浮山輞井圍丈量約份第129約地段第1169 號(部分)

就上述標題的第 2 輪諮詢，我們提出反對理據如下：

- (一) 擬議發展地點落在濕地緩衝區範圍，與地帶不協調；
- (二) 申請沒有標明如何處理填土與不擬填土的部份土地，確保四周環境不受負面影響；
- (三) 擬議發展包括填土，挖土等等工程會影響周邊環境；及
- (四) 填土會囤積雨水/污水，破壞生態環境；
- (五) 申請並沒有提供測量、排水、排污等等...相關評估報告，以釋疑慮；
- (六) 擬議填塘對毗連土地/住宅/魚塘及 C.A 保護區造成負面影響，包括排水及排污等等...；
- (七) 擬議申請等於破壞//毀滅魚塘的生態環境；
- (八) 擬議發展造成環境滋擾、破壞景觀等；及
- (九) 對附近道路交通網絡構成嚴重影響；
- (十) 改劃地帶用途申請，會對整區同類型立下不良先例。

此致



日期：二零二二年十二月二十二日

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (c) to note that comments of the Director of Environmental Protection (DEP) that the pond should not be filled with construction waste. It is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimise the environmental impacts during the construction stage.
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to demonstrate in the revised drainage impact assessment that the existing drains, which are now discharging to the pond, are properly diverted to maintain their function after the proposed pond filling. The applicant is also required to demonstrate that the downstream capacity of the existing drainage system will have sufficient capacity to cater for the additional flow.
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that for any waste generated from the activity/operation, the applicant should arrange disposal properly at their own expenses. It shall be the due diligence of the applicant to make every effort to take precautionary measures within the private lots and on related activities to prevent mosquito breeding and rodent infestation. Authority conferred by relevant legislation would be executed by the Food and Environmental Hygiene Department (FEHD) where situation warrants. The mosquito prevention and control work at public place would be conducted by FEHD regularly. These included but not limited to conducting fogging operations, spraying larvicide and distributing anti-mosquito promotional leaflets to villagers. A cold store licence must be obtained from DFEH for the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business. Subject to the actual mode of operation in the Cold Storage, the following licences may be involved:
 - (i) Cold Store Licence for storage of food under refrigeration before delivery to other outlets;
 - (ii) Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry)(including wholesale and retail) is involved. (In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required); and
 - (iii) Food Factory Licence if processing of food products (such as cutting, repackaging, etc) will be carried on.

If only storage of food under refrigeration in the cold storage without involving any sale of fresh commodities nor processing of food, a Cold Store Licence is sufficient;

- (f) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (h) to note that comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) to assess the possible impacts on the Entrance Gate at Mong Tseng Wai (the Graded Structure) arising from the proposed development, and to formulate appropriate mitigations, protective and/or monitoring measures to ensure that no adverse impacts, both visually and physically, will be made to the Graded Structure;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) before any non-exempted site formation works including filling of land are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO; and
 - (iii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected as shown on **Appendix VI**. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) No trees or shrubs with penetrating roots may be planted within the waterworks

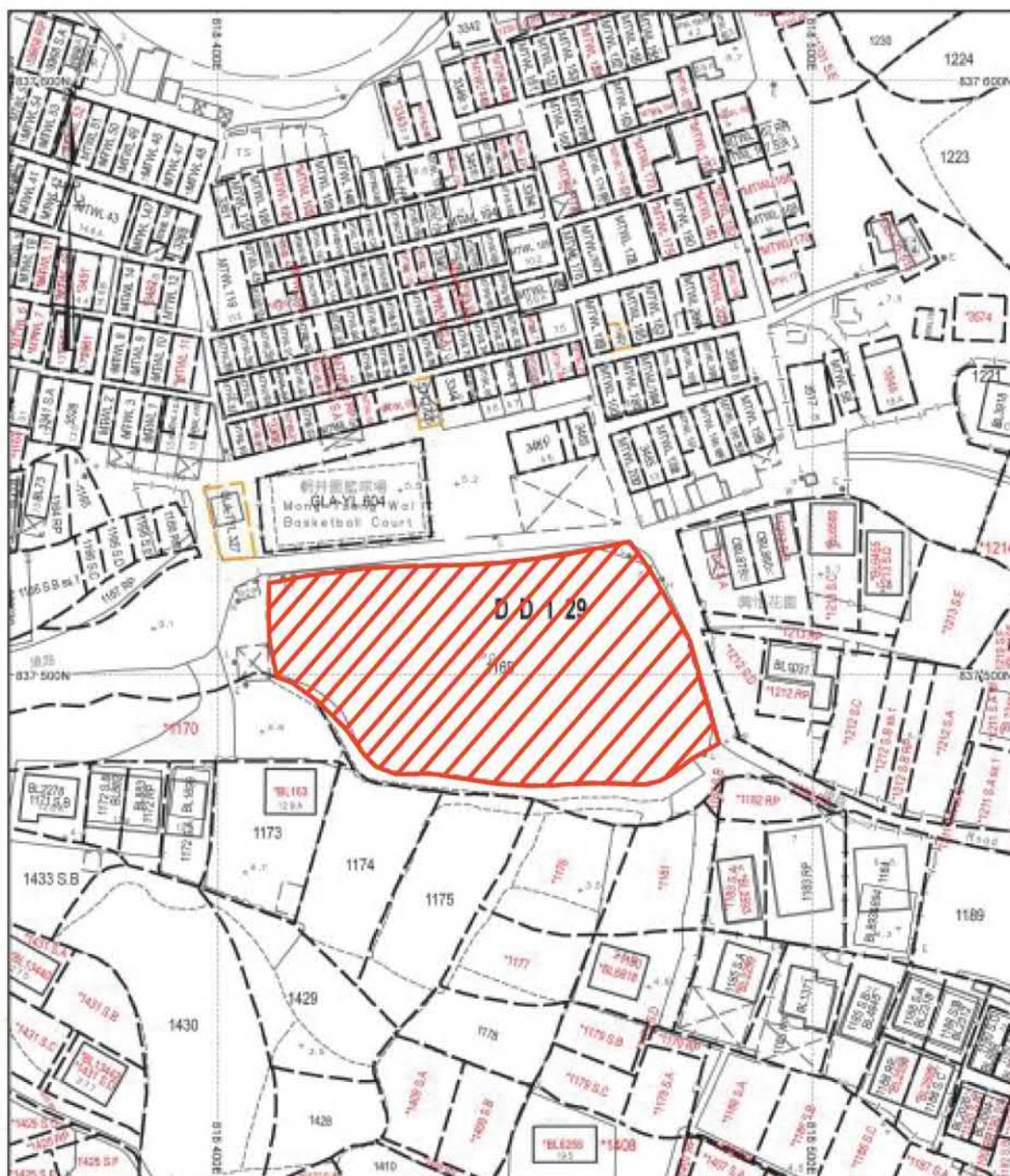
reserve or in the vicinity of the water main shown on **Appendix VI**; and

- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

© The Government of the Hong Kong SAR, Map reproduced with permission of the Director of Lands

- PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

地段索引圖 LOT INDEX PLAN



地政總署測繪處

Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000

米 metres 10 0 10 20 30 40 50 metres

Project 項目名稱：

擬議填塘以作准許的農業用途，
新界元朗流浮山輞井圍丈量約
份第129約地段第1169號

Remarks 備註：



填塘位置

Drawing Title 圖紙標題：

填塘圖

Drawing No 圖紙號：

圖5

Scale 比例：

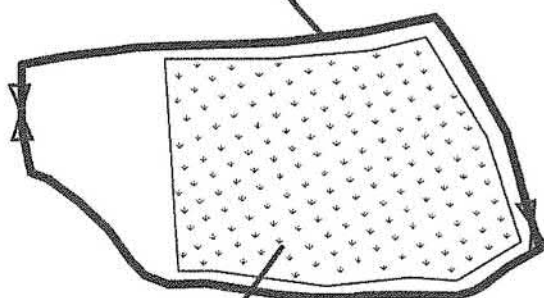
參考編號
REFERENCE No.
A/YL-LFS/447

繪圖 DRAWING
A-1

(摘錄自申請人於10. 1. 2023呈交的申請書)

(Extract from Applicant's
Submission of 10.1.2023)

建議用於農業用途



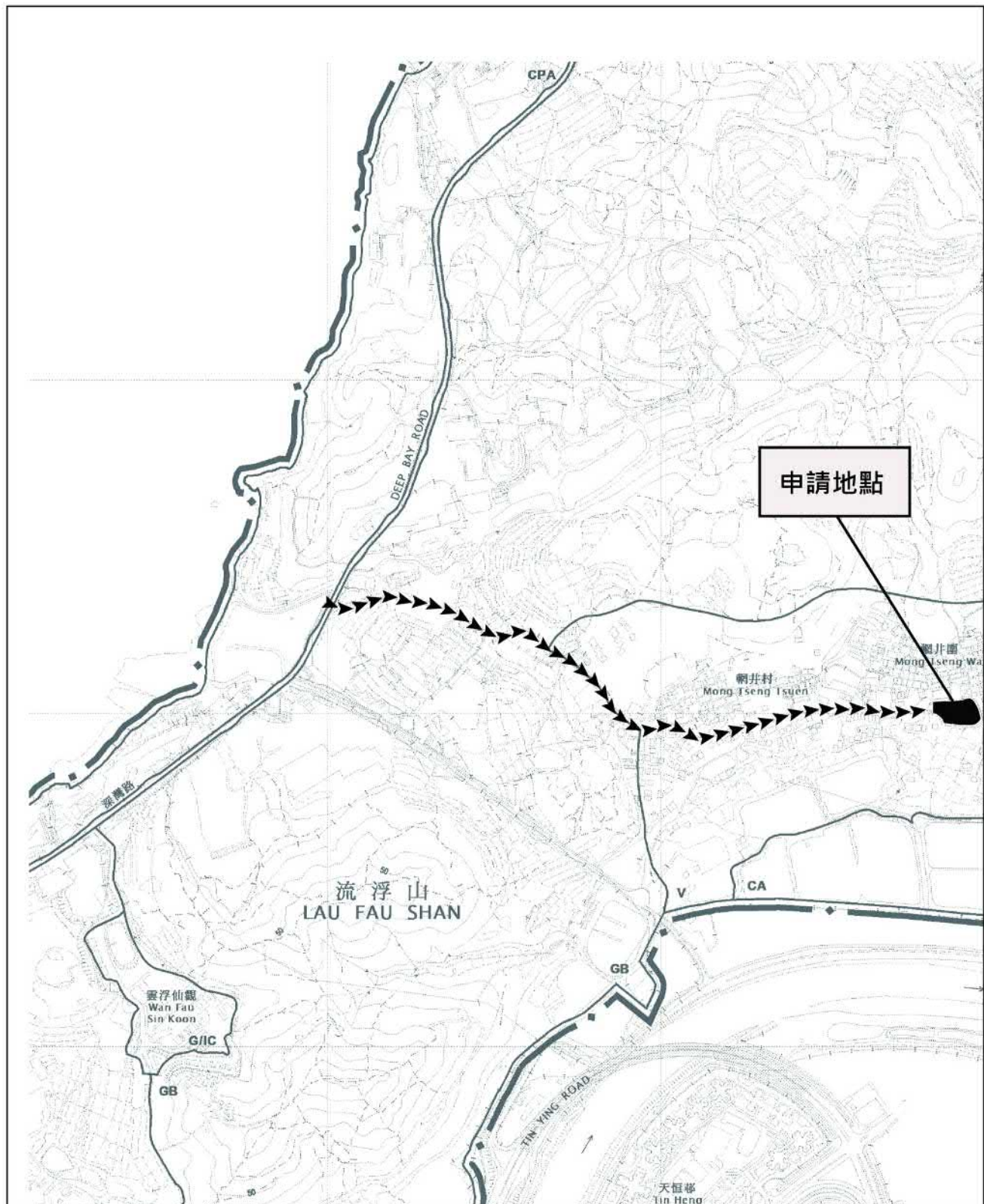
種植面積約1435平方米

<p>Project 項目名稱：</p> <p>擬議填塘以作准許的農業用途， 新界元朗流浮山欄井圍丈量約 份第129約地段第1169號</p>	Remarks 備註：		
	<p>Drawing Title 圖紙標題：</p> <p>建議用於農業用途</p>	<p>Drawing No. 圖紙號：</p> <p>圖4</p>	<p>Scale 比例：</p>

參考編號
REFERENCE No.
A/YL-LFS/447

繪圖 DRAWING
A-2

(摘錄自申請人於24. 10. 2022呈交的申請書)
(Extract from Applicant's
Submission of 24.10.2022)

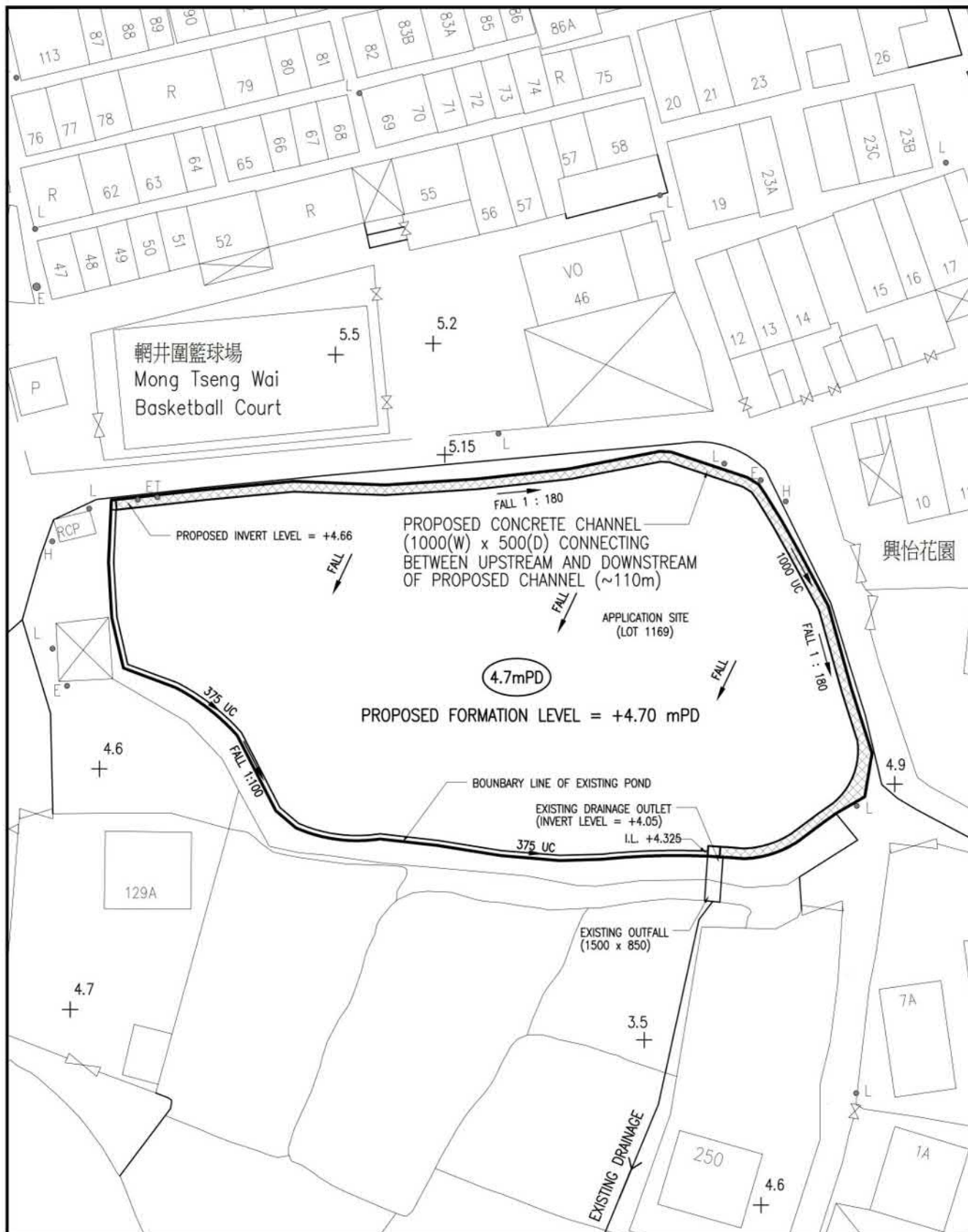


<p>Project 項目名稱：</p> <p>擬議填塘以作准許的農業用途， 新界元朗流浮山朝井圍丈量約 份第129約地段第1169號</p>	<p>Remarks 備註： 由深灣路經小路直達申請位置</p>		
	<p>Drawing Title 圖紙標題：</p> <p>車輛通道圖</p>	<p>Drawing No 圖紙號：</p> <p>圖3</p>	

參考編號
REFERENCE No.
A/YL-LFS/447

繪圖 DRAWING
A-3

(摘錄自申請人於31. 10. 2022呈交的申請書)
(Extract from Applicant's
Submission of 31.10.2022)



利安設計工程有限公司
LEON Design Engineering Limited

Title

PROPOSED DRAINAGE LAYOUT

Drawing No.

MTW/SK002

No. 205 Tuen Tin Wai, Lam Tin, Tuen Mun, N.T.
Tel: 2328 7060 Fax: 2328 7060 E-mail: leonlimited@gmail.com

Drawn by

PT

Job No.

Checked

PT

Date

NOVEMBER 2022

Cad Ref.

L1169-D01

Scale

1:500

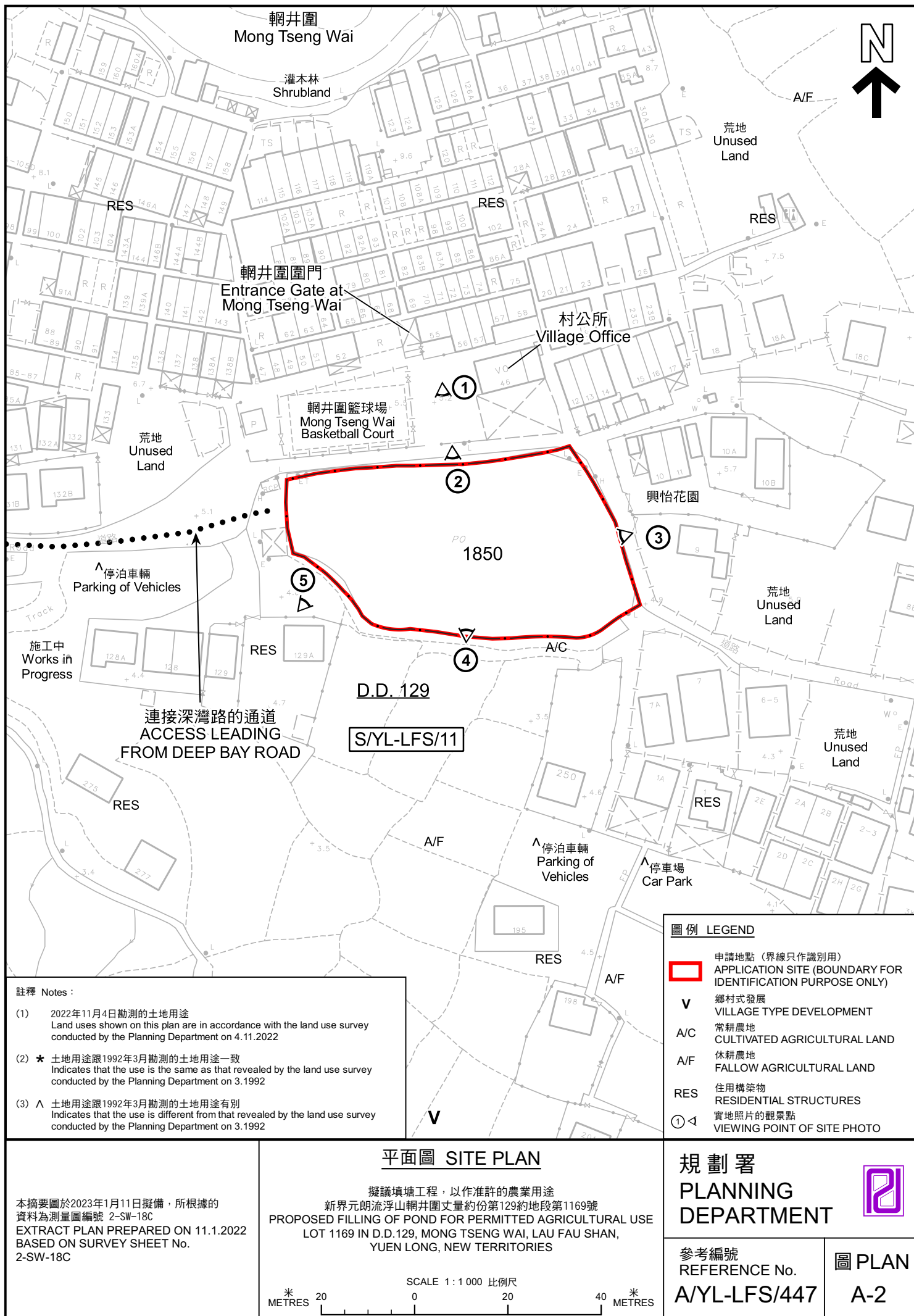
Project: FILLED UP EXISTING POND FOR
PLANTING AT LOT 1169 IN D.D. 129,
MONG TSENG WAI, YUEN LONG, N.T.

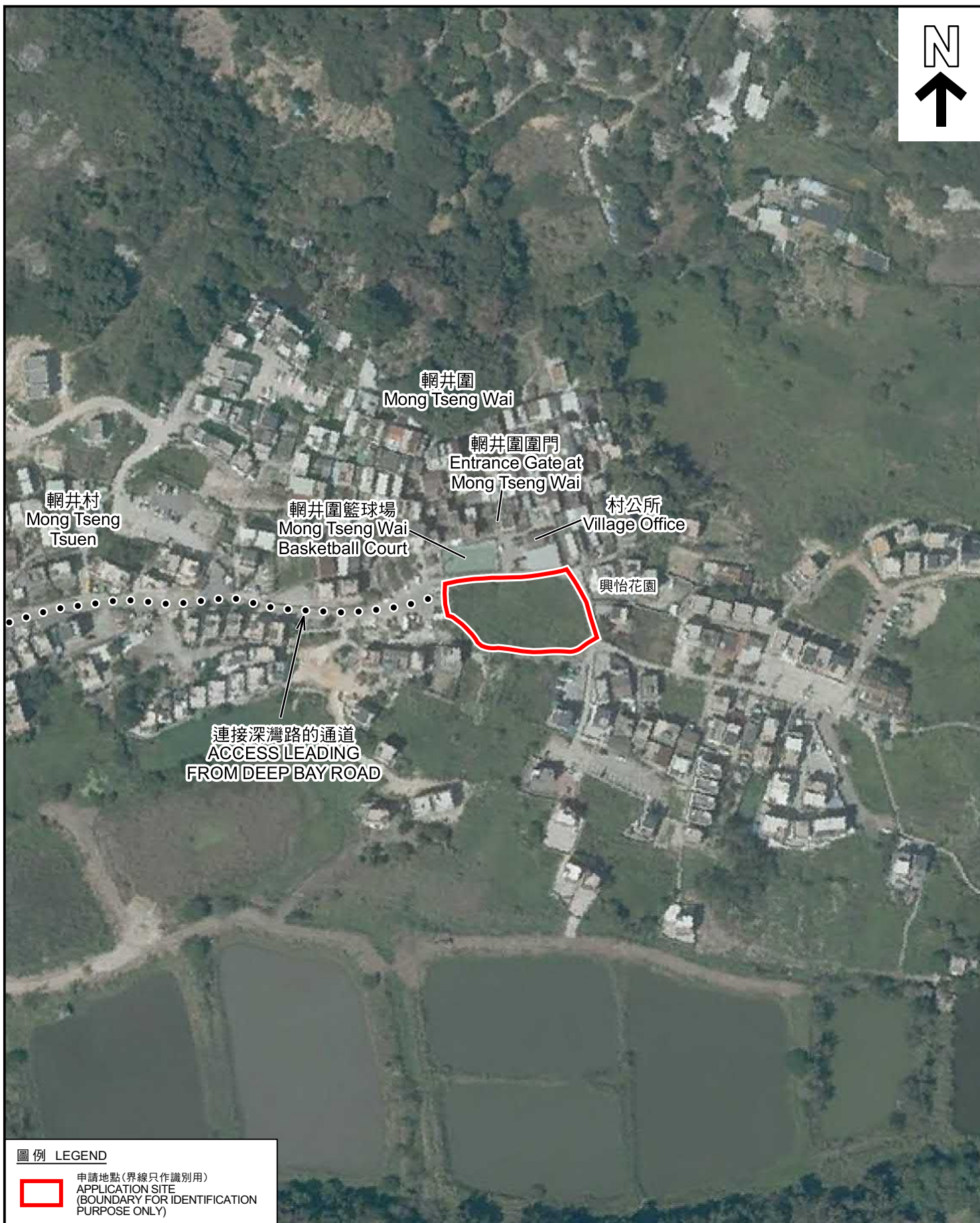
參考編號
REFERENCE No.
A/YL-LFS/447

繪圖 DRAWING
A-4

(摘錄自申請人於7.12.2022呈交的申請書)

(Extract from Applicant's
Submission of 7.12.2022)





圖例 LEGEND



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

航攝照片 AERIAL PHOTO

本摘要圖於2023年1月11日擬備，所根據的資料為地政總署於2022年3月8日拍得的航攝照片編號 E153654C
EXTRACT PLAN PREPARED ON 11.1.2023
BASED ON AERIAL PHOTO No.
E153654C TAKEN ON 8.3.2022 BY
LANDS DEPARTMENT

擬議填塘工程，以作准許的農業用途
新界元朗流浮山輞井圍丈量約份第129約地段第1169號
PROPOSED FILLING OF POND FOR PERMITTED AGRICULTURAL USE
LOT 1169 IN D.D.129, MONG TSENG WAI, LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/447

圖 PLAN
A-3



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

本圖於2023年1月10日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 10.1.2023
BASED ON SITE PHOTO
TAKEN ON 4.11.2022

實地照片 SITE PHOTOS

擬議填塘工程，以作准許的農業用途
新界元朗流浮山輞井圍丈量約份第129約地段第1169號
PROPOSED FILLING OF POND FOR PERMITTED AGRICULTURAL USE
LOT 1169 IN D.D.129, MONG TSENG WAI, LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/447

圖 PLAN
A-4a



實地照片 SITE PHOTOS

本圖於2023年1月11日擬備，所根據的資料為攝於2022年11月4日的實地照片
PLAN PREPARED ON 11.1.2023
BASED ON SITE PHOTOS
TAKEN ON 4.11.2022

擬議填塘工程，以作准許的農業用途
新界元朗流浮山輞井圍丈量約份第129約地段第1169號
PROPOSED FILLING OF POND FOR PERMITTED AGRICULTURAL USE
LOT 1169 IN D.D.129, MONG TSENG WAI, LAU FAU SHAN,
YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-LFS/447

圖 PLAN
A-4b

Extract of Minutes of the RNTPC Meeting held on 3.2.2023

Agenda Item 41

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-LFS/447 Proposed Filling of Pond for Permitted Agricultural Use in “Village Type Development” Zone, Lot 1169 in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long
(RNTPC Paper No. A/YL-LFS/447)

Presentation and Question Sessions

136. With the aid of some plans, Mr Eric C.Y. Chiu, STP/TMYLW, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

137. A Member enquired whether New Territories Exempted Houses (NTEH)/Small House (SH) within the subject “Village Type Development” (“V”) zone, which fell within the Wetland Conservation Area (WCA), required planning permission from the Town Planning Board (TPB) and the submission of an ecological impact assessment (EcoIA). In response, Mr Eric C.Y. Chiu, STP/TMYLW, explained that ‘House (NTEH)’ development was always permitted within the “V” zone, while filling of land/pond required planning permission from the TPB. Besides, except for some local and minor uses, an EcoIA would need to be submitted in accordance with the Town Planning Board Guideline No. 12C for Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance. For a previously approved application No. A/YL-LFS/216 for pond filling for a permitted NTEH, the applicant had submitted a drainage proposal and an ecological appraisal report to address the concerns from relevant departments.

138. In response to the same Member’s observation that the application site was covered by vegetation, Mr Eric C.Y. Chiu, STP/TMYLW, clarified that according to the information provided by the applicant and a recent site visit conducted by PlanD, the vegetation was overgrown above a pond of about 1m in depth.

139. The Chairman supplemented that filling of pond within the subject “V” zone required planning permission from the TPB, so as to ensure that there would not be any adverse drainage impact on the surrounding area. However, the applicant failed to demonstrate there would be no adverse drainage impact on the surrounding area and the Drainage Services Department had adverse comments on the application from drainage aspect. The Agriculture, Fisheries and Conservation Department also did not support the application from fishery and nature conservation viewpoints.

Deliberation Session

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

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

Annex C of TPB
Paper No. 10900

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/YL-LFS/447

By Email

fibiipc@gmail.com

17 February 2023

FiBi International Project Consultancy Co. Ltd.
Unit 501, 5/F, Belgian Bank Building
721-725 Nathan Road
Mong Kok, Kowloon
(Attn.: Mr. Chan)

Dear Sir/Madam,

Proposed Filling of Pond for Permitted Agricultural Use in “Village Type Development” Zone, Lot 1169 in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long

I refer to my letter to you dated 19.1.2023.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

- (a) the proposed pond filling, which falls within the Wetland Buffer Area, is not in line with the TPB Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that the “no-net-loss in wetland” principles are not complied with, and you fail to demonstrate that the proposed pond filling would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland within the Wetland Conservation Area; and
- (b) you fail to demonstrate that the proposed pond filling would not have adverse drainage and landscape impacts on the surrounding areas.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.info.gov.hk/tpb/tc/meetings/RNTPC/Agenda/712_rnt_agenda.html). A copy of the TPB Paper in Chinese in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 3.2.2023, in both English and Chinese, are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 10.3.2023). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Town Planning Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Town Planning Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Eric Chiu of Tuen Mun & Yuen Long West District Planning Office at 2158 6288.

Yours faithfully,



(Leticia LEUNG)
for Secretary, Town Planning Board

(With Chinese Translation)



日期：07-03-2023

編號：FBI-PLMTW-PO20220926

致：北角規劃署秘書處

地址：香港北角渣華道333號北角政府合署15樓規劃署

親身

尊敬的先生/女士，

有關TPB/A/YL-LFS/447：

我司，菲比國際項目顧問有限公司，作為地段所有人的代表知新界元朗流浮山輦井園丈量約份第 129 約地段第 1169 號特此申請批准根據<<城市規劃條例>>第17(1)條的條款及條件向城規會提交申請對有關決定進行覆核。

為了方便你們考慮我們的申請，我附上以下供你們參考的文件，如果你們有任何疑問，

請致電 [REDACTED] 聯絡我們的Billy Chan 先生。

1. 回覆有關：
 - 1.1 種植位置用途及填塘後對環境影響
 - 1.2 場地種植品種
 - 1.3 排水問題
 - 1.4 漁農署問題
2. 現場相片及排水圖
3. 建議用於農業用途詳細平面圖
4. 渠務報告



Billy Chan

Project Manager

電話：[REDACTED] 網頁：<https://www.fibiinternational.com/> Email: fibi@fibi.com
公司地址：Unit 501,5/F, Belgian Bank Building No.721-725 Nathan Road, Mong Kok, Kowloon

回覆有關種植位置用途及填塘後對環境影響:

申請位置主要供村民使用,種植區是給予村民可自己種植自己使用,休閒區是給予村民休閒娛樂及種植花朵,花朵可令環境美化及吸引更多觀賞,所以填塘後將更加優美不會對環境有影響。

場地種植品種: 1 優遁草

2 卡帕草

3 蕃茄

4 蘿白

5 蕃薯

6 花卉

7 蔬菜

回覆有關排水問題:

申請位置只有一條雨水渠接駁到池塘裏,其收集的雨水量已經顯示在渠務報告中;並且直接流入建議關水渠及流向出水口。

現時申請位置的儲水高度沒有改變,在下雨情況下,雨水只是直接從現有出水口流落現有排水系統,而沒有滿溢,因此下游排水系統沒有改變及影響。

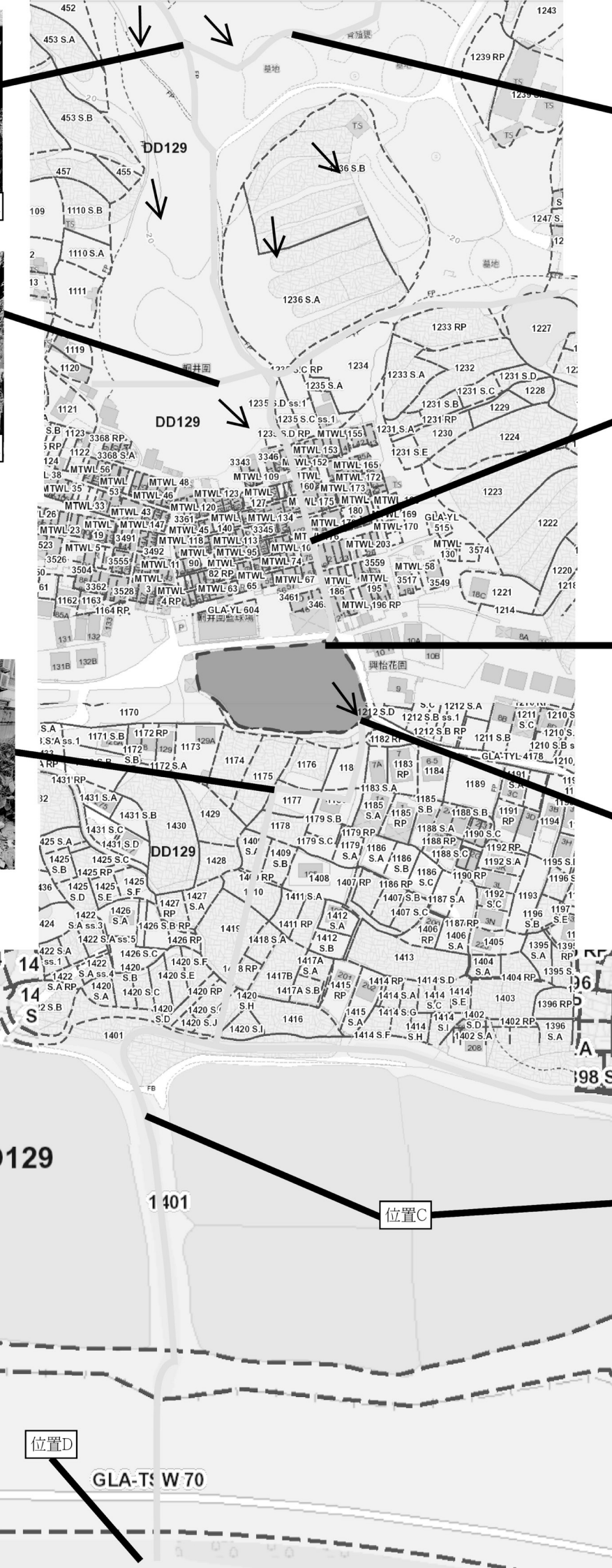
申請位置上游有一條1米闊去水道(附圖A),在雨水大的時候已從上游去水道向南面及北面流走,所以到申請位置水量不多,根據計算水量到申請位置足夠應付負荷。

鄉村排水渠至申請位置只有1個,面積是6吋闊渠(附圖B),水量並不多。

申請位置下游有2條1米闊去水道(附圖C)接駁至一條1.5米闊去水渠(附圖D),根據計算水量足夠應付額外水流。

回覆有關漁農署問題:

申請位置長年荒廢,環境惡劣,在香港養魚業營運十分困難,村民亦沒有養魚經驗及申請位置主要給村民享用不是用作營運,村民亦不同意用作養魚之用,養魚對村民沒有實際用途亦不能令村民享有使用這土地權利。



位置A

位置A

位置A

位置A

位置B

位置C

位置D

排水渠

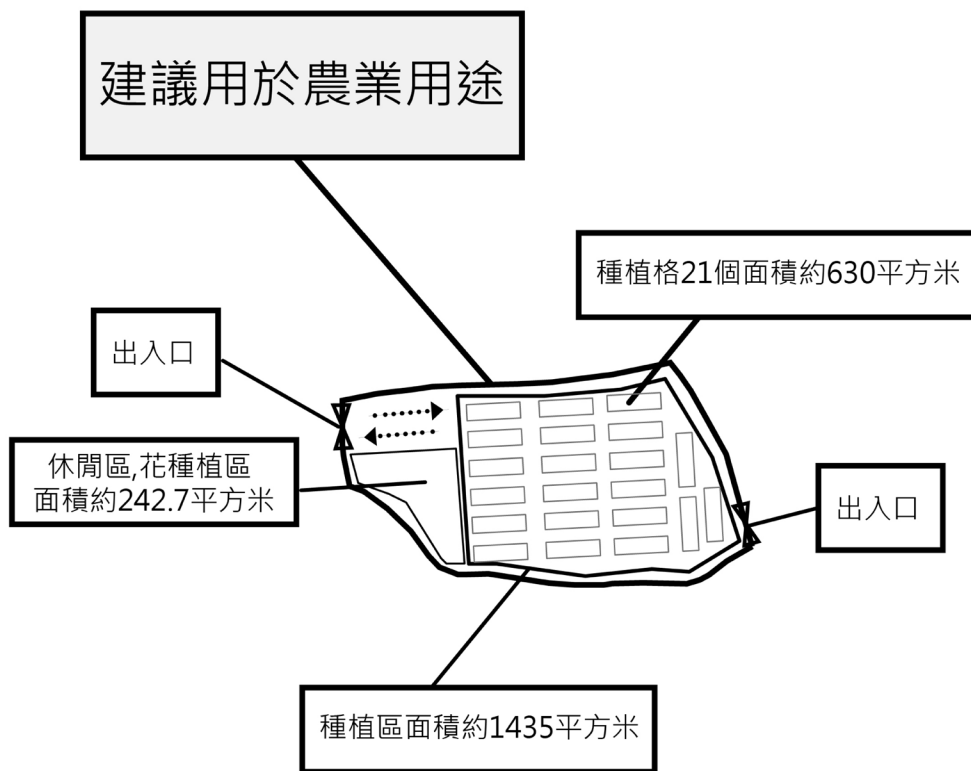
← 水流方向

DD129

1 401

GLA-TS W 70

126



Project 項目名稱： 擬議填塘以作准許的農業用途， 新界元朗流浮山輞井圍丈量約 份第129約地段第1169號	Remarks 備註：		
	Drawing Title 圖紙標題： 建議用於農業用途	Drawing No 圖紙號： 圖4	Scale 比例：

TANG MO PUN TONG

支持信

新界元朗流浮山輞井圍丈量約份第 129 約地段第 1169 號土地
擬議填塘工程，以作准許的農業用途

我們是輞井圍村民，我們希望可以將魚塘填平提供給村民使用。

[illegible]

Application No. A/YL-LFS/447

Project Location: Lot 1169 in D.D.129, Mong Tseng Wai, Lau Fau Shan, Yuen Long, New Territories

Response to Comment from Drainage Services Department

Comment	Response
The Applicant is required to firstly provide diversion proposal to the existing discharge.	See attachment “Existing Drainage Diversion Proposal (MTD02)” & Proposed Drainage Layout (MTW/SK002).
, and secondly, assess the effect to the area after the pond is filled.	See attachment “Existing Drainage Diversion Proposal (MTD02)” & Proposed Drainage Layout (MTW/SK002).

Stormwater Drainage Design

For

Filled up the Existing Pond Works in Lot 1169 in DD129

Mong Tseng Wai Village, Yuen Long, N.T.

Project : Filled up the Existing Pond Works in Lot 1169 in DD129 Application Site Area Drainage Design	Date	File No: MTD01
	7/12/2022	Sheet No. 1 of 5

1. Equations and Assumptions

1.1 Surface drainage design is in accordance with Geotechnical Manual for Slopes (2nd Edition, 1984).

1.2 Slope drainage is designed to a frequency of 1 in 200 rainfall return period.

1.3 Time of Concentration = time of entry + time of flow
i.e. $t_c = t_e + t_f$

1.4 Time of entry is calculated based on the modified form of Bransby-Williams Equation:

$$t_e = 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

Eqn. 8.2
Geotechnical
Manual for Slopes

where t_e = time of entry (min) ,
A = area of catchment (m^2) ,
H = average fall (m per 100m) from the summit of catchment to the point of design,
L = distance in metre measured on the line of natural flow between the design section and that point of catchment from which water would take the longest time to reach the design section (m)

1.5 Time of flow is calculated from the measured water flow length in channel divided by the assumed flow velocity.

i.e. $t_f = w / v$
where t_f = time of flow (min) ,
w = measured water flow length in channel (m) ,
v = assumed water flow velocity (m/s)

Geotechnical
Manual for
Slopes (p. 96)

1.6 Runoff coefficient for the slope is assumed to be 1.0 for vegetated ground surface.

1.7 Peak stormwater is determined by the "Rational Method" using the following formula:

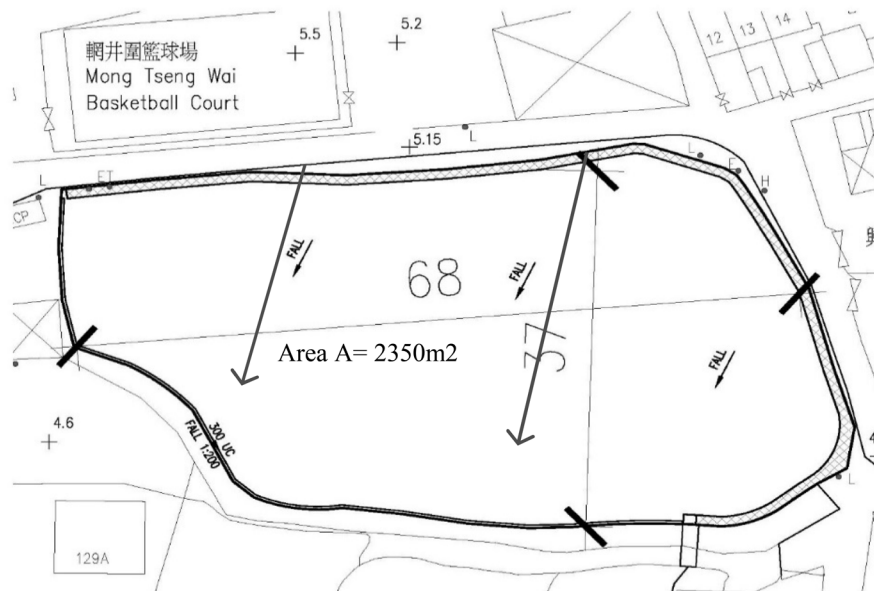
$$Q = KiA/60$$

Eqn. 8.7
Geotechnical
Manual for Slopes

where Q = maximum runoff (litres/min) ,
K = runoff coefficient (K = 1.0) ,
i = design mean intensity of rainfall (mm/hr) ,
A = area of catchment (m^2) .

2. Catchment Area

The catchment area for the design of surface channels is shown below :



3. Checking requirement width by rainwater through between Lot 1169

a. Catchment Area A to Proposed Drainage (375 UC)

$$\begin{aligned} \text{Area } A &= 2370 \text{ m}^2 \\ L &= 68 \text{ m} \end{aligned}$$

$$\delta h = 4.7 - 4.5 = 0.2 \text{ m}$$

$$H = 0.2 * 100 / 68 = 0.29 \text{ m} \quad (\text{average fall per 100m run})$$

$$t_c = 0.14465 \times 68 / (0.29^{0.2} \times 2370^{0.1}) = 5.793 \text{ min}$$

$$\text{For } t_f, w = 37 \text{ m}, v = 2 \text{ m/s} \quad (\text{assumed})$$

$$t_{f1} = 37 / (2 \times 60) = 0.308 \text{ min}$$

$$t_1 = 5.793 + 0.308 = 6.101 \text{ min}$$

$$\text{From rainfall curve, use } t = 6.1 \text{ min}$$

$$\begin{aligned} i_{50} &= 330 \text{ mm/hr} \\ K &= 1 \end{aligned}$$

Fig. 1, TGN 30

Flow for 200 years return periods,

$$Q_{200} = 1 * 330 \times 2370 / 60 = 13035 \text{ litres/min}$$

$$\text{Drop of channel} = 4.700 - 4.325 = 0.38 \text{ m}$$

$$\text{Gradient} = 0.38 / 37 = 1 \text{ in } 98$$

$$\text{Proposed channel size} = 375 \text{ UC}$$

$$\text{Capacity} = 20000 > Q_{200} \quad \text{OK}$$

$$\text{Read } v_{\max} = 1.9 \text{ m/s} < 4 \text{ m/s} \quad \text{OK}$$

Therefore, used 375mm UC is adequate for catchment Area of A.

Fig. 8.7

Geotechnical
Manual for Slopes

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 30 (TGN 30)
New Intensity-Duration-Frequency Curves for Slope Drainage Design

Issue No.: 1	Revision: -	Date: 21.3.2011	Page: 3 of 4
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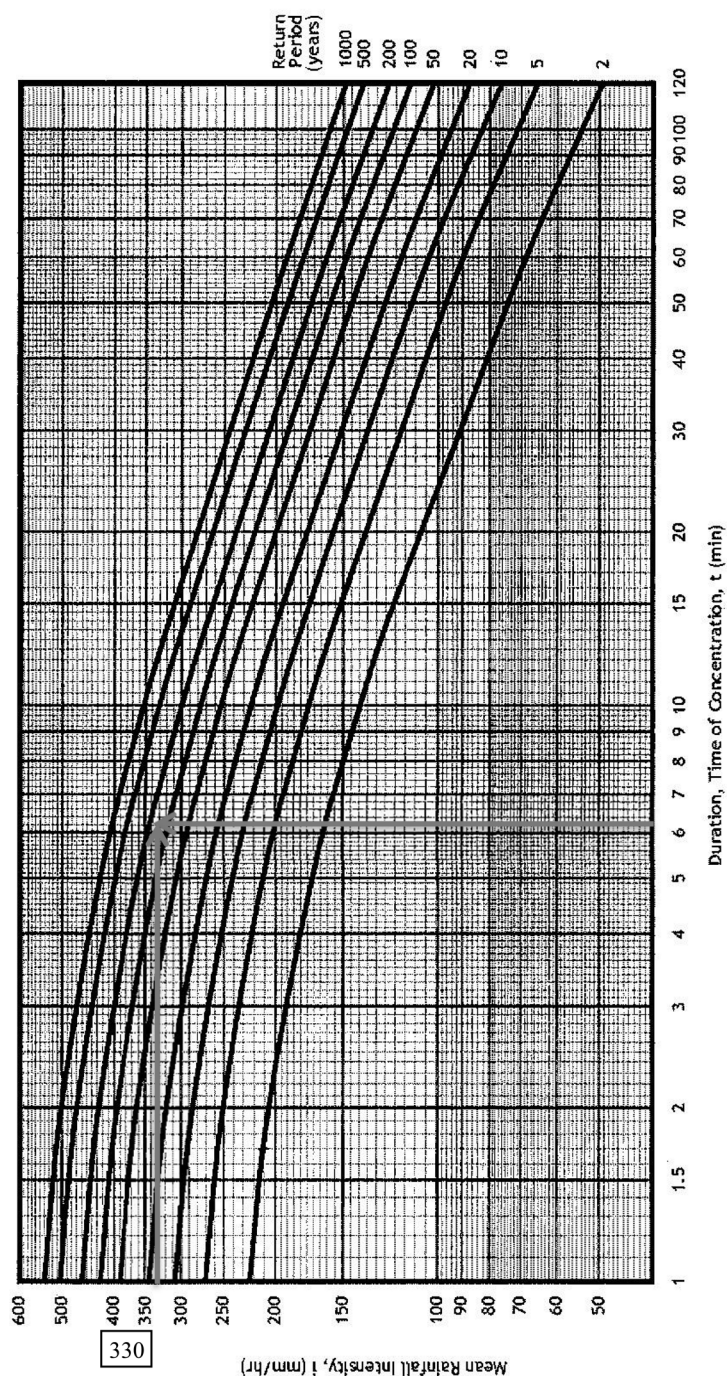


Figure 1 – New Intensity-Duration-Frequency (IDF) Curves (Tang & Cheung, 2011)

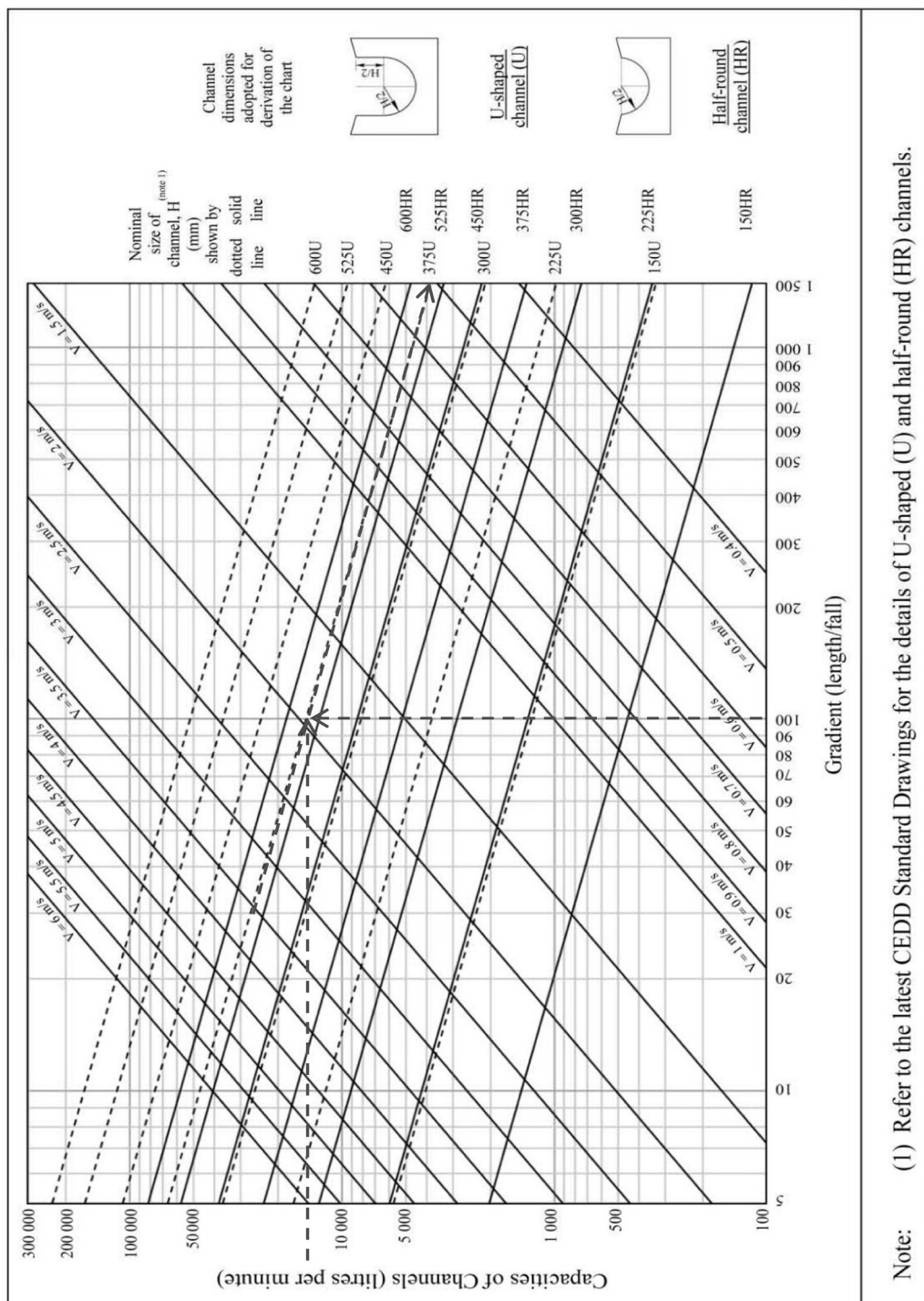
Note: These IDF curves are to supersede those given in Figure 8.2 of the Geotechnical Manual for Slopes (GCO, 1984).

Geotechnical Engineering Office, Civil Engineering and Development Department
The Government of the Hong Kong Special Administrative Region

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	<u>Existing Drainage Diversion Proposal</u>		1 of 3

Introduction

Due to there are many small houses/ village drains connected to the pond. But the current condition of the existing pond was filled by soil and grew many grass, so the existing drains may be block and the existing pond is not actual function as a retention area during rainfall. Furthermore, there will be proposed a channel along the edge of the pond to provide diversion of the existing discharge to existing outlet. Details refer to Drawing MTW/SK002.

Assumption

The proposed channel will be collected stormwater from upper part of the village drains. The details calculation will be referred to the assessment report.

Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	<u>Drainage Impact Assessment Report</u>		2 of 3

Background

Due to the proposed fill-up pond development in Lot 1169, the local existing drainage system will be affected. A section of existing pond collecting the surface runoff from existing village houses and sloping ground is proposed to be diverted locally to suit the development. This report is to briefly assess the impact to the existing drainage system arising from the development and provide the drainage proposal to mitigate the drainage impact to support the application of the proposed fill-up pond development. Details refer to Drawing MTW/SK001.

Objective

Determine the existing drainage condition & impact arising from the development and verify the adequacy of the downstream drainage to cater for the additional runoff in the proposed condition.

Methodology

1. Determine the catchment areas of the section of existing drainage channel adjacent to Lot 1169 to be affected.
2. Determine the runoff directions and land uses to assign suitable runoff coefficients to the catchments.
3. Determine the rainfall intensity for the catchments.
4. Determine the runoff by Rational Method as advised in the Stormwater Drainage Manual (SDM).
5. Determine the capacity of the affected channel.

1. Determine the Catchment for the Downstream Drainage

Refer to MTWSK001 for the existing catchment plan.

As shown, the catchment areas of the upper part village houses to be affected is 8,200 meter square.

2. Determine the Rainfall Intensity for the Catchment

- 2.1. Determine the Rainfall Intensity for the Catchment of the affected channel.

SDM

Table 3 storm constants:

return period	2	5	10	20	50	100	200	500	1000
a =	499.8	480.2	471.9	463.6	451.3	440.8	429.5	414.0	402.1
b =	4.26	3.36	3.02	2.76	2.46	2.26	2.05	1.77	1.55
c =	0.494	0.429	0.397	0.369	0.337	0.316	0.295	0.269	0.251

time of concentration (t_d) = natural flow time (t_0) + channel flow time (t_f)

SDM

Cl.7.5.2

$$t_0 = 0.14465 \frac{L}{H^{0.2} A^{0.1}}$$

For the affected channel section:

distance (L) = 131 m

average slope (H) = (change in height)/L

H = (20 - 5.1) / 131

H = 11.37%

area of catchment (A) = 8200 m² = 0.0082 km²

t_0 = 4.75 min

t_f = time of flow (which is assumed to be zero for conservative checking)

t_f = 0 min

t_d = 4.75 min

SDM

Cl. 4.3.2

$$i = \frac{a}{(t_d + b)^c}$$

where i is the rainfall intensity

return period

i =	2	5	10	20	50	100	200	500	1000
	175	215	245	275	310	340	370	400	420

mm/hr

3. Determine Existing Flow to the affected channel

SDM

Cl. 7.5.2

$$Q = 0.278i \sum_{j=1}^m C_j A_j$$

where m is the number of subcatchments

refer to MTWSK001 for the existing catchment plan

Project :	Filled the Existing Pond in Lot 1169 in DD129, Mong Tseng Wai	Date	File No: MTD02
	in Yuen Long, N.T.	1/12/2022	Sheet No.
Title:	<u>Drainage Impact Assessment Report</u>		3 of 3

Assumptions

- SDM The whole catchment can be described by three types of catchment characteristics:
1. Grassland & paved.
 2. Grassland catchment shall take a runoff coefficient of 0.35 as taken from the higher end of 0.35 "Steep Grassland". C=0.25.
 3. Paved catchment shall take a runoff coefficient of 0.95 as taken from the higher end of "Concrete".

3.1. Summary of Existing Flow in the affected section of the channel in different return period

For the section of the channel to be affected

Return Period	Existing Flow (m ³ /s)
2	0.14
10	0.20
50	0.25
200	0.30

4. Proposed Diversion for the affected section of channel

$$Q = A \frac{R^{1/6}}{n} \sqrt{RS} f$$

Use the Manning Equation to Determine the Drainage Capacity

Refer to Drawing No. MTW/SK002, the alignment of proposed channel is indicated to suit for the proposed fill-up pond development. The proposed diversion comprise of 110m concrete rectangular channel. The channel size and the capacity check are as follows.

Assumptions:

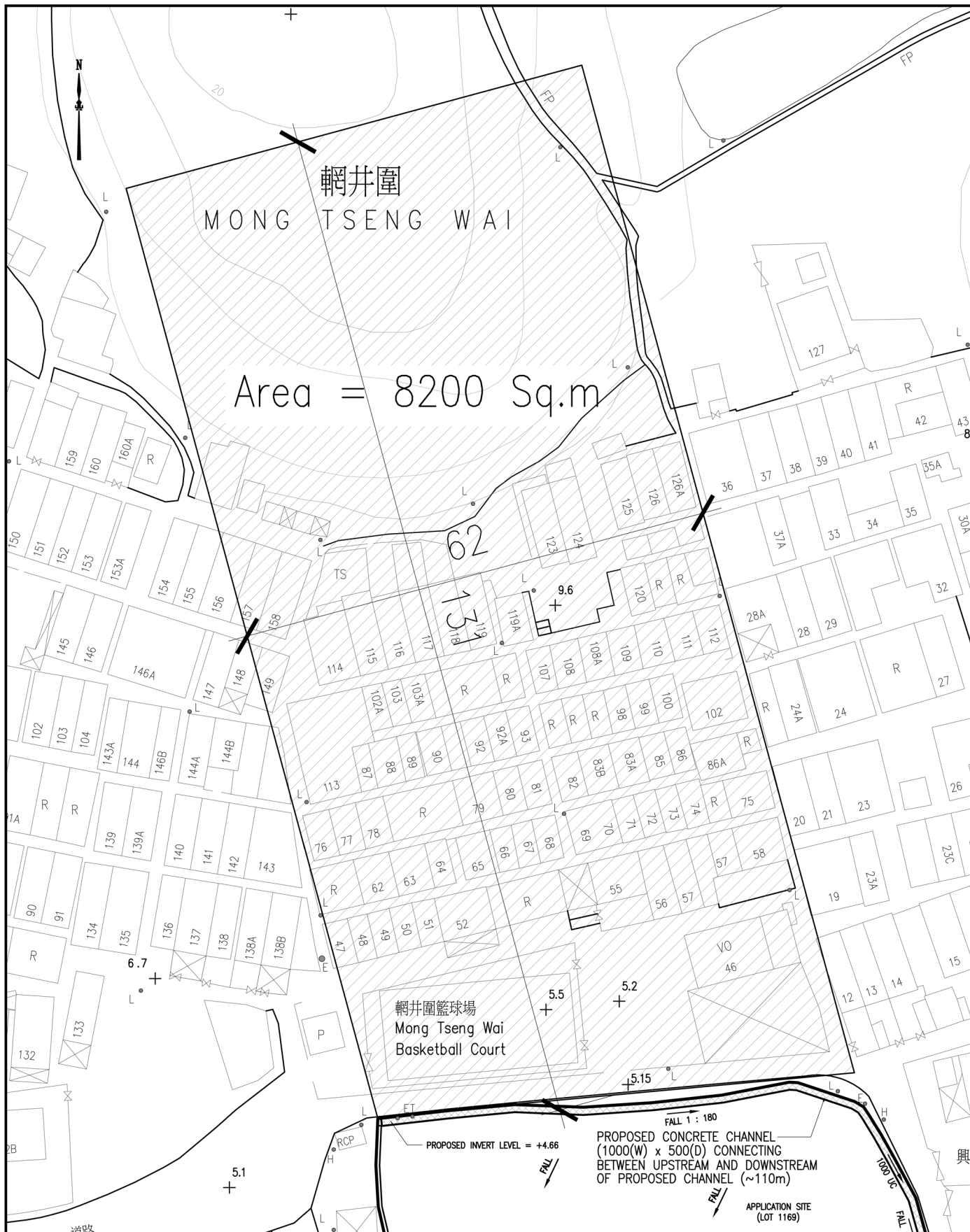
1. Roughness coefficient of proposed channel, n is 0.03
2. Both ends of the proposed channel will connect with existing outlet, the channel gradient would be a little bit flatter, say 1 in 180


Full-bore capacity of the proposed channel section

$$\begin{aligned}
 \text{Channel Width} &= 1000 \text{ mm} = 1 \text{ m} \\
 \text{Channel Depth} &= 500 \text{ mm} = 0.5 \text{ m} \\
 \text{Hydraulic Gradient, } S_f &= 0.0056 \\
 \text{Gradient 1 in} &= 180 \\
 A &= 0.5 \text{ m}^2 \\
 P &= 2 \text{ m} \\
 R &= 0.25 \text{ m} \\
 \text{Full bore capacity} &= 0.493 \text{ m}^3/\text{s}
 \end{aligned}$$

The capacity of the proposed channel is larger than the highest capacity of Return Period 1 in 200 (0.30 m³/s).

As shown above, the capacity of the proposed diversion (1.0m (W) x 0.5m (D) concrete channel) can provide full-bore capacity of not less than the existing pond capacity which can have 1 in 200 years protection level. Therefore, we conclude the proposed diversion is acceptable as there should be no adverse drainage impact to the drainage system due to proposed fill-up pond development.



 利安設計工程有限公司 LEON Design Engineering Limited	Title CATCHMENT PLAN OF EXISTING CHANNEL TO BE AFFECTED		Drawing No. MTW/SK001
<small> 新界屯門龍地電子園205號 No. 205 Tuen Tsz Wai, Lam Tei, Tuen Mun, N.T. Tel: 2328 7060 Fax: 2328 7080 E-mail: leonlimited@gmail.com </small>	Drawn by PT	Job No.	
Project: FILLED UP EXISTING POND FOR PLANTING AT LOT 1169 IN D.D. 129, MONG TSENG WAI, YUEN LONG, N.T.	Checked PT	Date NOVEMBER 2022	
	Cad Ref. L1169-D01	Scale N.T.S.	

TANG MO PUN TONG

支持信

新界元朗流浮山輞井圍丈量約份第 129 約地段第 1169 號土地
擬議填塘工程，以作准許的農業用途

我們是輞井圍村民，我們希望可以將魚塘填平提供給村民使用。

數目	姓名	香港身份証號碼 (前頭4英文字連號碼)	簽名	日期	職務
1	鄧景陽			9-3-2023	村民
2	林 崑			9-3-23	村民
3	鄧華堅		鄧華堅	10-3-23	村民
4	鄧南相			10-3-23	村民
5	鄧振林		Alan	10-3-23	村民
6	陳禮明		Alex	10-3-23	村民
7	薛炳就		就	11-3-23	村民
8	鄧炳釗		鄧炳釗	11-3-23	村民
9	鄧德生		鄧	11-3-23	村民
10	鄧仁芳		鄧仁芳	11-03-23	村民
11	鄧福祥		鄧福祥	12-03-23	村民
12	陳桂英		陳桂英	12-03-23	村民
13	胡轉弟		胡轉弟	12-03-23	村民
14	黃炳臣			12-3-23	村民

TANG MO PUN TONG

支持信

新界元朗流浮山輞井圍丈量約份第 129 約地段第 1169 號土地
擬議填塘工程，以作准許的農業用途

我們是輞井圍村民，我們希望可以將魚塘填平提供給村民使用。

數目	姓名	香港身份証號碼 (前頭4英文字連號碼)	簽名	日期	職務
15	鄧國強		Ben	12-03-23	村民
16	簡瑞英		Kay	12-03-23	村民
17	黃渭清		黃渭清	12-03-23	村民
18	黃月杏		杏	12-03-23	村民
19	黃服曹		黃服曹	12-03-23	村民
20	鄧南盛		(Signature)	13-03-23	村代表
21					
22					
23					
24					
25					
26					
27					
28					

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

Approved Applications

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC/TPB)</u>	<u>Approval Conditions</u>
1	A/YL-LFS/58	Proposed Pond Filling (for New Territories Exempted House)	V	25.8.2000	(1) and (14)
2	A/YL-LFS/72	Proposed Pond Filling (for New Territories Exempted House and Agricultural Use)	V	3.8.2001	(2) and (14)
3	A/YL-LFS/216	Proposed Pond Filling for Permitted New Territories Exempted House	V	1.2.2013 (on Review)	(2) to (13) and (15)

Approval Conditions:

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

- (12) No pond filling on the site would be allowed until the landscape proposal had been submitted.
- (13) Implementation of the landscape proposal.
- (14) Validity Clause.
- (15) Revocation Clause.

Rejected Application

	<u>Application No.</u>	<u>Applied Use(s)/Development(s)</u>	<u>Zoning(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Rejection Reasons</u>
1	A/YL-LFS/463	Proposed Filling of Pond and Filling of Land for Permitted Houses (New Territories Exempted Houses - Small Houses)	V	5.5.2023	(1) & (2)

Rejection Reasons:

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



長春社 Since 1968

The Conservancy Association

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

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

13 樓 1305-6 室

電子郵件 E-mail: cahk@cahk.org.hk

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

網址 Website: www.cahk.org.hk

11th April 2023

R-2

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



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

Dear Sir/Madam,

Comments on the Section 17 Review of TPB's Section 16 Decision No. A/YL-LFS/447

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

1. No details on the proposed agricultural use

With reference to the submission, no detailed plan, such as farming methods, farm operation and management, filling materials for the proposed pond filling activities, etc., are available to justify the proposed agricultural use. We are concerned that whether genuine agricultural activities would be resulted in this application site.

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

According to application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the intention of WBA is *"to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds"*. However, the applicant fails to demonstrate that the proposed pond filling would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland within the Wetland Buffer Area and Wetland Conservation Area. The proposed pond filling activities still failed to fulfill the "no-net-loss in wetland" principles under TPB PG-No. 12C.



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3. Adverse environmental impacts

We worry that there would be several potential adverse environmental impacts caused by the application:

- Potential impact brought by additional works: From Drawing 2, we would assume that some pipe works surrounding the application site would be proposed for drainage purpose (Figure 1). However, we cannot see associated works such as land excavation has been mentioned in the application. We worry that all the above would cause both direct and indirect environmental impacts in the application site and its surrounding area.
- Potential wastewater discharge during operation phase: With reference to Stormwater Drainage Design provided by the applicant, existing drainage outlet and outfall would be formed in the south of the application site. We are concerned about that wastewater accumulated, mostly from sewage effluent in adjacent village settlements, would end up in discharging into those fish ponds within the Wetland Conservation Area.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



長春社 Since 1968

The Conservancy Association

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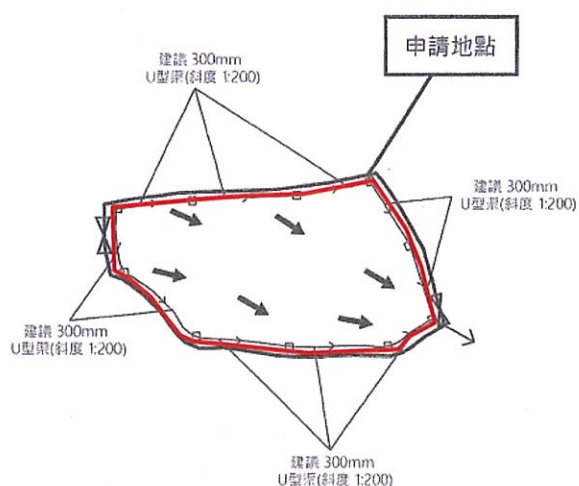
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Figure 1 Some pipe works (marked in red) surrounding the application site would be proposed for drainage purpose.



致：香港北角渣華道 333 號
政府合署 15 樓
香港城市規劃委員會秘書處

敬啟者，

有關反對：覆核規劃申請編號：A/YL-LFS/447

申請擬議填塘工程，以作准許的農業用途

地點：元朗流浮山輞井圍丈量約份第129約地段第1169 號(部分)

就上述標題申請，我們提出反對理據如下：

- (一) 擬議發展地點落在濕地緩衝區範圍，與地帶不協調；
- (二) 擬議填土面積擴闊數倍，與四周環境不協調，擴充越大，負面影響更大；
- (三) 擬議發展包括填土，挖土等等工程會影響周邊環境；及
- (四) 填土導致囤積雨水/污水，破壞自然生態環境；
- (五) 申請沒有標明如何處理填土後，確保四周環境不受負面影響；
- (六) 申請沒有確保填土後耕種，施肥等等不會引致蚊患及污染；
- (七) 擬議發展造成環境滋擾、破壞景觀等；及
- (八) 申請並沒有提供測量、排水、排污、生態等等...相關評估報告，以釋疑慮；
- (九) 擬議填塘對毗連土地/住宅/魚塘及 C.A 自然保護區造成負面影響，包括排水及排污等等...；
- (十) 擬議申請等於破壞/毀滅魚塘的自然生態環境；
- (十一) 對附近道路交通網絡構成嚴重影響；
- (十二) 改劃地帶用途申請，會對整區同類型立下不良先例。

此致

關注連線

日期：二零二三年四月十日

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



Re: A/YL-LFS/447 DD 129 Mong Tseng Tsuen Pond Filling
06/04/2023 02:59

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Rejected 3/2/23

As shown on the agriculture layout plan at Drawing A-2, about 1,435m² (or 61%) of the Site would be used for agricultural use. No information on the agricultural use to be carried out at the Site, as well as the use of the remaining area of the Site (about 920m² or 39%) has been provided in the submission

DAFC: The Site falls within WBA and mainly comprises an abandoned fishpond overgrown with wetland plants, forming a marsh habitat.

The pond is also ecologically connected to an agricultural land to the south and further to the ponds within WCA. The proposed pond filling would result in a loss in wetland and may cause ecological impacts to the wetland habitats in the vicinity of the Site.

There are also drainage issues.

Absolutely no justification to review.

Mary Mulvihill

From

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

Date: Thursday, 24 November 2022 2:58 AM CST

Subject: Re: A/YL-LFS/325 DD 129 Mong Tseng Tsuen Pond Filling

A/YL-LFS/447

Lot 1169 (Part) in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long

Site area : 2,355m²

Zoning : "VTD"

Applied Development : Filling of Pond

Dear TPB Members,

So mega RC Village Office did not hack it and application was withdrawn. But

pond has been filled in anyway.

Members should question when this was carried out and if any enforcement order was issued.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Thursday, 19 July 2018 2:30 AM CST
Subject: A/YL-LFS/325 DD 129 Mong Tseng Tsuen VillageOffice

A/YL-LFS/325
Lot 1169 (Part) in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long
Site area : 2,332m²
Zoning : "VTD"
Applied Development : Rural Committee Village Office

Dear TPB Members,

This is a very large office for a small community. It would take over land that could accommodate 20 NET houses.

No information has been given with regard to the demand for NET houses and the number of sites available in the village.

Members must question if this development would encourage applications to enlarge the village onto AG and GB sites in years to come under the excuse that there is no land left for village houses.

Mary Mulvihill

致：香港北角渣華道 333 號
政府合署 15 樓
香港城市規劃委員會秘書處

敬啟者，

有關反對：覆核規劃申請編號：A/YL-LFS/447

申請擬議填塘工程，以作准許的農業用途

地點：元朗流浮山輞井圍丈量約份第129約地段第1169 號(部分)

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- (三) 擬議發展包括填土，挖土等等工程會影響周邊環境；及
- (四) 填土導致囤積雨水/污水，破壞自然生態環境；
- (五) 申請沒有標明如何處理填土後，確保四周環境不受負面影響；
- (六) 申請沒有確保填土後耕種，施肥等等不會引致蚊患及污染；
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- (八) 申請並沒有提供測量、排水、排污、生態等等...相關評估報告，以釋疑慮；
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- (十) 擬議申請等於破壞//毀滅魚塘的自然生態環境；
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- (十二) 改劃地帶用途申請，會對整區同類型立下不良先例。

此致

日期：二零二三年四月十日

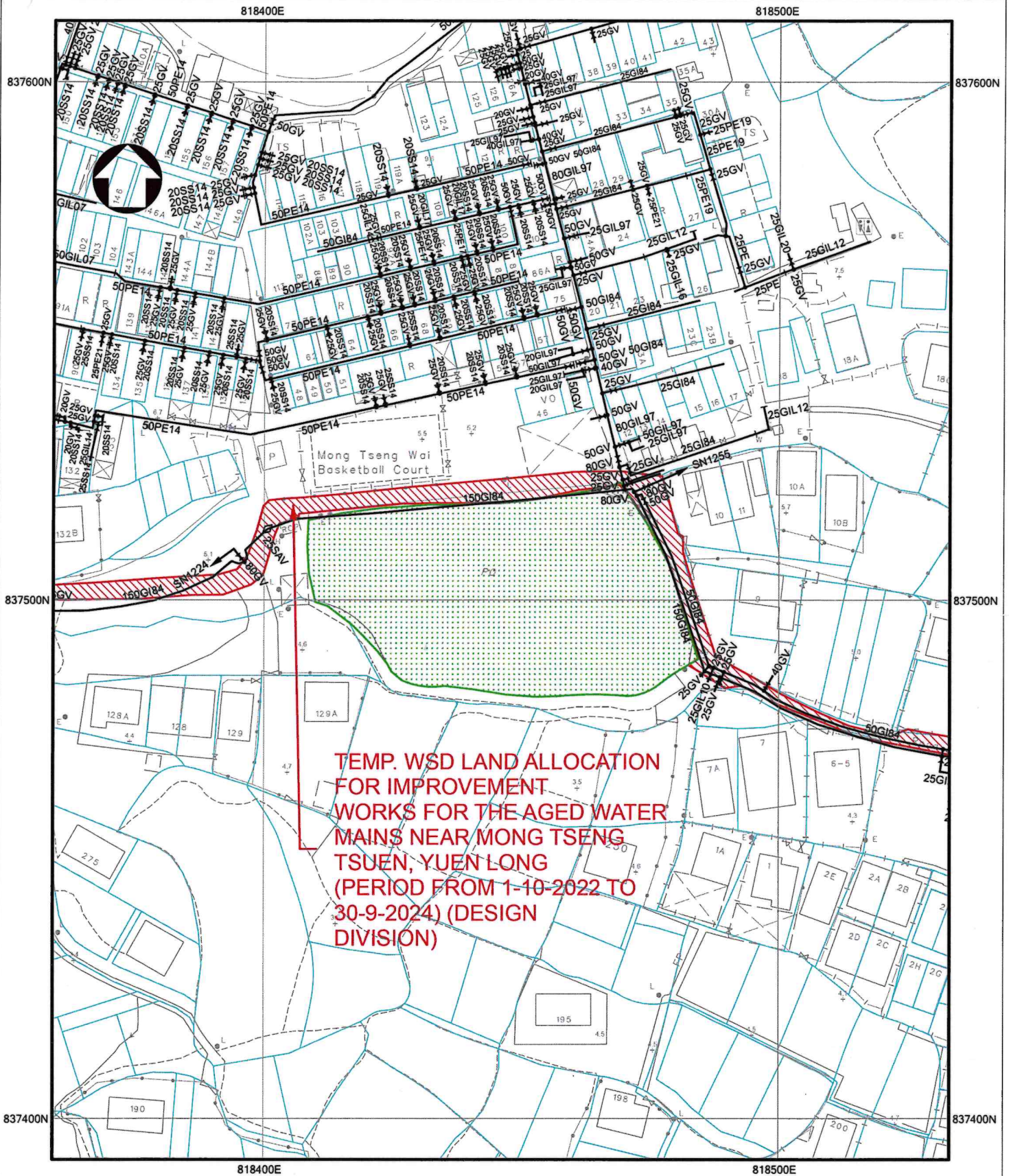
Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- (c) to note that comments of the Director of Environmental Protection (DEP) that the pond should not be filled with construction waste. It is the applicant's responsibility to comply with all relevant environmental legislations during construction and operation of the project. The applicant is also advised to follow the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) to minimise the environmental impacts during the construction stage;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant is required to conduct thorough study or survey to identify all existing discharge points to the Site. The applicant is also required to demonstrate with hydraulic calculation that the downstream capacity of the existing drainage system will be sufficient to cater for the additional flow from the Site as well as the conveyed surface runoff from existing village drainage system;
- (e) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that for any waste generated from the activity/operation, the applicant should arrange disposal properly at their own expenses. It shall be the due diligence of the applicant to make every effort to take precautionary measures within the private lots and on related activities to prevent mosquito breeding and rodent infestation. Authority conferred by relevant legislation would be executed by the Food and Environmental Hygiene Department (FEHD) where situation warrants. The mosquito prevention and control work at public place would be conducted by FEHD regularly. These included but not limited to conducting fogging operations, spraying larvicide and distributing anti-mosquito promotional leaflets to villagers. A cold store licence must be obtained from DFEH for the food business which involves the storage of articles of food under refrigeration in any warehouse in the territory before commencement of such business. Subject to the actual mode of operation in the Cold Storage, the following licences may be involved:
 - (i) Cold Store Licence for storage of food under refrigeration before delivery to other outlets;
 - (ii) Fresh Provision Shop Licence in case sale of fresh, chilled or frozen beef, mutton, pork, reptiles (including live reptiles), fish (including live fish) or poultry (including live poultry) (including wholesale and retail) is involved. (In case that the farm products will be sold at the Site are vegetables and fruits only, the fresh provision shop licence is not required); and
 - (iii) Food Factory Licence if processing of food products (such as cutting, repackaging, etc.) will be carried on.

If only storage of food under refrigeration in the cold storage without involving any sale of fresh commodities nor processing of food, a Cold Store Licence is sufficient;

- (f) to note the comments of the Commissioner for Transport (C for T) that the local track leading to the Site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the local track for using it as vehicular access to the Site;
- (g) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains. The access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Deep Bay Road;
- (h) to note that comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB) to assess the possible impacts on the Entrance Gate at Mong Tseng Wai (the Graded Structure) arising from the proposed development, and to formulate appropriate mitigations, protective and/or monitoring measures to ensure that no adverse impacts, both visually and physically, will be made to the Graded Structure;
- (i) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
 - (i) before any non-exempted site formation works including filling of land are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO; and
 - (iii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
 - (i) existing water mains will be affected as shown on **Annex H**. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works;

- (iii) No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water main shown on **Annex H**; and
- (iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.



- | | |
|--------|--|
| NOTES: | <ol style="list-style-type: none"> 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED. 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM. 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED. 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988. 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE. 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE. 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE. 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE. 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS. 10. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE. |
|--------|--|

SUBJECT SITE



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/2-SW-18C

FILE REF: (10) IN WSD/M/SP 3051/331/111S/18 PT.1

REF. CODE: 15W23M

SHEET 1 OF 1

SCALE 1:1000



水 務 署
Water Supplies Department