

This document is only valid if signed by the Town Planning Board.
The Town Planning Board formally acknowledge
the date of receipt of the application only upon receipt
of the required information and documents.

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
A/YL-TYST/1146 UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A14L-7457/1146
	Date Received 收到日期	- 5 JAN 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)

Civil Engineering and Development Department
土木工程拓展署

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)

Ove Arup & Partners Hong Kong Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots Nos. 1829 S.A ss.2 (part), 1829 S.A ss.3 (part) and 1829 S.A RP (part) in D.D. 121 and Adjoining Government Land, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 85,250 sq.m 平方米 ☒ About 約 ☐ Gross floor area 總樓面面積 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	24,910 sq.m 平方米 ☒ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Green Belt" ("GB")
(f) Current use(s) 現時用途	Vacant land covered by vegetation (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on 28/12/2021 (DD/MM/YYYY)&
於28/12/2021 (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
28/12/2021 (DD/MM/YYYY)&
於28/12/2021 (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 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) <i>For Type (ii) application</i> 供第(ii)類申請	
(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (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	

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

(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

Proposed Service Reservoirs

(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	 2	
Proposed no. of storeys of each block 每座建築物的擬議層數	 1 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
	 13.5 m 米	☒ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms
 請註明房間數目)

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

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

.....

☒ other(s) 其他

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

Proposed Service Reservoirs

 .GFA : not applicable.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

.....

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

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

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

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

Tentatively from 2030 first quarter

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	☐ 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)) ☒ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	☐ (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	☐ (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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 ☐ Please provide details 請提供詳情 No 否 ☒																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 ☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 3,870 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 4.1 m 米 ☒ About 約 ☒ Excavation of land 挖土 Area of excavation 挖土面積 62,180 sq.m 平方米 ☒ About 約 Depth of excavation 挖土深度 19.8 m 米 ☒ About 約 No 否 ☐																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 ☐</td><td>No 不會 ☒</td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 ☐</td><td>No 不會 ☐</td></tr> </tbody> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to the Planning Statement for more details. 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
On water supply 對供水	Yes 會 ☐	No 不會 ☒																													
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Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒																													
Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☐																													

10. Justifications 理由

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

Please refer to the Planning Statement for more details.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



YEUNG WING SHAN, THERESA

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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 香港城市規劃師學會 /

☐ RPP 註冊專業規劃師

MRTPI

Others 其他

on behalf of
代表

Ove Arup & Partners Hong Kong Limited

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

Date 日期

30/12/2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

Ash interment capacity 骨灰安放容量[@]

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 deposited at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Various lots in D.D.121 and adjoining Government Land, Tan Kwai Tsuen, Yuen Long 元朗丹桂村丈量約份第121約多個地段及毗連政府土地		
Site area 地盤面積	85,250 sq. m 平方米	☒ About 約	
	(includes Government land of 包括政府土地 24,910 sq. m 平方米)	☐ About 約	
Plan 圖則	Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 唐人新村分區計劃大綱核准圖編號S/YL-TYST/ 14		
Zoning 地帶	Green Belt ("GB") 綠化地帶		
Applied use/ development 申請用途/發展	Proposed Service Reservoirs 擬議配水庫		
(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	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	2	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	13.5 m 米 ☒ (Not more than 不多於)
		—— mPD 米(主水平基準上) ☐ (Not more than 不多於)
		1 Storeys(s) 層 ☒ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	m 米 ☐ (Not more than 不多於)
		mPD 米(主水平基準上) ☐ (Not more than 不多於)
		Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括 ☐ Exclude 不包括) ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	% ☐ 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 ☐ Not less than 不少於
	Public 公眾	sq.m 平方米 ☐ Not less than 不少於

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

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

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

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。

Civil Engineering and Development
Department

**Agreement No. CE 71/2020 (CE)
Hung Shui Kiu/Ha Tsuen New
Development Area Package B
Works for Second Phase
Development – Design and
Construction**

Planning Submission of Service
Reservoirs

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



HSK Pk B: Update on Planning Application No. A/YL-TYST/1146

12/01/2022 18:43

From: Sam Chan HM [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
Cc: [REDACTED]

Sent by: prvs=004551b10=sam-hm.chan@arup.com
File Ref:

3 attachments



Figures_revised.pdf planning statement_revised page.pdf App D_revised pages.pdf

Dear TPB,

Please find the revised pages on the attachment for our Planning Application No. A/YL-TYST/1146, to address your comments.

Sam Chan
Project Engineer | Infrastructure 1

Arup

Level 5, Festival Walk, 80 Tat Chee Avenue
Kowloon Tong, Kowloon, Hong Kong

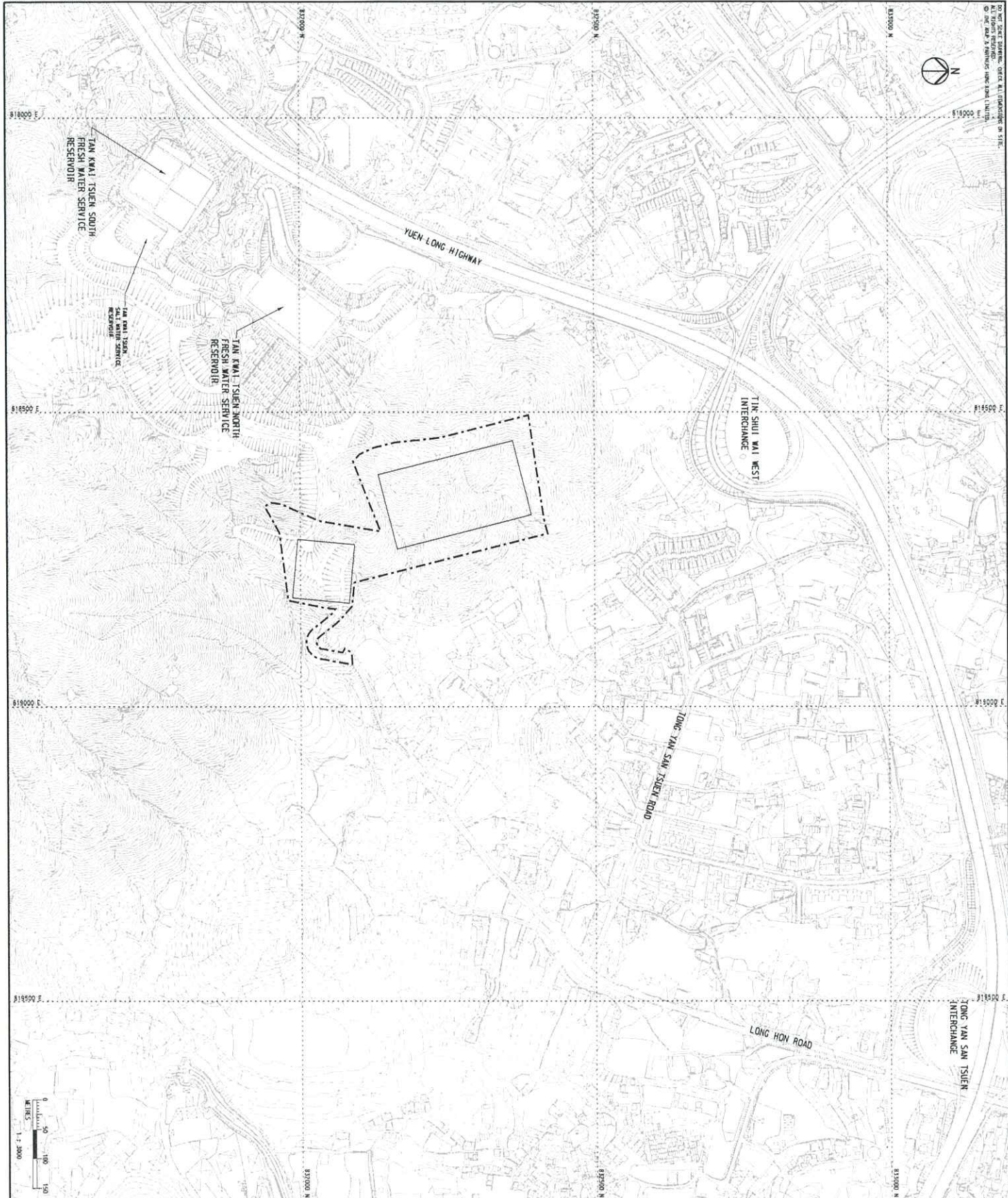


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LEGEND
APPLICATION SITE

Rev	Description	By	Date

ARUP

Project Title
Agreement No. CE 71/2020 (CE)
Hung Shui Kiu / Ho Tsun
New Development Area Package B
Works for Second Phase Development
– Design and Construction

Drawing Title
SITE LOCATION PLAN
OF SERVICE RESERVOIR

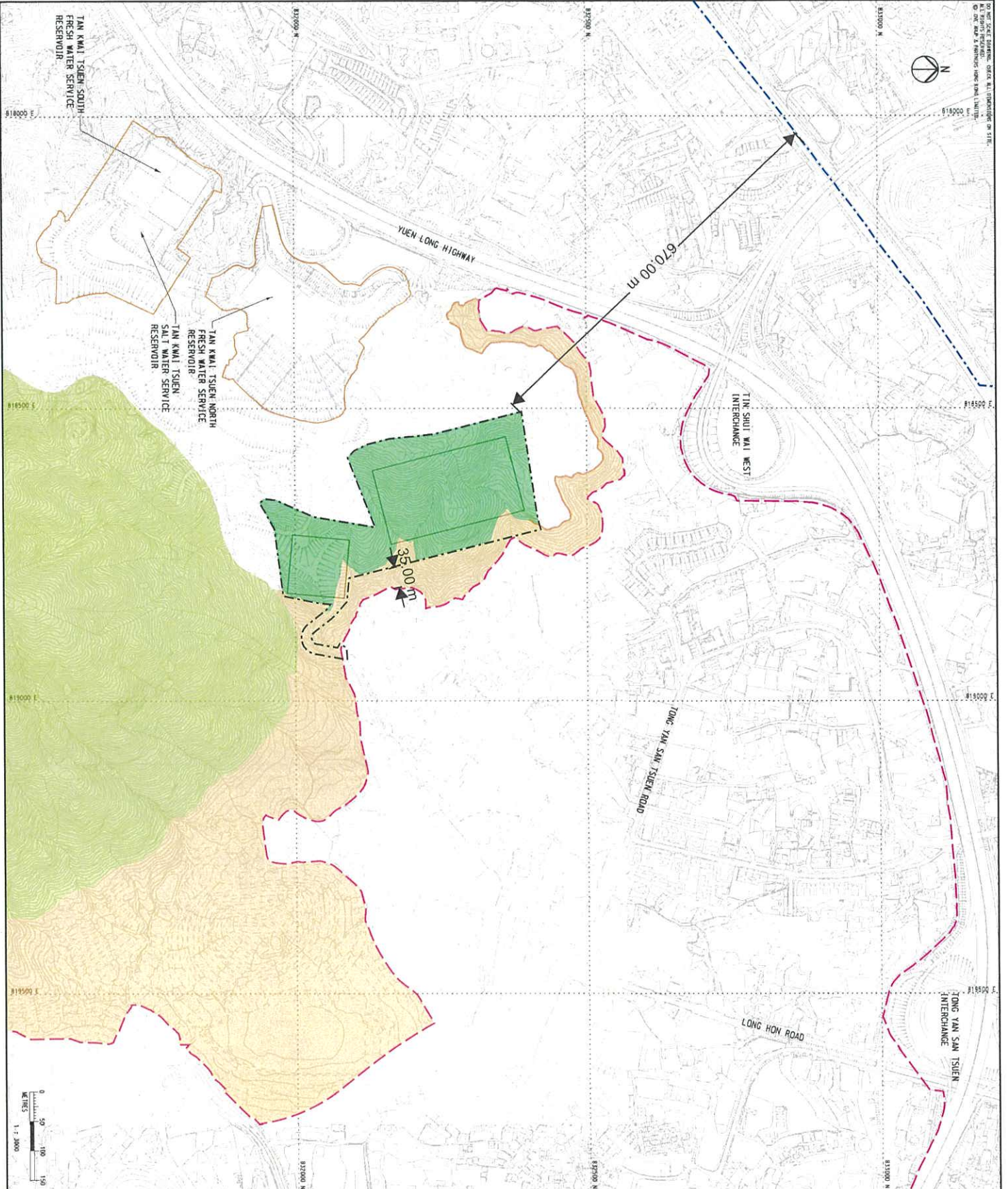
Drawing No.	Figure 1	Rev.	A
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Drawn by	WY	Checked by	WY
Scale	1:3000 or A1	Status	PRELIMINARY

CONTRACT PREPARED



土木工程拓展署
Civil Engineering and
Development Department



- LEGEND**
- APPLICATION SITE
 - 10.0M BOUNDARY
 - NEIGHBOUR BOUNDARY
 - AREA OF APPLICATION SITE ALONG 40M RD
 - CONSTRUCTION AREA ZONE
 - AREA BELOW 20M TO 30 SURFACE
 - AREA PROPOSED FOR CONSTRUCTION

ARUP

Project Title
Agreement No. CE 71/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package B
Works for Second Phase Development
– Design and Construction

Drawing Title
**SITE SELECTION PLAN
OF SERVICE RESERVOIR**

Drawing No.	Figure 1a	Rev.	A
Scale	1:2000 or A1	System	PRELIMINARY



LEGEND
 PROPOSED SITE
 PRIVATE LOT

Rev	Description	By	Date

ARUP

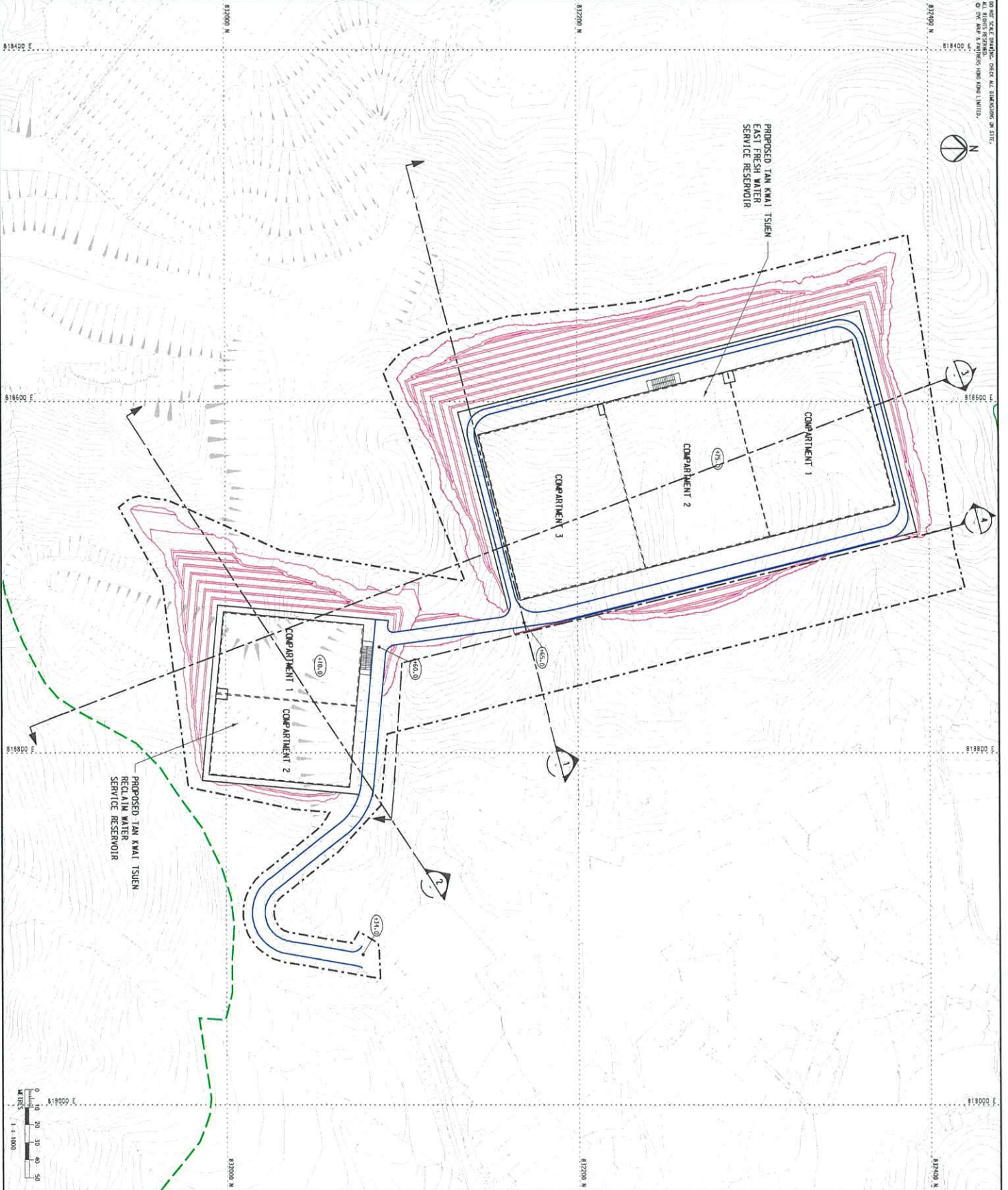
Project Title
 Agreement No. CE 71/2020 (CE)
 Hung Shui Kiu / Ha Tsuen
 New Development Area Package B
 Works for Second Phase Development
 - Design and Construction

Drawing Title
LOT INDEX PLAN

Drawing No.	Figure 4	Rev.	A
Drawn by	07/21	Checked by	07/21
Scale	1:2000 or A1	Status	PRELIMINARY



土木工程拓展署
 Civil Engineering and
 Development Department

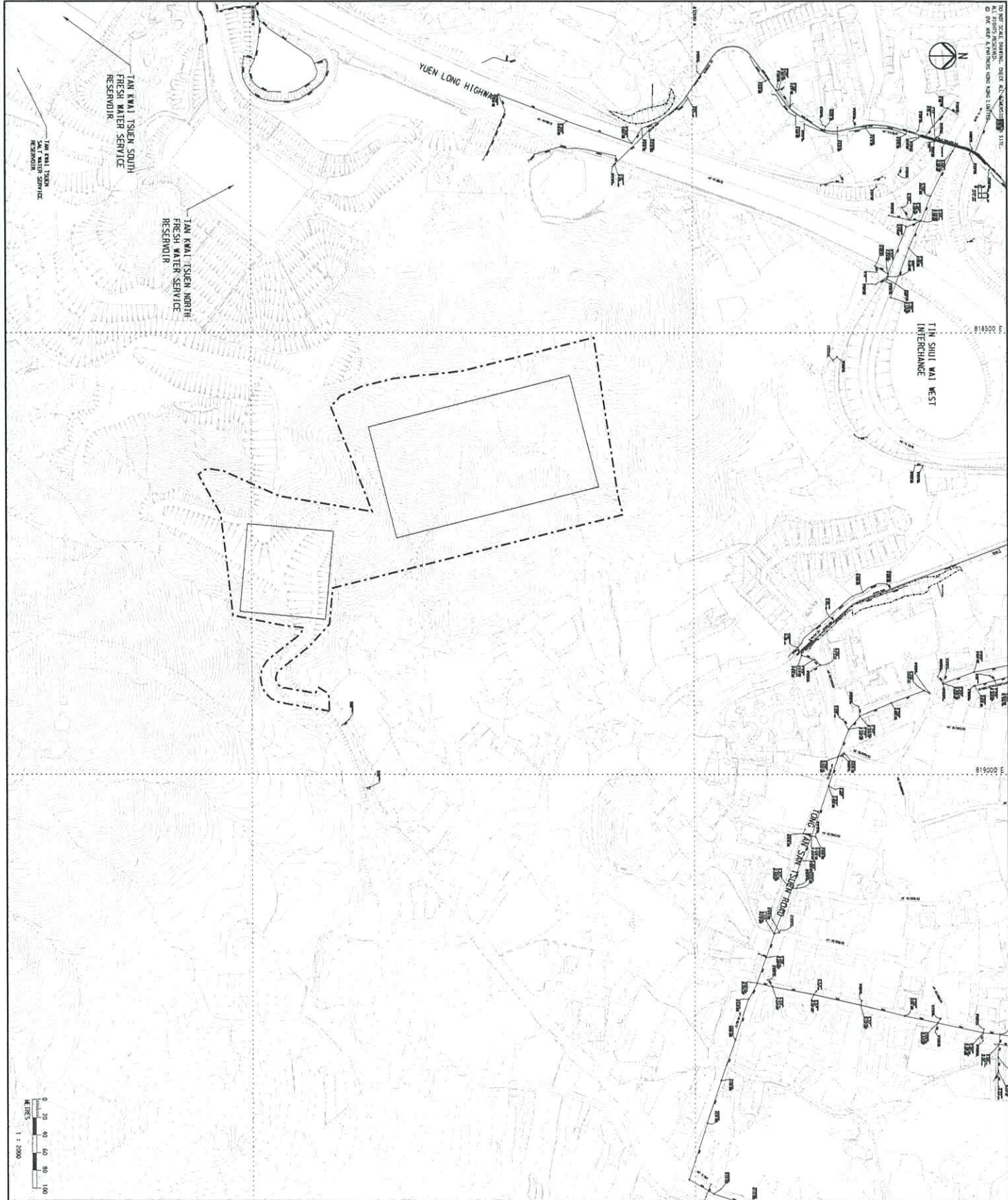


LEGEND

- SITE BOUNDARY
- CONCRETE AREA
- PROPOSED ACCESS ROAD
- PROPOSED CUT SLOPE
- PROPOSED RETAINING WALL

ARUP

FIGURE 5a
PRELIMINARY
PROPOSED TAN KWA TSUEN
EAST FRESH WATER
FLUSHING WATER
SERVICE RESERVOIR



- LEGEND**
- APPLICATION SITE
 - EXISTING DRAINAGE MANHOLE
 - EXISTING DRAINAGE CATCHPI
 - EXISTING DRAINAGE PIPE
 - EXISTING DRAINAGE OUTLET

Rev	Description	By	Date

Consent	

Project Title
A Agreement No. CE 71/2020 (CE)
Hung Shui Kiu / Ha Tsuen
New Development Area Package B
Works for Second Phase Development
- Design and Construction

Drawing Title
**EXISTING DRAINAGE NETWORK
NEAR APPLICATION SITE**

Drawing no.	Figure 9b	Rev.	A
Drawn by	11/21	Checked by	11/21
Scale	1:2000 @ A1	Status	PRELIMINARY

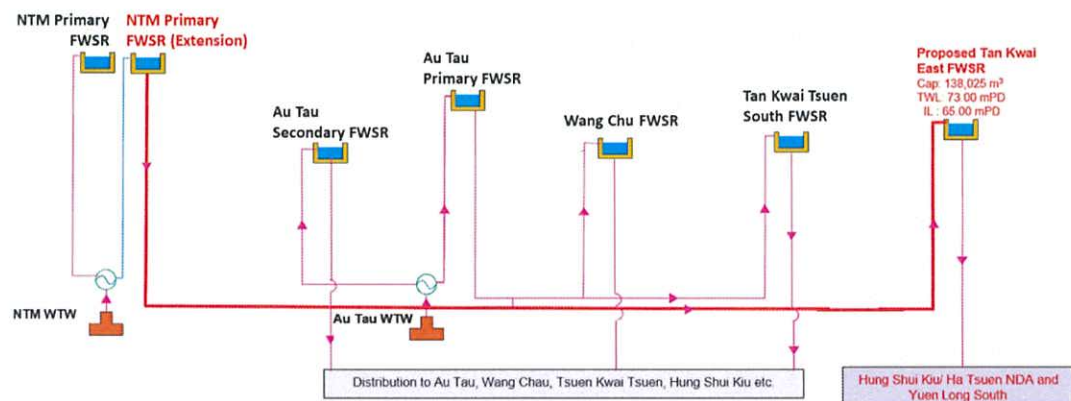


土木工程師署
Civil Engineering and
Development Department

3.2 Proposed Water Supply System

3.2.1 Diagram below shows the schematic diagram of fresh water supply system under existing condition and after implementation of proposed TKTE FWSR.

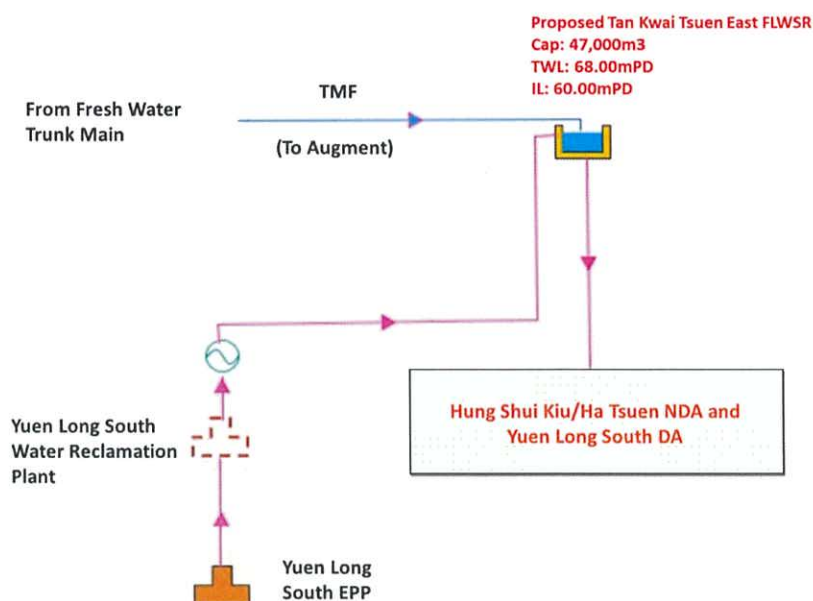
Diagram 1: Schematic Diagram of Fresh Water Supply System



3.2.2 The Hung Shui Kiu New Development Area Planning and Engineering Study (HSK/HT NDA P&E study) recommended to pump reclaimed water from HSK EPP to TKTE FLWSR. Based upon latest planning, HSK EPP has a secondary treatment level only and no treated sewage effluent (TSE) will be produced for reclaimed water production. Under the P&E Review, 'Hung Shui Kiu/Ha Tsuen New Development Area Package A Works' recommended for reclaimed water to be pumped from Yuen Long South EPP. The design production capacity of YLS EPP is 65,000m³/day. Further, reclaimed water service reservoir will supply reclaimed water to HSK/HT NDA and YLS DA for flushing purpose.

3.2.3 Diagram below shows the schematic diagram of proposed flushing water system.

Diagram 2: Schematic Diagram of Flushing Water Supply System



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5 Envisaged Geotechnical Works

5.1 Proposed Development

5.1.1 General

The application site area is 85,250m². A development scheme was formulated under the Study and it would be briefly introduced below.

The formation level of proposed development will be at +59.0mPD for TKTE FLWSR and +64.0mPD for TKTE FWSR, detailed design of the foundation scheme are to be submitted at a later stage. There are some natural valleys across the development area, which is maximum 10m below the proposed formation level. Site formation work, such as cut slope and earth retaining system, is anticipated.

5.2 Envisaged Geotechnical Works

The envisaged geotechnical works for the proposed low-rise structures includes foundation work and site formation work for the construction of footing, site formation works including slope works and construction of retaining walls. The following sections discuss the envisaged design and feasibility of such geotechnical works.

5.3 Envisaged Foundation Works

The development site is outside Schedule Area No. 2 where complex geological condition is expected. Based on the limited existing GI, the rockhead level is approximately 7m below the existing ground level, i.e. at around +96mPD. The existing topography of the proposed TKTE FLWSR & FWSR ranges from approximately +60mPD from the east to approximately +124mPD to the west. Assuming rockhead to be encountered 7m below the ground level, the rockhead level is envisaged to range from approximately +53mPD to +117mPD.

Given the inverted level of the proposed TKTE FLWSR & FWSR around +60mPD and +65mPD respectively, the proposed service reservoirs are expected to be largely founded on rock based on the initial assessment while the eastern portion is potentially found on completely to highly decomposed rock. The foundation for the proposed service reservoirs could be in the form of raft foundation subject to further confirmation through the site-specific GI.

5.4 Envisaged Site Formation Works

The formation level of proposed development will be at +59.0mPD for TKTE FLWSR and +64.0mPD for TKTE FWSR. There are some natural valleys across the development area, which is maximum 10m below the proposed formation level, new earth retaining structures are required to form and backfill to proposed formation level. New slopes will also be formed during site formation works. Both cutting and filling works will be adopted as far as possible to facilitate the

construction. Based on the limited GI information, around 60% to 70% of total excavation volume is expected to be rock based. 60° slope cut for rock and 45° for soil will be proposed. 1.5m berms are also proposed for every 7.5m height of slope batter during construction. Stability checking of the new slopes and retaining walls shall be carried out to achieve current geotechnical standard in accordance with Geotechnical Manual for Slopes (GCO, 1984). Slope stabilization measures, such as soil nails and rock dowels, may be employed and designed according to Geoguide 7: Guide to Soil Nail Design and Construction (GEO, 2017). Slope surface shall be protected by hydroseeding with erosion control mat, pit planting and wire mesh. The envisaged site formation scheme is shown in **Appendix D4**.

5.5 Stability of Natural Terrain

A Natural Terrain Hazard Screening has been undertaken for the Site to examine whether the site may be subjected to natural terrain hazards. Consideration is given to assess the likelihood of a Natural Terrain Hazard Study (NTHS) being required for the site in accordance with the criteria laid out in GEO Report No. 138 (2nd edition). The cross section shows that the angular elevation of the three natural terrain catchments from the proposed development is 20° or more. The screening process indicates that the Site falls into the “Alert Criteria”. Since the three natural catchments overlooking the footprint proposed reservoirs will be largely excavated and modified to form newly formed man-made features, Natural Terrain Hazard Study including Natural Terrain Hazard Screening and its corresponding mitigation works to be conducted during detailed design stage if necessary, upon design layout of the site formation and associated man-made features is confirmed.

7 Conclusion

A geotechnical planning review has been conducted for the proposed Application Site at Lots 1829 S.A ss.2, 1829 S.A ss.3 and 1829 S.A RP. in D.D. 121 and adjoining Government Land in Yuen Long that may affect, or be affected by, man-made slopes or retaining wall features in accordance to “GEO Advice Note for Planning Applications” (GEO, 2007) in support of the planning permission application under Section 16 of the Town Planning Ordinance (Cap. 131). A development scheme is derived that it comprises two single-storey concrete structures (TKTE FWSR & FLWSR) in the Application Site.

The review has been carried out based on the findings of desk studies, aerial photo interpretation (API) and site inspection of the Subject Site and the adjacent natural terrain catchments. The study area is bounded by three steep terrain where the site is underlain by equigranular fine- to medium-grained leucogranite (Tai Lam Granite).

The three natural terrain catchments were initially screened considering the site boundary is belong to Facility Group 2 in accordance with Section 2.3 of GEO Report No. 138 (2nd edition) and a ENTLI landslide is identified within the catchment overlooking the site. However, the final site formation layout and the layout of the proposed development has not been finalized, Natural Terrain Hazard Study including Natural Terrain Hazard Screening and its corresponding mitigation works to be conducted during detailed design stage if necessary, upon design layout of the site formation and associated man-made features is confirmed..

The proposed site formation scheme involves mainly cut slope and construction of retaining walls. Removal or modification of existing man-made features will be required in the proposed site formation works. Slope stability assessment shall be carried out and slope stabilization measures, if found necessary, will be proposed to ensure the concerned features is up to current standard and fulfil relevant statutory requirements.

This geotechnical planning review generally illustrates the feasible foundation and site formation schemes for the proposed development based on the site geology, existing man-made features and the proposed structures. Further recommendation of the ground investigation works on the geological and groundwater conditions, stability assessment on man-made features, further study of natural terrain hazards, and detailed design of the foundation scheme are to be submitted at a later stage upon approval of the Proposed Amendment.

RECEIVED

From: Sam Chan HM
To: tpbpd@pland.gov.hk
Cc: [REDACTED]
Subject: Application No.: A/YL-TYST/1146: Submission of Further Information to Town Planning Board
Date: Thursday, February 24, 2022 5:32:52 PM
Attachments: [Figures_new.pdf](#)
[Figures_revised.pdf](#)
[Formal Application of A YL-TYST 1146 RnC.pdf](#)
[Planning Statement revised.pdf](#)
[App A-PFR revised.pdf](#)

2022 FEB 28 A 10:30
[REDACTED]
TOWN PLANNING BOARD

Dear Sir/ Madam,

Planning Application

Under Section 16 of the Town Planning Ordinance (Cap. 131)

Lots 1829 S.A ss.2 (part), 1829 S.A ss.3 (part) and 1829 S.A RP (part) in D.D. 121 and

Adjoining Government Land, Yuen Long

(Application No.: A/YL-TYST/1146)

Submission of Further Information

We refer to the captioned S16 Planning Application (No.: A/YL-TYST/1146) received by the Town Planning Board on 5 January 2022.

In response to departmental comments received, we are pleased to submit our response to comment table and replacement pages, for your consideration. Hardcopy will arrive your office soon.

1. For a clearer elaboration, information regarding site selection in the Supplementary Planning Statement (under Section 4.3) has been provided.
2. To address the public comments received, a potential footpath is being explored as shown in Figure 5a. While its alignment is technically feasible, further details (including M&M arrangement) will be explored/developed at later/detailed design stage.
3. Furthermore, the land owner's concerns are also noted, which will be taken into consideration in our detailed design, for example, fencing boundary, maintenance access arrangement.

We sincerely request for the favourable consideration from the Town Planning Board to approve this S16 Planning Application.

Should you have any queries, please feel free to contact our Mr. Sam CHAN at [REDACTED] or Mr. Sam KOK at [REDACTED]

Thanks & best regards,

Sam Chan
Project Engineer | Infrastructure I

**Relevant Extract of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 10)**

The relevant assessment criteria are as follows:

- (a) There is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone. In general the Board will only be prepared to approve applications for development in the context of requests to rezone to an appropriate use.
- (b) An application for new development in a “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas. With the exception of New Territories Exempted Houses, a plot ratio up to 0.4 for residential development may be permitted.
- (c) Applications for New Territories Exempted Houses with satisfactory sewage disposal facilities and access arrangements may be approved if the application sites are in close proximity to existing villages and in keeping with the surrounding uses, and where the development is to meet the demand from indigenous villagers.
- (d) Redevelopment of existing residential development will generally be permitted up to the intensity of the existing development.
- (e) Applications for government/institution/community (G/IC) uses and public utility installations must demonstrate that the proposed development is essential and that no alternative sites are available. The plot ratio of the development site may exceed 0.4 so as to minimize the land to be allocated for G/IC uses.
- (f) Passive recreational uses which are compatible with the character of surrounding areas may be given sympathetic consideration.
- (g) The design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any

adverse visual impact on the surrounding environment.

- (h) The vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (i) The proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area.
- (j) The proposed development must comply with the development controls and restrictions of areas designated as water gathering grounds.
- (k) The proposed development should not overstrain the overall provision of G/IC facilities in the general area.
- (l) The proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.
- (m) Any proposed development on a slope or hillside should not adversely affect slope stability.

5-1

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

參考編號

Reference Number:

220116-114059-12159

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

16/01/2022 11:40:59

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1146

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 陳兆麟

意見詳情

Details of the Comment :

我係唐人新村金莎花園居民, 今朝早行山時見到哩度會起配水庫, 深感意外. 在疫情下行山是好多市民嘅唯一戶外活動, 但係興建配水庫會切斷上山路段, 令人有山上不得. 本人對此表示反對

PEMS Comment Submission

5-2

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

參考編號

Reference Number:

220117-185536-03987

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

17/01/2022 18:55:36

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1146

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 劉佩嫦

意見詳情

Details of the Comment :

本人得悉政府有意興建水庫，並封閉行山徑，對此表示強烈反對。在興建水庫時可否不影響現有行山徑？另外政府亦應在山上興建多些涼亭坐椅給人使用

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

參考編號

Reference Number:

220127-103113-53690

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

27/01/2022 10:31:13

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1146

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 劉國剛

意見詳情

Details of the Comment :

反對！土拓處未得城規會批准，便偷步進行工程，圍封四分三行山徑面積。日後獲批更會全面封山，做法卑劣。不明白為何整個山頭不起，硬要把水庫起在行山徑上？本人堅決反對！

PEMS Comment Submission

5-5

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

參考編號

Reference Number:

220127-103241-97800

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

27/01/2022 10:32:41

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TYST/1146

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. 劉太

意見詳情

Details of the Comment :

反對！土拓處未得城規會批准，便偷步進行工程，圍封四分三行山徑面積。日後獲批更會全面封山，做法卑劣。不明白為何整個山頭不起，硬要把水庫起在行山徑上？本人堅決反對！

5-3

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

參考編號

Reference Number:

220125-224634-93607

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

25/01/2022 22:46:34

有關的規劃申請編號

The application no. to which the comment relates: A/YL-TYST/1146

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 周昱宇

意見詳情

Details of the Comment :

反對。供參考的資料不全。

- 1) 請提供于圖紙（編號：FIGURE 5a）上注示的Section 4 的圖紙供參考。
- 2) 公示文件上的視覺點（Viewpoint）過於片面，此配水庫勢必影響唐人新村西向的景觀，且破壞當地原住民喪葬位置。
- 3) 修建大型配水庫會影響當地環境。

04/02/22 11:59AM HPFAX LAML

頁面 1

13-JAN-2022 14:51 FROM TM&YLW/DPO

TO HAD-DO/YL

P.025/026

5-8

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-TYST/1146

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 本人強烈反對上述申請
- (一)申請資料不足文件一增補用途
 - (二)太近居民，山下有數十戶村民
 - (三)鄰近有大型水庫，涉公營
 - (四)申請地點綠化地帶，城規會不可以開先例
 - (五)申請地點申請人顧問公司有問題
 - (六)城市規劃委員會不可達憲

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

簽署 Signature 林 權 日期 Date 31-1-2022

5-6



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

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



26th January 2022.

By email only

Dear Sir/ Madam,

Proposed Service Reservoirs
(A/YL-TYST/1146)

1. We refer to the captioned.
2. The site is within Green Belt zone. We would like the Board to investigate with the applicant as to whether the proposed facility can be built completely underground (e.g., rock cavern development) in order to largely avoid the potential impacts (e.g., visual and landscape impacts).
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

J-4

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



A/YL-TYST/1146 CEDD TKTE Service Reservoirs CEDD
01/02/2022 02:59

From:

To:

tpbpd <tpbpd@pland.gov.hk>

File Ref:

A/YL-TYST/1146 CEDD

Lots 1829 S.A ss.2 (part), 1829 S.A ss.3 (part) and 1829 S.A RP (part) in D.D. 121 and Adjoining Government Land, Yuen Long

Site area : About 85,250sq.m Includes Government Land of about 24,910sq.m

Zoning : "Green Belt"

Applied development : TKTE Two Service Reservoirs

Dear TPB Members,

How can a government dept lodge such a sloppy application and why did TPB accept it?

This is a massive GB site covered in trees. But not a word about how many trees to be felled.

What mitigation for the excavation of a large tract of natural vegetation? What wild life, birds, insects will be disturbed. What is the ecological impact?

Then there is the issue of the visuals, dozens of images of the views, or more accurately non views but no indication as to what the completed reservoirs would look like. Would they be like Shing Mun that is a popular hiking destination?

What will the buildings look like. Will public toilets and water fountains be provided?

The information supplied is totally inadequate.

In addition now that information can be provided via soft copies why are CEDD and ARUP still making old style submissions?

One has to question where all that money the government is squandering on IT is going to.

Mary Mulvihill

5-9

WINPO DEVELOPMENT LIMITED

31 January 2022

BY HAND & BY EMAIL

Secretary, Town Planning Board
c/o Planning Department
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir/Madam,

Subject: Comment on s.16 Application No. A/YL-TYST/1146 (**"the Planning Application"**)
Proposed Tan Kwai Tsuen East Fresh Water Service Reservoir and
Flushing Water Service Reservoir
at Private Lands in D.D.121 and Adjoining Government Land, Yuen Long, N.T.

We, Winpo Development Limited, are the owners of Lot No. 1829 s.A RP in D.D.121 (**"Lot A"**) and Lot No. 1829 s.A ss.3 in D.D. 121 (**"Lot B"**) and Yuen Long, N.T.

We would like to express our concern to the Planning Application submitted to the Town Planning Board by Civil Engineering and Development Department (**"CEDD"**):-

- (1) The application, if approved, will require resumption of major portions of the 2 mentioned private lots (i.e. Lot A and Lot B). As illustrated in the enclosed **Figure 1**, more than one-third of Lot A and about 20% of Lot B will be resumed for the subject proposal.
- (2) Lot A would be bisected into 2 isolated portions and leaving the northern portion inaccessible. We therefore earnestly request Town Planning Board, in giving its approval, to impose conditions requiring CEDD to provide access (and/ or maintain existing access) of the northern portion of Lot A through the southern portion.
- (3) In view of large-scale slope cutting, we would like to request further information (including detailed drawings) of the proposed service reservoirs for our assessment of the impacts thereby to the geotechnical stability of our Lot A and Lot B.

We look forward to having dialogues with CEDD on the interface issues. Thank you for your attention.

Yours faithfully,
For and on behalf of
WINPO DEVELOPMENT LIMITED





Authorized Signatory

Appendix IV of RNTPC
Paper No. A/YL-TYST/1146

Advisory clauses

- (a) to resolve any land issues and address the concerns relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the Chief Estate Surveyor/New Development Area, Lands Department that the Site will affect several private lots (i.e. Lots No. 1829 S.A ss.2 (part), 1829 S.A ss.3 (part) and 1829 S.A RP (part) in D.D.121) and adjoining Government land. Land resumption and clearance are required to implement the proposal;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that Long Hon Road and the local track leading from Long Hon Road are not and will not be maintained by his office. His office shall not be responsible for maintaining any access connecting the Site with the local track leading from Long Hon Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- ~~(d) to note the comments of the Director of Environmental Protection that~~ **[PENDING COMMENTS]**;
- ~~(e)~~(d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department, should be observed;
- ~~(f)~~(e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that planning approval by the Town Planning Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Relevant authority/government department(s) should be approached direct to obtain the necessary approval on tree works; and
- ~~(g)~~(f) to note the comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department that relevant slope/retaining wall assessment, slope/retaining wall stabilisation measures reports or proposed slope/retaining wall works should be submitted according to the Project Administration Handbook for Engineering Works and Environment, Transport and Works Bureau Technical Circular (Works) No. 29/2022 regarding Geotechnical Control for Slopes and Retaining Walls. Submission of any reports associated with the proposed planning application does not infer his future acceptance of the slope/retaining wall stability assessment and/or proposed slope stabilisation measures, if found necessary.