

2025年 7月 1 8日

Appendix I of RNTPC  
Paper No. A/YL-NSW/351

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

This document is received on 2025-07-18  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

- # “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
  - & Please attach documentary proof 請夾附證明文件
  - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-NSW(351)
	Date Received 收到日期	2025-07-18

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

### 1. Name of Applicant 申請人姓名/名稱

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

Wing Lee New Energy Limited 榮利新能源有限公司

### 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 )

R-riches Planning Limited 盈卓規劃有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B, 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part) and 4042 RP (Part) in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories
(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 ..... 4,015 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 1,145 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	..... 73 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai OZP No.: S/YL-NSW/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development"
(f) Current use(s) 現時用途	Shop and services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
27/06/2025 - 11/07/2025 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/07/2025 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，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**

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘  Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土  Area of filling 填土面積 ..... 4.015 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of filling 填土厚度 ..... not more than 0.3 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土  Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約  Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	<p>Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years</p>

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="510 1366 1452 1859"> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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 From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制
- From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)
- From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

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

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

Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years

(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	.....1,145..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	.....0.29.....	<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	.....19..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	.....14.....	
Proposed no. of storeys of each block 每座建築物的擬議層數	.....1 - 2..... storeys 層	
	<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
	<input type="checkbox"/> 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)	<input type="checkbox"/> About 約
	.....2 - 8.23..... m 米	<input checked="" type="checkbox"/> About 約

☐ Domestic part 住用部分GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

average unit size 單位平均面積 .....sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

☒ 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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1 STOREY)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m <sup>2</sup> (ABOUT)	409 m <sup>2</sup> (ABOUT) <sup>1</sup>	9.23 m (ABOUT)(2 STOREY)
B3	SHOWROOM AND OFFICE	190 m <sup>2</sup> (ABOUT)	373 m <sup>2</sup> (ABOUT) <sup>2</sup>	5.1 m (ABOUT)(2 STOREY)
B4	FIS PUMP ROOM AND WATER TANK	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1 STOREY)
B5	SHOWROOM	199 m <sup>2</sup> (ABOUT)	199 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1 STOREY)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m <sup>2</sup> (ABOUT)	93 m <sup>2</sup> (ABOUT)	3.8 m (ABOUT)(1 STOREY)
B7	TRANSFORMER AND SWITCH ROOM	62 m <sup>2</sup> (ABOUT)	62 m <sup>2</sup> (ABOUT)	3.7 m (ABOUT)(1 STOREY)
B8	CHARGING CICK	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1 STOREY)
B9	METER BOX	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1 STOREY)
B10	ELECTRIC GENERATOR	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1 STOREY)
B11	CHARGING STATION	38 m <sup>2</sup> (ABOUT)	38 m <sup>2</sup> (ABOUT)	6.2 m (ABOUT)(1 STOREY)
B12	TRANSFORMER	3 m <sup>2</sup> (ABOUT)	3 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1 STOREY)
B13	GUARD HOUSE	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1 STOREY)
B14	ADVERTISEMENT BOARD	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1 STOREY)
TOTAL		779 m <sup>2</sup> (ABOUT)	1,148 m <sup>2</sup> (ABOUT)	

<sup>1</sup> THE GFA OF B2 = 8 m<sup>2</sup> (RAIN SHELTER) + 27 m<sup>2</sup> (STAIRCASE) + (2 X 187 m<sup>2</sup> (ENCLOSED)) = 409 m<sup>2</sup><sup>2</sup> THE GFA OF B3 = 7 m<sup>2</sup> (RAIN SHELTER) + (2 X 183 m<sup>2</sup> (ENCLOSED)) = 373 m<sup>2</sup>☐ 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]
STRUCTURE	USE	COVERED AREA
B1	METER ROOM	1 m <sup>2</sup> (ABOUT)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m <sup>2</sup> (ABOUT)
B3	SHOWROOM AND OFFICE	190 m <sup>2</sup> (ABOUT)
B4	FIS PUMP ROOM AND WATER TANK	36 m <sup>2</sup> (ABOUT)
B5	SHOWROOM	199 m <sup>2</sup> (ABOUT)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m <sup>2</sup> (ABOUT)
B7	TRANSFORMER AND SWITCH ROOM	62 m <sup>2</sup> (ABOUT)
B8	CHARGING CICK	1 m <sup>2</sup> (ABOUT)
B9	METER BOX	1 m <sup>2</sup> (ABOUT)
B10	ELECTRIC GENERATOR	7 m <sup>2</sup> (ABOUT)
B11	CHARGING STATION	38 m <sup>2</sup> (ABOUT)
B12	TRANSFORMER	3 m <sup>2</sup> (ABOUT)
B13	GUARD HOUSE	4 m <sup>2</sup> (ABOUT)
B14	ADVERTISEMENT BOARD	9 m <sup>2</sup> (ABOUT)
TOTAL		779 m <sup>2</sup> (ABOUT)

<sup>1</sup> THE GFA OF B2 = 8 m<sup>2</sup> (RAIN SHELTER) + 27 m<sup>2</sup> (STAIRCASE) + (2 X 187 m<sup>2</sup> (ENCLOSED)) = 409 m<sup>2</sup><sup>2</sup> THE GFA OF B3 = 7 m<sup>2</sup> (RAIN SHELTER) + (2 X 183 m<sup>2</sup> (ENCLOSED)) = 373 m<sup>2</sup>

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

Parking and loading/unloading space, product displaying and circulation area



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

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

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

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

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

December 2025

**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))  <u>Accessible from Castle Peak Road - Tam Mi</u> <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 checked="" 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) <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <input type="checkbox"/>	Private Car Parking Spaces 私家車車位	8	Motorcycle Parking Spaces 電單車車位	N/A	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	Others (Please Specify) 其他 (請列明)	_____	_____	_____	_____	_____		
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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 checked="" 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) <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">N/A</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>Container Vehicle</td> <td style="text-align: right;">1</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> <tr> <td>_____</td> <td style="text-align: right;">_____</td> </tr> </table> <input type="checkbox"/>	Taxi Spaces 的士車位	N/A	Coach Spaces 旅遊巴車位	N/A	Light Goods Vehicle Spaces 輕型貨車車位	N/A	Medium Goods Vehicle Spaces 中型貨車車位	N/A	Heavy Goods Vehicle Spaces 重型貨車車位	N/A	Others (Please Specify) 其他 (請列明)	_____	Container Vehicle	1	_____	_____	_____	_____
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Others (Please Specify) 其他 (請列明)	_____																			
Container Vehicle	1																			
_____	_____																			
_____	_____																			

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

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

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

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



**11. Declaration 聲明**

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

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

Signature  
簽署



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

Matthew NG

Director (Planning and Development)

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師 (No. 411)

Others 其他 .....

on behalf of  
代表

R-riches Planning Limited 盈卓規劃有限公司

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



Date 日期

17/07/2025

(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<sup>@</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

<sup>@</sup> Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

## Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B , 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part) and 4042 RP (Part) in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories		
Site area 地盤面積	4,015	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	73	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai OZP No.: S/YL-NSW/10		
Zoning 地帶	"Village Type Development"		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years		
(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,145 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.29 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	14	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	2 - 8.23 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	19 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	8
	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) _____ _____	8 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數	1
	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) _____ Container Vehicle _____	N/A N/A N/A N/A N/A 1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location, zoning, land status and filling of land of the Site; Aerial photos showing the site in 1990 and 2024; Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" 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。

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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED  
FILLING OF LAND FOR A PERIOD OF 5 YEARS IN “VILLAGE TYPE DEVELOPMENT” ZONE,**

**VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND,  
POK WAI, YUEN LONG, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Wing Lee New Energy Limited**

Consultancy Team

**R-riches Planning Limited**



**July 2025**  
Version 1.1



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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 104 and Adjoining Government Land (GL), Pok Wai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**' (the proposed development).
- The Site falls within an area zoned "Village Type Development" ("V") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/10. The Site occupies an area of 4,015 m<sup>2</sup> (about), including 73 m<sup>2</sup> (about) of GL. A total of 14 structures are proposed at the Site for various uses to support the proposed development with total gross floor area (GFA) of 1,145 m<sup>2</sup> (about). The remaining area is reserved for parking, loading/unloading (L/UL) spaces, circulation and product displaying areas.
- The Site is accessible from Castle Peak Road - Tam Mi. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions;
  - no adverse impacts would be induced by the proposed development to the surrounding area;
  - the application is only on a temporary basis, approval of the application would not frustrate the long-term planning intention of the "V" zone; and
  - the proposed development is considered not incompatible with surrounding land uses.
- Details of development parameters are as follows:

<b>Site Area</b>	4,015 m <sup>2</sup> (about), including 73 m <sup>2</sup> of GL
<b>Covered Area</b>	770 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,245 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.29 (about)
<b>Site Coverage</b>	19 % (about)
<b>Number of Structure</b>	14
<b>Total GFA</b>	1,145 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,145 m <sup>2</sup> (about)
<b>Building Height</b>	2 m - 8.23 m (about)
<b>No. of Storey</b>	1 - 2



**行政摘要** (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界元朗塋圍丈量約份第 104 約多個地段和毗鄰政府土地的規劃申請，於上述地點作「擬議臨時商店及服務行業連附屬設施及相關填土工程 (為期 5 年)」(擬議發展)。
- 申請地點所在的地區在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/10》上劃為「鄉村式發展」地帶。申請地盤面積為 4,015 平方米 (約)，當中包括 73 平方米 (約) 的政府土地。申請地點將設 14 座構築物作不同種類的用途以配合擬議發展的營運，構築物的總樓面面積合共為 1,145 平方米 (約)，申請地點的其餘地方將預留作泊車位、上落貨車位、流轉空間及產品展銷用途。
- 申請地點可從青山公路潭尾段前往。擬議發展的作業時間為星期一至六上午九時至下午七時。星期日及公眾假期將不會作業。
- 擬議發展的申請理據如下：
  - 擬議發展將可作為對政府減少碳排放而達致「碳中和」的政策相呼應；
  - 擬議發展將不會對周邊環境作出負面影響；
  - 擬議發展只屬臨時性質，批出規劃許可將不會影響「鄉村式發展」用途地帶的長遠規劃意向；及
  - 擬議發展與周邊地方的用途並非不協調。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	4,015 平方米 (約)， 當中包括 73 平方米 (約) 的政府土地
上蓋總面積：	770 平方米 (約)
露天地方面積：	3,245 平方米 (約)
地積比率：	0.29 (約)
上蓋覆蓋率：	19% (約)
樓宇數目：	14 座
總樓面面積	1,145 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	1,145 平方米 (約)
構築物高度：	2 米 - 8.23 米 (約)
構築物層數：	1 - 2 層

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Wing Lee New Energy Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B, 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part), 4042 RP (Part) in D.D. 104 and Adjoining GL, Pok Wai, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'. The Site currently falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10 (**Plan 2**). According to the Notes of the OZP, the proposed use is Column 2 use within the "V" zone, which requires planning permission from the Board.
- 1.3 In support of the proposed development, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 7**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

## **2. JUSTIFICATIONS**

*Approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions*

- 2.1 According to the Hong Kong's Climate Action Plan 2050, the Government aims to drive Hong Kong into a new chapter of reducing carbon emissions by 26% - 36% against the 2005 baseline. Whilst one of the approaches to achieve the said target would be developing clean, sustainable and renewable energy with Hong Kong's local geographical and environmental constraint. The Government also endeavours to increase its share in the fuel mix for electricity generation to 7.5% to 10% by 2035 and further increase it to 15% subsequently through facilitating local renewable energy projects, regional cooperation and joint ventures. Existing projects range from a variety of locations, extents, types, etc., with different types of energy including solar, wind and others.
- 2.2 The applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators.
- 2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and vehicles by offering showroom spaces at the Site to showcase the applicant's latest products. The applicant's proposal would echo with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories.

*No adverse impacts would be made to the surrounding environments*

- 2.4 The Site had previously been occupied by open storage use before the first Gazettal of the Nam Sang Wai Interim Development Permission Area Plan in 1990 and had continued till 2024 (**Plan 4**). The 'open storage' use that was previously in operation at the Site inevitably caused nuisance to the sensitive receivers in the vicinity.
- 2.5 The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment. As enclosed structures are proposed for shop and services use within the Site; fencing is also provided alongside the site boundary, hence, potential adverse impacts (i.e. traffic, visual, landscape, etc.) would not be anticipated to the surrounding area.



*Approval of the application would not frustrate the long-term planning intentions of "V" zone*

- 2.6 Although the Site falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10, no Small House application is being processed within the Site by the Lands Department. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "V" zone and would better utilise deserted land in the New Territories.
- 2.7 The planning intention of the "V" zone is *designate both existing recognized villages and areas of land considered suitable for village expansion. 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.* As the proposed development (shop and services) is intended to serve the needs of the nearby brownfield operators and potential customers who would be interested in electricity-powered products, the proposed development is considered in line with the planning intention of the "V" zone.
- 2.8 Furthermore, similar applications for 'shop and services' use within the same "V" zone were approved by the Board in the vicinity of the Site in the past five years. Across 640m north of the Site is the application site of two approved planning applications (Nos. A/YL-NSW/289 and 323) for proposed temporary shop and services (real estate agency) with ancillary facilities. Therefore, approval of the current application would not set undesirable precedent within the same "V" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.9 As the Site is surrounded by open storage yards, temporary structures for warehouses, workshops, residential development formed by groups of village houses, shop and services, etc., the proposed development with low-rise temporary structures and large uncovered spaces is considered not incompatible with the surroundings.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire service and drainage aspects to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 2.5 km northeast of Yuen Long MTR Station; and 3.3 km northeast of Kam Sheung Road MTR Station.

#### *Accessibility*

- 3.2 The Site is accessible from Castle Peak Road - Tam Mi (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is already hard-paved. No vegetation or existing tree is found within the Site (**Plans 1, 3 and 4**).

#### *Surrounding Area*

- 3.4 The Site and its surroundings comprises of vegetated and filled land, open storage yards and temporary structures for warehouse and residential uses as well as village settlements. (**Plans 1, 3 and 4**).
- 3.5 To its immediate north is village settlements of Pok Wai and Merry Garden. To its further north are vegetated land and some open storage yards.
- 3.6 To its immediate east is Castle Peak Road - Tam Mi. Across which is San Tin Highway and San Tam Road. To its further east are some temporary structures, as well as an eating place and vacant land covered by vegetation and woodland.
- 3.7 To its immediate south comprises of land covered by vegetation, village settlements of Wing Kei Tsuen. To its further south is the site of the Yuen Long Tam Mei Construction Sector Imported Labour Quarters.
- 3.8 To its immediate west is Pok Wai Road and a stream, across which is unused land covered by vegetation and woodland. To its further west are temporary structures for warehouse/workshop uses and open storages.

#### 4. PLANNING CONTEXT

##### *Zoning of the Site*

- 4.1 The Site falls within an area zoned "V" on the Approved Nam Sang Wai OZP No.: S/YL-NSW/10 (**Plan 2**). According to the Notes of the OZP, the proposed use is a Column 2 use within "V" zone, which will require planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "V" zone is *designate both existing recognized villages and areas of land considered suitable for village expansion. 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.*

##### *Previous Application*

- 4.4 The Site is the subject of four previously approved S.16 planning applications (Nos. A/DPA/YL-NSW/26, A/YL-NSW/3, 6 and 150) for different uses (i.e. comprehensive development including residential with recreation facilities, a holiday centre for elderly and a nature reserve; covered storage; passive recreational and supporting residential development and a nature reserve; and open storage of containers, respectively). The latest application for a different use (No. A/YL-NSW/150) was approved by the Board in 2004.

##### *Similar Application*

- 4.5 Similar applications for shop and services use within the same "V" zone were approved by the Board in the vicinity of the Site in the past five years. Across 640m north of the Site is the application site of two approved planning applications (No. A/YL-NSW/289 and 323) for proposed temporary shop and services (real estate agency) with ancillary facilities.

##### *Land Status of the Site*

- 4.6 The Site falls mostly on private lots, i.e. 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B , 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part), 4042 RP (Part) in D.D. 104), with total land area of 3,942 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease, as well as a minor portion (i.e. 73 m<sup>2</sup> (about)) of adjoining GL (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to



the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 4,015 m<sup>2</sup> (about), including 73 m<sup>2</sup> of GL (about). Details of development parameters are shown at **Plan 5** and **Table 1** below:

**Table 1** - Development Parameters of the Proposed Development

<b>Site Area</b>	4,015 m <sup>2</sup> (about), including 73 m <sup>2</sup> of GL (about)
<b>Covered Area</b>	770 m <sup>2</sup> (about)
<b>Uncovered Area</b>	3,245 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.29 (about)
<b>Site Coverage</b>	19 % (about)
<b>Number of Structure</b>	14
<b>Total GFA</b>	1,145 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,145 m <sup>2</sup> (about)
<b>Building Height</b>	2 m - 8.23 m (about)
<b>No. of Storey</b>	1 - 2

- 5.2 A total of 14 1 to 2-storey structures are proposed at the Site for showroom, reception, office, meter room, FS pump room, automatic parking system sample, transformer and switch room, charging dock, meter box, electric generator, charging station, guard house and advertisement board uses with total GFA of 1,145 m<sup>2</sup> (about).
- 5.3 Ancillary facilities, including meter room, FS pump room, transformer and switch room, meter box, electric generator, charging station and guard house are for providing indoor workspace for administrative staff to support the daily operation of the Site, providing additional electricity for product demonstration and security purpose. The remaining open area is reserved for product display area, circulation space, parking spaces and L/UL space (**Plan 5**). Details of proposed structure are shown at **Table 2** below:

**Table 2 - Details of Proposed Structures**

Structure	Uses	Covered Area	GFA	Building Height
B1	Meter Room	1 m <sup>2</sup> (about)	1 m <sup>2</sup> (about)	2.5 m (about) (1-storey)
B2	Reception, Showroom and Office	217 m <sup>2</sup> (about)	409 m <sup>2</sup> (about) <sup>1</sup>	8.23 m (about) (2-storey)
B3	Showroom and Office	190 m <sup>2</sup> (about)	373 m <sup>2</sup> (about) <sup>2</sup>	5.1 m (about) (2-storey)
B4	FS Pump Room and Water Tank	36 m <sup>2</sup> (about)	36 m <sup>2</sup> (about)	4.5 m (about) (1-storey)
B5	Showroom	108 m <sup>2</sup> (about)	108 m <sup>2</sup> (about)	4.5 m (about) (1-storey)
B6	Automatic Parking System Sample	93 m <sup>2</sup> (about)	93 m <sup>2</sup> (about)	3.8 m (about) (1-storey)
B7	Transformer and Switch Room	62 m <sup>2</sup> (about)	62 m <sup>2</sup> (about)	3.7 m (about) (1-storey)
B8	Charging Dock	1 m <sup>2</sup> (about)	1 m <sup>2</sup> (about)	2 m (about) (1-storey)
B9	Meter Box	1 m <sup>2</sup> (about)	1 m <sup>2</sup> (about)	2 m (about) (1-storey)
B10	Electric Generator	7 m <sup>2</sup> (about)	7 m <sup>2</sup> (about)	2 m (about) (1-storey)
B11	Charging Station	38 m <sup>2</sup> (about)	38 m <sup>2</sup> (about)	6.2 m (about) (1-storey)
B12	Transformer	3 m <sup>2</sup> (about)	3 m <sup>2</sup> (about)	2.5 m (about) (1-storey)
B13	Guard House	4 m <sup>2</sup> (about)	4 m <sup>2</sup> (about)	3 m (about) (1-storey)
B14	Advertisement Board	9 m <sup>2</sup> (about)	9 m <sup>2</sup> (about)	4 m (about) (1-storey)
<b>Total</b>		<b>770 m<sup>2</sup> (about)</b>	<b>1,145 m<sup>2</sup> (about)</b>	

<sup>1</sup> GFA of Structure B2 is calculated as: 8 m<sup>2</sup> of Rain Shelter + 27 m<sup>2</sup> of Staircase and 2 levels of 187m<sup>2</sup> of enclosed structure.

<sup>2</sup> GFA of Structure B3 is calculated as: 7 m<sup>2</sup> of Rain Shelter and 2 levels of 183m<sup>2</sup> of enclosed structure.

### Operation Modes

- 5.4 The Site will be used as 'shop and services' use for the sales and showcasing of electricity-powered construction machinery (e.g. excavators, generators, etc.), vehicles and intelligent parking system. Large amount of uncovered area is proposed at the Site for displaying the aforesaid products; whilst the supporting facilities (i.e. charging station, charging deck, etc.) are also displayed at the Site (**Plan 5**). The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. It is estimated that the proposed development will attract not more than 15 visitors per day. Advanced booking would be required by visitors to access the Site.

### Filling of Land

- 5.6 The entire Site has already been covered with existing hard-paving (concrete) of not more than 0.3 m in depth. The application serves to regularise the existing hard-paving, where the existing level is +5.8 mPD (**Plan 6**). The filling of land is intended to facilitate a flat surface for manoeuvring of vehicle, vehicle parking and loading/unloading spaces and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the necessary operation of the proposed development.

### Minimal Traffic Impact

- 5.7 The Site is accessible from Castle Peak Road - Tam Mi (**Plan 1**). A 10 m (about) wide vehicular ingress/egress is proposed at the southeastern boundary of the Site. A total of 9 parking and L/UL spaces will be provided (**Plan 5**). Details of the parking and L/UL provision are shown at **Table 3** below:

**Table 3 - Provision of Parking and L/UL Spaces**

Type of Parking Spaces	No. of Spaces
Parking Spaces for Private Cars (PC) - 2.5 m (W) x 5 m (L)	8
Type of L/UL Spaces	No. of Spaces
L/UL Spaces for Container Vehicles (CV) - 3.5 m (W) x 16 m (L)	1

- 5.8 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plans 7**). Staff will be deployed to station at the ingress/egress of the Site to direct vehicles entering/exiting the Site to enhance pedestrian safety.



- 5.9 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 4** below:

**Table 4 - Estimated Trips Generation and Attraction**

Time Period	Trips Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 - 10:00)	4	0	1	0	5
Trips at <u>PM Peak</u> (18:00 - 19:00)	0	4	0	1	5
Average Trip/Hour (10:00 - 18:00)	2	2	0	0	4

- 5.10 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

#### *Minimal Environmental Impact*

- 5.11 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.12 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.13 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

*Minimal Landscape Impact*

- 5.14 No old and valuable tree or protected species has been identified at the Site. Majority of the Site area will be disturbed due to erection of structures. The remaining area will be affected by the proposed hard-paving works for vehicle parking spaces, loading/unloading spaces and vehicle circulation purpose.

*Minimal Drainage Impact*

- 5.15 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

*Fire Safety Aspect*

- 5.16 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

## 6. CONCLUSION

- 6.1 The applicant intends to operate the proposed development to promote the use of electricity-powered machinery and vehicles, which echoes with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories by providing a showroom for green commercial vehicles so as to enhance the understanding for potential users and operators.
- 6.2 Although the proposed development is not entirely in line with the long-term planning intentions of the "V" zone, there is no Small House application is being processed within the Site by the Lands Department, nor active wetlands found within the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, formed land, domestic/temporary structures, village type development and fallow agricultural land, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. Furthermore, similar applications (i.e. shop and services) had been approved by the Board within the last 5 years within the same "V" zone. Therefore, approval of the current application would not set an undesirable precedent within the "V" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant (i.e. submission and implementation of drainage and FSIs proposals), upon obtaining planning approval. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years**'.

**R-riches Planning Limited**

**July 2025**

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Zoning Plan
<b>Plan 3</b>	Land Status Plan
<b>Plan 4</b>	Aerial Photo of the Site
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Filling of Land Area
<b>Plan 7</b>	Swept Path Analysis (Container Vehicle)

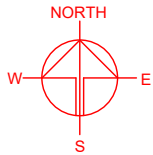


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,015 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI



APPLICATION SITE

ACCESSIBLE FROM CASTLE  
PEAK ROAD - TAM MI

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY FACILITIES AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND  
ADJOINING GOVERNMENT  
LAND, POK WAI, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,015 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED NAM SANG WAI OZP  
 PLAN NO. : S/YL-NSW/10  
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT"

## COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

### 綜合發展包括濕地修復區1 COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA 1

### 綜合發展包括濕地修復區 COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA

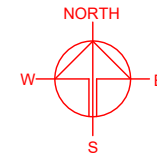
APPLICATION SITE

SAN TIN HIGHWAY

SAN TAM ROAD

#### LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

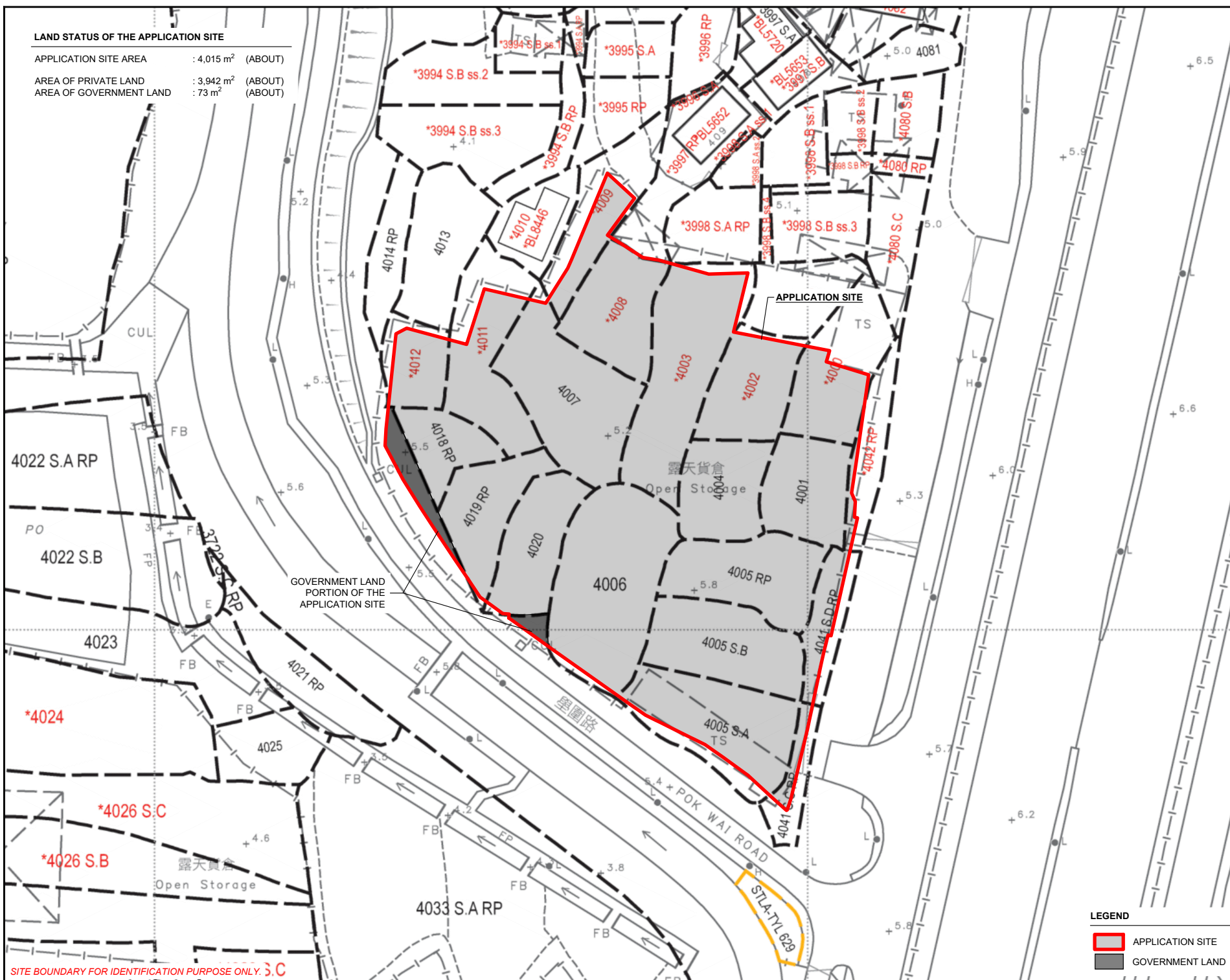
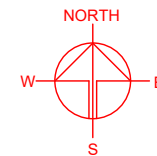
VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



APPLICATION SITE AREA	: 4,015 m <sup>2</sup>	(ABOUT)
AREA OF PRIVATE LAND	: 3,942 m <sup>2</sup>	(ABOUT)
AREA OF GOVERNMENT LAND	: 73 m <sup>2</sup>	(ABOUT)



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY. 3.C

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY FACILITIES AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND  
ADJOINING GOVERNMENT  
LAND, POK WAI, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

DATE \_\_\_\_\_

17 7 2025

REVISÉD BY

DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_

DATE

DWG. TITLE
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## LAND STATUS OF THE SITE

DWG NO.

VER.

PLAN 3

00-

### LEGEND



APPLICATION SITE



GOVERNMENT LAND



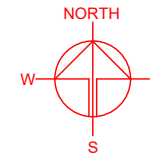
# CONDITION OF THE APPLICATION IN 1990

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 DATE OF THE AERIAL PHOTO : 27/7/1990  
 SOURCE OF PHOTO : LANDS DEPARTMENT



# CONDITION OF THE APPLICATION IN 2024

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 DATE OF THE AERIAL PHOTO : 19/3/2024  
 SOURCE OF PHOTO : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 4

VER.

001

## LEGEND

 APPLICATION SITE

## LEGEND

 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



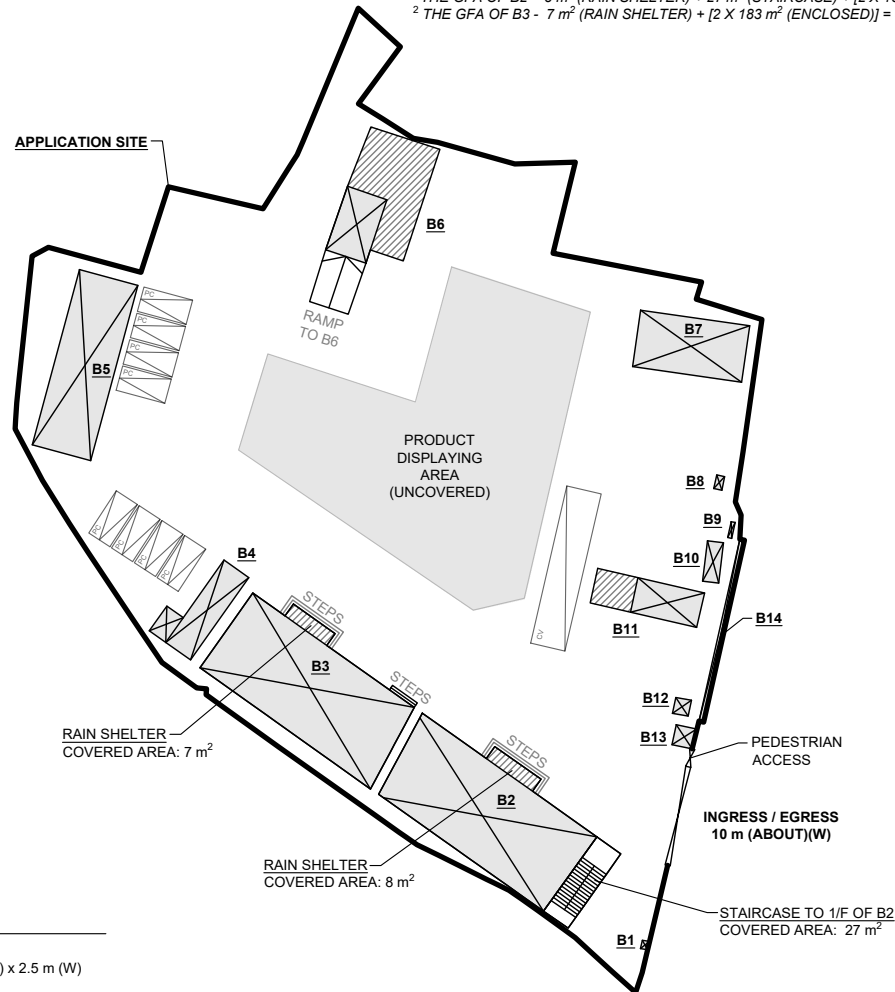
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,015 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 770 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,245 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.29	(ABOUT)
SITE COVERAGE	: 19 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,145 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,145 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m <sup>2</sup> (ABOUT)	409 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
B3	SHOWROOM AND OFFICE	190 m <sup>2</sup> (ABOUT)	373 m <sup>2</sup> (ABOUT) <sup>2</sup>	5.1 m (ABOUT)(2-STOREY)
B4	FS PUMP ROOM AND WATER TANK	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B5	SHOWROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m <sup>2</sup> (ABOUT)	93 m <sup>2</sup> (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B7	TRANSFORMER AND SWITCH ROOM	62 m <sup>2</sup> (ABOUT)	62 m <sup>2</sup> (ABOUT)	3.7 m (ABOUT)(1-STOREY)
B8	CHARGING DOCK	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B9	METER BOX	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B10	ELECTRIC GENERATOR	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B11	CHARGING STATION	38 m <sup>2</sup> (ABOUT)	38 m <sup>2</sup> (ABOUT)	6.2 m (ABOUT)(1-STOREY)
B12	TRANSFORMER	3 m <sup>2</sup> (ABOUT)	3 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B13	GUARD HOUSE	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	ADVERTISEMENT BOARD	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		770 m <sup>2</sup> (ABOUT)	1,145 m <sup>2</sup> (ABOUT)	

<sup>1</sup> THE GFA OF B2 - 8 m<sup>2</sup> (RAIN SHELTER) + 27 m<sup>2</sup> (STAIRCASE) + [2 X 187 m<sup>2</sup> (ENCLOSED)] = 409 m<sup>2</sup>

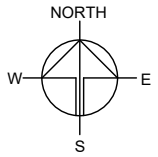
<sup>2</sup> THE GFA OF B3 - 7 m<sup>2</sup> (RAIN SHELTER) + [2 X 183 m<sup>2</sup> (ENCLOSED)] = 373 m<sup>2</sup>



## PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER GOODS VEHICLE	: 1
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

17.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 5

VER.

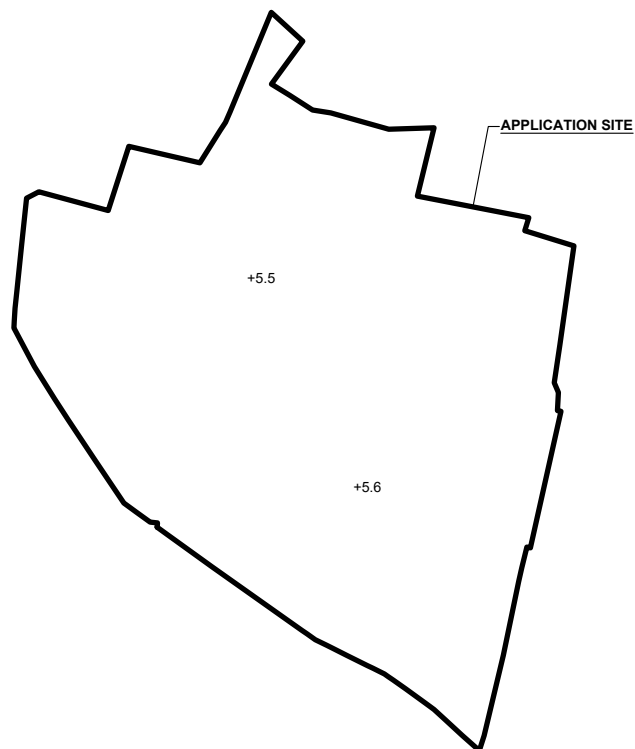
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## LEGEND


	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (PARTIALLY ENCLOSED)
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (CV)
	INGRESS / EGRESS

# APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA : 4,015 m<sup>2</sup> (ABOUT)  
 SITE LEVELS BEFORE FILLING OF LAND : +5.5 mPD TO +5.6 mPD(ABOUT)



## LEGEND

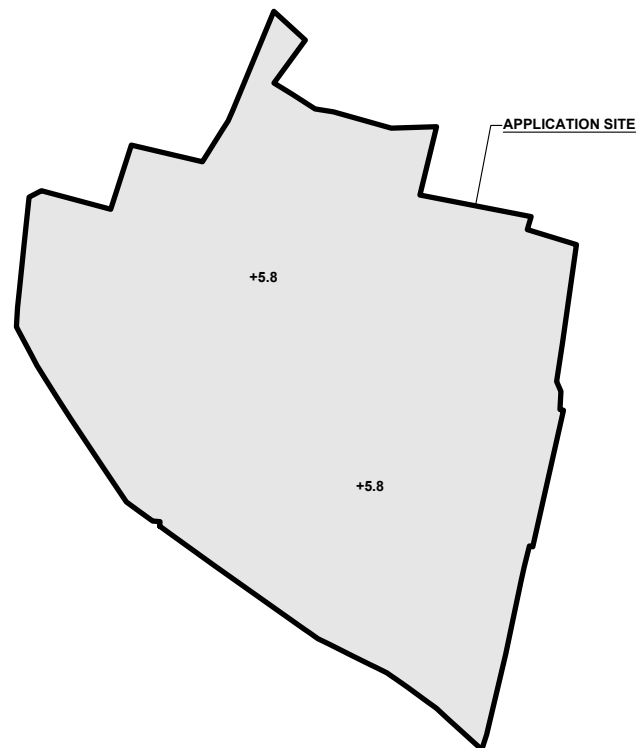
 APPLICATION SITE  
 +5.6 SITE LEVEL BEFORE FILLING

SITE LEVELS ARE FOR REFERENCE ONLY.



# EXISTING FILLING OF LAND AREA

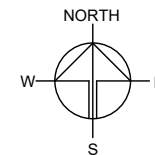
APPLICATION SITE AREA : 4,015 m<sup>2</sup> (ABOUT)  
 COVERED BY STRUCTURE : 761 m<sup>2</sup> (ABOUT)  
 EXISTING FILLED AREA : 4,015 m<sup>2</sup> (ABOUT)  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.3 m  
 EXISTING SITE LEVELS : +5.8 mPD (ABOUT)  
 MATERIAL OF LAND FILLING : CONCRETE  
 USE : SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACES, PRODUCT DISPLAYING AREA AND CIRCULATION AREA

THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE SITE DURING THE PLANNING APPROVAL PERIOD.



## LEGEND

 APPLICATION SITE  
 FILLING OF LAND AREA  
 +5.8 SITE LEVEL AFTER FILLING



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY MN DATE 17.7.2025

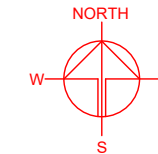
REVISED BY DATE

APPROVED BY DATE

DWG. TITLE

FILLING OF LAND

DWG NO. PLAN 6 VER. 001



PLANNING CONSULTANT  
**R-RICHES**  
IPLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP  
AND SERVICES WITH  
ANCILLARY FACILITIES AND  
ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 104 AND  
ADJOINING GOVERNMENT  
LAND, POK WAI, YUEN LONG,  
NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY MN	DATE 17.7.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
SWEEP PATH ANALYSIS

DWG NO. PLAN 7	VER. 001
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Our Ref. : DD104 Lot 4000 & VL  
Your Ref. : TPB/A/YL-NSW/351

盈卓規劃有限公司

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

**By Email**

7 August 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land  
for a Period of 5 Years in “Village Type Development” Zone,  
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/351)**

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

A handwritten signature in blue ink is positioned to the left of a circular purple stamp. The stamp contains the text 'R-riches Planning Limited' around the perimeter and '盈卓規劃有限公司' in the center.

**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Michael SO

email: adchan@pland.gov.hk)  
email: mckso@pland.gov.hk)

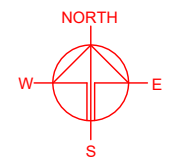
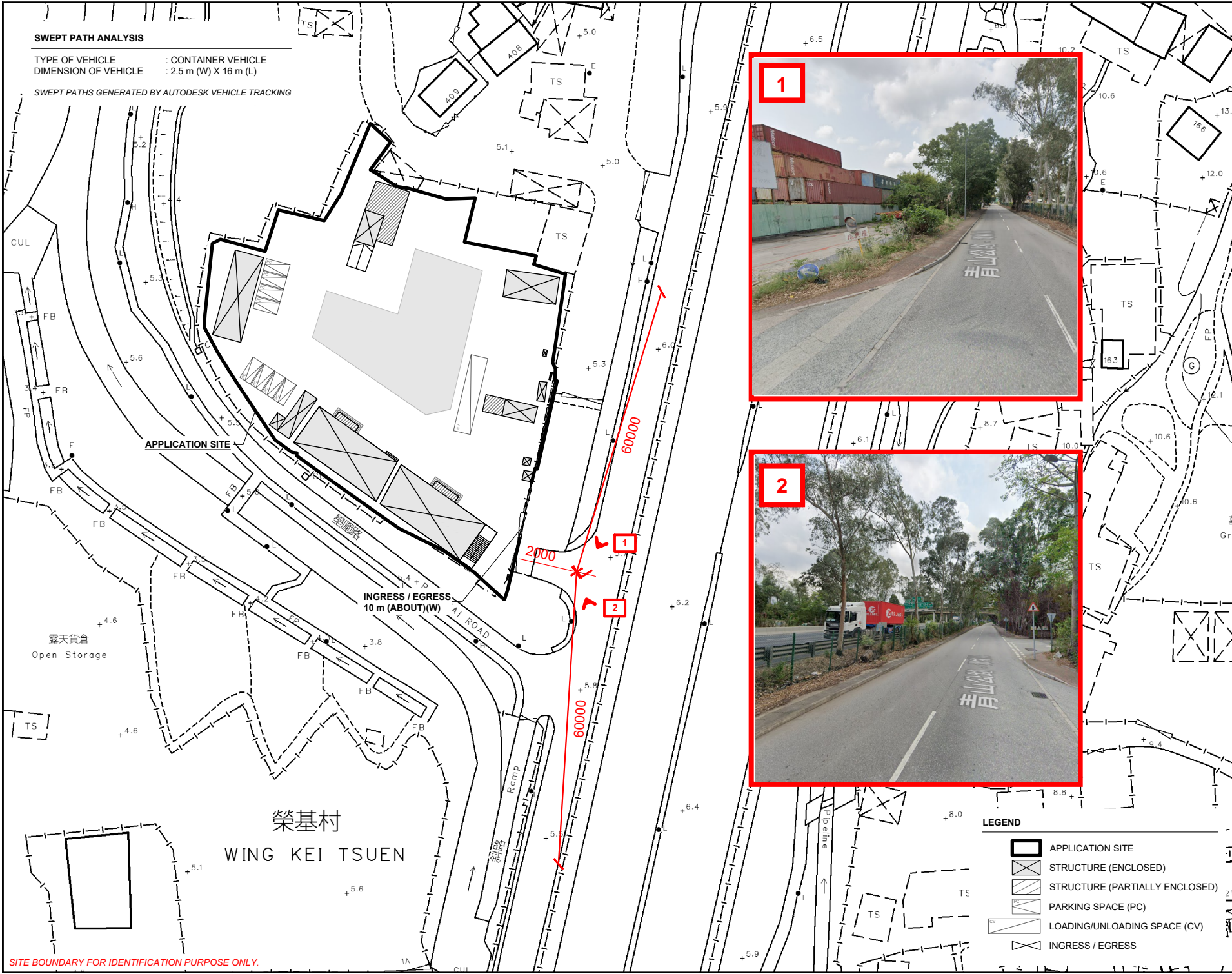




**Appendix I - Response to departmental comments**

<b>Comments of the Commissioner of Transport (C for T)</b> <b>(Contact Person: Mr. Donald LEUNG; Tel: 2399 2778)</b>		
(1)	<p>From the swept path analysis, it appears that vehicle leaving the site towards Castle Peak Road - Tam Mi northbound would encroach into opposite lane when turning which has a safety concern. To address this safety concern, please advise if there are any mitigation measure.</p>	<p>Noted. The applicant will arrange staff for assistance when needed: staff will be deployed to station at the ingress/egress of the application site (the Site) to direct incoming/outgoing vehicles to enhance pedestrian safety.</p> <p>As 60m sightlines are provided at the Site ingress/egress currently for both directions, slight encroachment into the opposite lane would be foreseeable during vehicle turning from the Site to Castle Peak Road - Tam Mi northbound with assistance from staff (<b>Appendix II</b>).</p> <p>As the Site had been used as a container storage yard since the 90s, CVs had been entering/leaving the Site over the years and it has been proven workable.</p> <p>With the mitigation measures taken by the applicant, no adverse traffic impact would be anticipated.</p>
<b>Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD)</b> <b>(Contact Person: Mr. WONG; Tel: 2443 3474)</b>		
(1)	<p><u>Unauthorised structure(s) within the private lot(s) covered by the planning application</u></p> <p>There is/are unauthorised structure(s) on the Lot Nos. 4005 RP, 4006, 4008, 4009, 4020 &amp; 4041 S.D RP in D.D. 104. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;</p>	<p>Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) for rectification concerning the structures and Government Land portion within the Site after the planning application has been granted by the Town Planning Board.</p>
(2)	<p><u>Unlawful occupation of Government land (GL) with unauthorised structure(s) covered</u></p>	

	<p><u>by the planning application</u></p> <p>The GL within the application site (about 73m<sup>2</sup> as mentioned in the application form) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice;</p>	
(3)	<p>If the planning permission is approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW conditions where appropriate and the lot owner(s) shall apply to his office for a STW and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) and the occupation of the GL. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee/rent and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	



PLANNING CONSULTANT  
**R-RICHES**  
IPLANNING LIMITED

PROJECT  
PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION  
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 31.7.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SIGHTLINE OF VEHICLE	
DWG NO. PLAN 1	VER. 001



Our Ref. : DD104 Lot 4000 & VL  
Your Ref. : TPB/A/YL-NSW/351

盈卓規劃有限公司

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

**By Email**

15 August 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land  
for a Period of 5 Years in “Village Type Development” Zone,  
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/351)**

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
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**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Michael SO

email: adchan@pland.gov.hk)  
email: mckso@pland.gov.hk)

**Appendix I - Responses to departmental comments**

<b>Comments of the Director of Environmental Protection (DEP)</b> <b>(Contact Person: Mr. Kelvin WONG; Tel: 2835 1117)</b>		
(1)	<p>It is noted that the proposed use would not involve dusty operation but it would generate heavy traffic of heavy vehicles (a loading/unloading space for container vehicle is proposed at the Site). According to the review, residential buildings within 100m from the boundary of the application site are found. As such, it is anticipated that the proposed use would cause environmental nuisance to the residential buildings nearby.</p>	<p>Noted. The applicant has revised the layout and swept path analysis as per the relocation of the loading/unloading space (<b>Appendices II and III</b>). The product displaying area could also act as a barrier between sensitive receivers and the relocated L/UL space so as to lessen potential adverse impact arising from L/UL activities to surrounding environments.</p> <p>The applicant will strictly follow the operation hours as proposed in the planning application (i.e. Mondays to Saturdays from 06:00 to 19:00; whilst there will be no operation on Sundays and public holidays). All activities will be confined within the Site providing with 2.5m high fencing along the site boundary.</p> <p>Traffic accessing/leaving the application site (the Site) would not pass through/encroach into nearby sensitive receivers.</p> <p>Such measures would be able to lessen potential adverse impact to nearby environments.</p>
(2)	<p>Please advise the i) details of the use of container vehicle and the associated loading and unloading activities; and ii) please advise the frequency of the container vehicle visiting the site.</p>	<p>As the applicant intends to operate a shop and services for the sale of electricity-powered construction machinery and vehicles by providing a showroom for demonstrations to customers, container vehicles (CVs) would be used to transport the construction machinery and vehicles to the Site.</p> <p>CVs would be accessing the Site <u>once</u> during AM peak hours (i.e. 09:00 to 10:00) and would leave the Site at PM peak hours (i.e. 18:00 to 19:00). Minimal and infrequent</p>



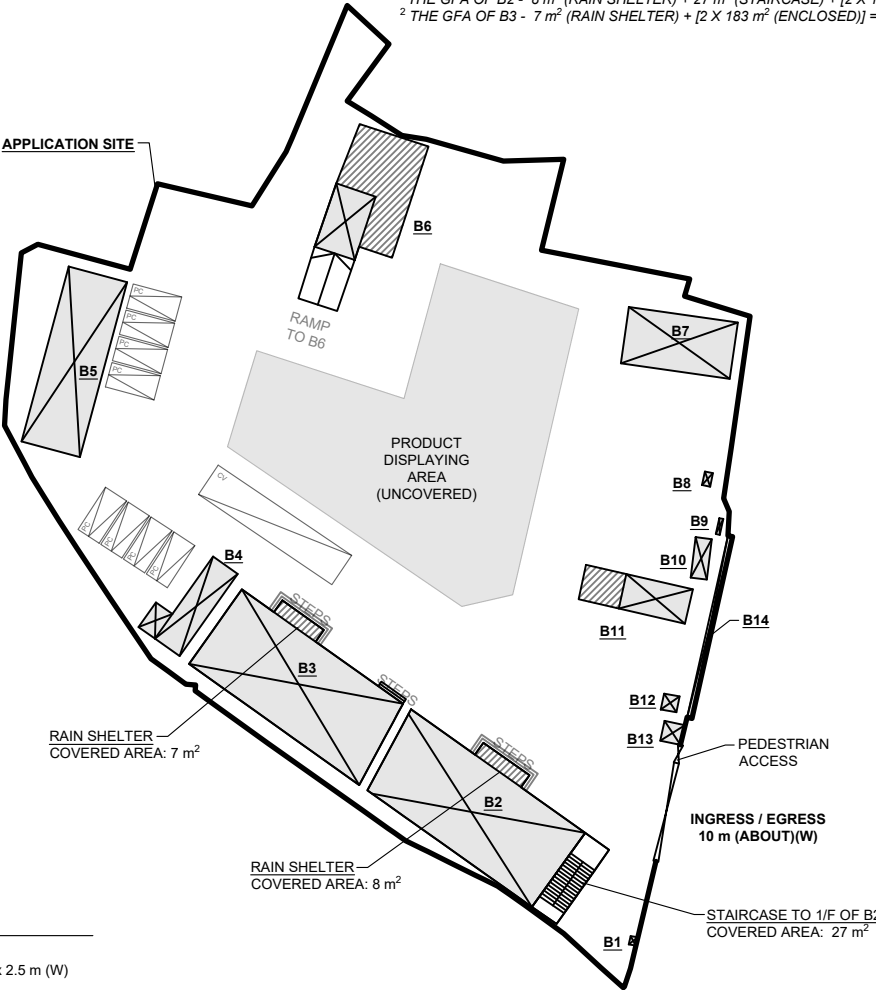
		vehicular trips generated would lessen any potential adverse impact to the surroundings.
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,015 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 770 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 3,245 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.29	(ABOUT)
SITE COVERAGE	: 19 %	(ABOUT)
NO. OF STRUCTURE	: 14	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,145 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,145 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 2 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B2	RECEPTION, SHOWROOM AND OFFICE	217 m <sup>2</sup> (ABOUT)	409 m <sup>2</sup> (ABOUT) <sup>1</sup>	8.23 m (ABOUT)(2-STOREY)
B3	SHOWROOM AND OFFICE	190 m <sup>2</sup> (ABOUT)	373 m <sup>2</sup> (ABOUT) <sup>2</sup>	5.1 m (ABOUT)(2-STOREY)
B4	FS PUMP ROOM AND WATER TANK	36 m <sup>2</sup> (ABOUT)	36 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B5	SHOWROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B6	AUTOMATIC PARKING SYSTEM SAMPLE	93 m <sup>2</sup> (ABOUT)	93 m <sup>2</sup> (ABOUT)	3.8 m (ABOUT)(1-STOREY)
B7	TRANSFORMER AND SWITCH ROOM	62 m <sup>2</sup> (ABOUT)	62 m <sup>2</sup> (ABOUT)	3.7 m (ABOUT)(1-STOREY)
B8	CHARGING DOCK	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B9	METER BOX	1 m <sup>2</sup> (ABOUT)	1 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B10	ELECTRIC GENERATOR	7 m <sup>2</sup> (ABOUT)	7 m <sup>2</sup> (ABOUT)	2 m (ABOUT)(1-STOREY)
B11	CHARGING STATION	38 m <sup>2</sup> (ABOUT)	38 m <sup>2</sup> (ABOUT)	6.2 m (ABOUT)(1-STOREY)
B12	TRANSFORMER	3 m <sup>2</sup> (ABOUT)	3 m <sup>2</sup> (ABOUT)	2.5 m (ABOUT)(1-STOREY)
B13	GUARD HOUSE	4 m <sup>2</sup> (ABOUT)	4 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
B14	ADVERTISEMENT BOARD	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		770 m <sup>2</sup> (ABOUT)	1,145 m <sup>2</sup> (ABOUT)	

<sup>1</sup> THE GFA OF B2 - 8 m<sup>2</sup> (RAIN SHELTER) + 27 m<sup>2</sup> (STAIRCASE) + [2 X 187 m<sup>2</sup> (ENCLOSED)] = 409 m<sup>2</sup>  
<sup>2</sup> THE GFA OF B3 - 7 m<sup>2</sup> (RAIN SHELTER) + [2 X 183 m<sup>2</sup> (ENCLOSED)] = 373 m<sup>2</sup>



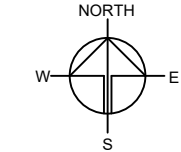
PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (PARTIALLY ENCLOSED)
	PARKING SPACE (PC)
	LOADING/UNLOADING SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750@ A4

DRAWN BY

DN

DATE

15.8.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

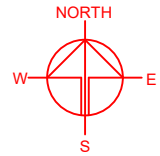
LAYOUT PLAN

DWG NO.

PLAN 5

VER.

002



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 500 @ A4

DRAWN BY  
DN

DATE  
15.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO.  
PLAN 7

VER.  
002



Our Ref. : DD104 Lot 4000 & VL  
Your Ref. : TPB/A/YL-NSW/351

盈卓  
規劃  
有限公司

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

**By Email**

21 August 2025

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land  
for a Period of 5 Years in “Village Type Development” Zone,  
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/351)**

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Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**

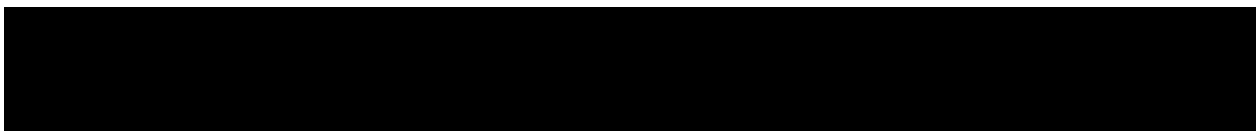
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**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Michael SO  
(Attn.: Ms. Anna TONG

email: adchan@pland.gov.hk)  
email: mckso@pland.gov.hk)  
email: akytong@pland.gov.hk)



**Appendix I - Responses to departmental comments**

<b>Comments of the District Planning Officer/Fanling, Sheung Shui &amp; Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b> <b>(Contact Person: Mr. Ajyum CHAN; Tel: 3168 4043)</b>		
(1)	Based on site inspection on 7.8.2025, it is noted that there are some smart home appliances at the two-storey structure on the Site. Please advise whether these appliances form part of the displaying products for the showroom under the current application.	<p>The applicant's business involves implementation and realisation of green and smart technology for future developments.</p> <p>Apart from electricity-powered construction machinery (e.g. excavators, generators, etc.), vehicles and intelligent parking system; Smart home system, including virtual assistant, would be showcased and demonstrated within structure B3 to potential customers, including the general public and nearby business operators.</p>
(2)	Please advise whether workshop activities including car beauty, washing, repairing and dismantling as well as open storage activities will be carried out at the Site.	<p>No storage of dangerous goods will be allowed at the Site at any time during the planning approval period.</p> <p>No dismantling, maintenance, recycling, cleaning, paint spraying and other workshop activities will be carried out at the Site at any time during the planning approval period.</p> <p>No structure is proposed for domestic use within the Site during the planning approval period.</p>





Our Ref. : DD104 Lot 4000 & VL  
Your Ref. : TPB/A/YL-NSW/351

盈卓規劃有限公司

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

**By Email**

29 August 2025

Dear Sir,

**4<sup>th</sup> Further Information**

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land  
for a Period of 5 Years in “Village Type Development” Zone,  
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

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**Danny NG**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN  
(Attn.: Mr. Michael SO  
(Attn.: Ms. Anna TONG

email: adchan@pland.gov.hk)  
email: mckso@pland.gov.hk)  
email: akytong@pland.gov.hk)

**Appendix I - Responses to departmental comments**

Comments of the Environmental and Ecology Bureau (EEB)		
(1)	<p>It is noted that from paragraphs 2.2-2.3 of the planning statement (attached) that the applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators;</p> <p>As stated in paragraph 2.5, "The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment.", please revise paragraph 2.3 as follows for the sake of clarity:</p> <p>2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and "electric" vehicles by offering showroom spaces at the Site to showcase the applicant's latest products.'</p>	<p>Noted. Electricity-powered construction machinery (e.g. excavators, generators, etc.), electric vehicles and intelligent parking system will be showcased within the designated open area.</p> <p>Smart home system, including virtual assistant, would be showcased and demonstrated within structure B3 to potential customers, including the general public and nearby business operators.</p> <p>Please also find the revised page of the planning statement at <b>Appendix II</b>.</p>

## 2. JUSTIFICATIONS

*Approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions*

- 2.1 According to the Hong Kong's Climate Action Plan 2050, the Government aims to drive Hong Kong into a new chapter of reducing carbon emissions by 26% - 36% against the 2005 baseline. Whilst one of the approaches to achieve the said target would be developing clean, sustainable and renewable energy with Hong Kong's local geographical and environmental constraint. The Government also endeavours to increase its share in the fuel mix for electricity generation to 7.5% to 10% by 2035 and further increase it to 15% subsequently through facilitating local renewable energy projects, regional cooperation and joint ventures. Existing projects range from a variety of locations, extents, types, etc., with different types of energy including solar, wind and others.
- 2.2 The applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and electric vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators.
- 2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and electric vehicles by offering showroom spaces at the Site to showcase the applicant's latest products. The applicant's proposal would echo with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories.

*No adverse impacts would be made to the surrounding environments*

- 2.4 The Site had previously been occupied by open storage use before the first Gazettal of the Nam Sang Wai Interim Development Permission Area Plan in 1990 and had continued till 2024 (**Plan 4**). The 'open storage' use that was previously in operation at the Site inevitably caused nuisance to the sensitive receivers in the vicinity.
- 2.5 The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment. As enclosed structures are proposed for shop and services use within the Site; fencing is also provided alongside the site boundary, hence, potential adverse impacts (i.e. traffic, visual, landscape, etc.) would not be anticipated to the surrounding area.

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
under Section 16 of the Town Planning Ordinance  
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

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

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration (Rural and New Town Planning Committee (RNTPC)/ Town Planning Board (TPB))</b>
A/YL-NSW/83	Temporary Extension of an “Existing Use” of Container Depot for a Period of 12 Months	28.7.2000 (RNTPC)
A/YL-NSW/150	Temporary Open Storage of Containers for a Period of 12 Months	10.12.2004 (TPB) [Revoked on 10.6.2005]

**Rejected Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration (RNTPC/TPB)</b>	<b>Rejection Reasons</b>
A/DPA/YL-NSW/26	Comprehensive Development including Residential with Recreation Facilities, a Holiday Centre for Elderly and a Nature Reserve	11.11.1994 (TPB)	(1) – (7)
A/YL-NSW/3	Temporary Use of Covered Storage for 12 months	2.12.1994 (RNTPC)	(8) – (12)
A/YL-NSW/6	Passive Recreational and supporting Residential Development and a Nature Reserve	25.8.1995 (TPB)	(13) – (15)

**Rejection Reasons:**

- (1) The proposed residential development is not in line with the planning intention for the area on the approved Nam Sang Wai Development Permission Area Plan which is primarily to protect and conserve the landscape and ecological value of the area and its scenic quality necessary to sustain Mai Po Nature Reserve (MPNR).
- (2) Falling within Deep Bay Buffer Zone 2, the proposed residential development will not meet the Town Planning Board's Guidelines on Application for Developments within Deep Bay Buffer Zones in that there is insufficient information in the submission to demonstrate that the proposed development can support the conservation of MPNR and Inner Deep Bay or the development will have insignificant impact on the ecology including the MPNR and Inner Deep Bay.



- (3) The proposed development, with a plot ratio of 0.299, a site coverage of 13%, a design population of 1,192 and building height up to 3-storey plus one level of carport is too intensive and is not in line with the low-density residential development in ecologically sensitive area.
- (4) The Town Planning Board is not convinced that the proposed development will have insignificant adverse impacts on the area, including the MPNR and the Inner Deep Bay Area.
- (5) Insufficient information has been provided in the submission to demonstrate that the funding arrangement for maintaining the proposed nature reserve is feasible.
- (6) Approval of the application will create an undesirable precedent. The cumulative impact of development in terms of human disturbance will adversely affect this ecologically sensitive area.
- (7) Approval of the proposed development will set an undesirable precedent for unco-ordinated conservation proposals leading to eventual fragmentation of the natural habitat within the Buffer Zones areas.
- (8) The proposed residential development is not in line with the planning intention within the 'Recreation' zone and there are insufficient justifications to warrant a detour from this planning intention.
- (9) The proposed funding of \$250,000 per year estimated in the Supplementary Information Paper is considered not sufficient to maintain the long-term sustainability of the wetland park and the consequence of improper maintenance will have a detrimental effect on the habitat.
- (10) The proposed funding of \$30,000 to \$40,000 per year estimated in the Supplementary Information Paper is considered not sufficient to maintain the long-term sustainability of the nature reserve and the consequence of improper maintenance will have a detrimental effect on the habitat.
- (11) Approval of the proposed development will set an undesirable precedent and the cumulative adverse impacts in terms of loss of wetland habitat and increased level of human activities from this other similar applications in this ecologically sensitive area will be undesirable.
- (12) As the proposed development will involve filling of fishponds and the establishment of a nature reserve within the Deep Bay Buffer Zone 1, it will be premature to approve the subject application before the completion of the "Study on the Ecological Importance of Fish Ponds" and "Ramsar Site Management Consultancy Study".
- (13) The development is not in line with the planning intention for the area which is for small house development and village expansion. Although the development is temporary in nature, no strong justifications have been submitted to merit a departure from the planning intention.

- (14) The proposed uses are not compatible with the land uses in the north which are characterised by village housing and rural activities.
- (15) The proposed development will jeopardize the implementation of the Village Flood Protection for Yuen Long, Kam Tin and Ngau Tam Mei, NWNT, Stage 1 - Pok Wai project, as part of application site falls within the proposed resumption and works area limits of the project.

**Similar s.16 Applications within the same “V” Zone  
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

**Approved Applications**

<b>Application No.</b>	<b>Use/Development</b>	<b>Date of Consideration (RNTPC)</b>
A/YL-NSW/289	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 5 Years	27.8.2021
A/YL-NSW/323	Proposed Temporary Shop and Services and Vehicle Repair Workshop for a Period of 3 Years	16.8.2024 [revoked on 16.5.2025]

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no comment from traffic engineering perspective, noting that sufficient sightlines could be maintained at the ingress/egress of the application site (the Site) and staff would be deployed to provide assistance for vehicles moving in and out of the Site; and
- advisory comments are in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application; and
- advisory comments are in **Appendix V**.

**2. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix V**.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application; and
- advisory comments are in **Appendix V**.

**4. Environment**

Comments of the Secretary for Environment and Ecology:

- noting that the applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and electric vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to



use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators, he has no adverse comments on the application from the electric vehicle policy perspective.

Comments of the Director of Environmental Protection:

- taking into account the applicant has proposed to relocate the loading/unloading for container vehicle farther away from the nearest noise sensitive receiver to the Site and advised that the traffic flow of the container vehicle is anticipated to be limited and the access arrangement of the container vehicle, he has no adverse comment to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years;
- having said that, with a view to ensure the potential environmental impacts from the applied use can be properly controlled, his advisory comments are in **Appendix V**.

## **5. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no significant landscape impact arising from the applied use is anticipated.

## **6. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

## **7. Other Departments**

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Project Manager/Major Works, HyD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Building Surveyor/New Territories West, Buildings Department; and
- Chief Engineer/Construction, Water Supplies Department.

**Recommended Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) to resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the private lot of the Site and the occupation of Government Land (GL). The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. In addition, LandsD reserves the right to take land control action for any unlawful occupation of GL. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
  - the Site is connected to Castle Peak Road – Tam Mi via a section of local access which is not managed by the Transport Department. The applicant should clarify the land status of the local access with LandsD;
  - the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - the Site involves GL, which is not under HyD's maintenance purview;
  - HyD shall not be responsible for the maintenance of the access connecting between the Site and Castle Peak Road – Tam Mi, including the local track, if any; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Chief Engineer/Railway Development 1-1, Railway Development Office, HyD that the applicant shall coordinate with MTR Corporation Limited's Northern Link Main Line project team on potential construction interface where necessary;
- (g) to note the comments of the Director of Fire Services that the applicant shall submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of proposed FSIs to be installed should be clearly marked on the layout plans;

- (h) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
  - the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by EPD’;
  - the applicant shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use; and
  - the applicant shall observe the statutory requirements under relevant environmental legislation, in particular, the Cap. 400 Noise Control Ordinance;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- for any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, the applicant shall submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary; and
  - the applicant shall demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
  - the applicant shall be liable for any adverse drainage impact due to the proposed works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
  - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
  - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by BD 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 Site under the BO;
  - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
  - detailed checking under the BO will be carried out at building plan submission stage;
- (k) to note the comments of the Director of Electrical and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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

參考編號

**Reference Number:**

250807-094803-90583

提交限期

**Deadline for submission:**

12/08/2025

提交日期及時間

**Date and time of submission:**

07/08/2025 09:48:03

有關的規劃申請編號

**The application no. to which the comment relates:**

A/YL-NSW/351

「提意見人」姓名/名稱

**Name of person making this comment:**

先生 Mr. Eric Ng

意見詳情

**Details of the Comment :**

於2025年7月30日從信報知悉，上述申請位置於本年5月份已經開始營運，而上述申請是2025年7月25日才提交規劃申請，有關申請文件中，只有 Planning Statement, MLP & Landscape Plan，但沒有提交其他相關的基本報告。

本人提出反對，因為營運者是專業團體，理應知道在不合符土地使用規例下擅自興建構築物等及營運是觸及到「先破壞後建設」的規範。在一般情況下，規劃署會要求業主先行拆卸構築物及將土地還原，獲得規劃署滿意後，才能提交規劃申請。基於公眾利益，規劃署理應拒絕該項申請。



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

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**From:** [REDACTED]  
**Sent:** 2025-08-11 星期一 02:49:25  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-NSW/351DD 104 Pok Wai, Yuen Long

A/YL-NSW/351

Lots 4000 (Part), 4001, 4002 (Part), 4003 (Part), 4004, 4005 S.A (Part), 4005 S.B, 4005 RP, 4006 (Part), 4007 (Part), 4008 (Part), 4009 (Part), 4011 (Part), 4012 (Part), 4018 RP, 4019 RP (Part), 4020 (Part), 4041 S.C RP (Part), 4041 S.D RP (Part) and 4042 RP (Part) in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long

Site area: About 4,015sq.m Includes Government Land of about 73sq.m

Zoning: "VTD"

Applied use: Shop and Services / 9 Vehicle Parking / **Filling of Land / 5 Years**

Dear TPB Members,

The application is clearly nothing more than to legitimize a long running brownfield operation.

So how come no enforcement action has been taken in the intervening 20 or so years since the last application was revoked two decades ago?

The site is close to village houses so the movement of heavy vehicles must certainly pose post safety and environmental risks to the local residents.

The operation is certainly not compatible with the zoning. No data on the supply/demand of land for NET houses.

There is absolutely no justification to approve **5 years** in view of the long history of unapproved land use and the statement "Upon approval of the current application, the applicant **will make effort in complying with approval conditions**."

This provides no certainty and is unacceptable. Of particular concern is that the operation is located close to ponds and must certainly have drainage issues.

That the site has been filled in for many years with no drainage and fire measures in place is an indication of bad management, indifference to the health and welfare of the community and that responsible government departments have been lying flat and ignoring illegal land use.

The operator should not be rewarded with an expedited no questions asked approval.

Mary Mulvihill