

2022年 12月 14日

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

14 DEC 2022

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

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; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2203010. 14/11 by hand.

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-SSH/146
	Date Received 收到日期	14 DEC 2022

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

1. Name of Applicant 申請人姓名/名稱

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

Instinct Investment Limited 智力投資有限公司

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 Property Consultants Limited 盈卓物業顧問有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, 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 58 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2 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) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Coastal Protection Area" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 0.35 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 not more than 1.5 m 米 <input type="checkbox"/> About 約 <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>
(b) Intended use/development 有意進行的用途/發展	Proposed Public Utility Installation (Pole with Switchgear and Steel Pole) and Associated Excavation of Land

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

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	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)
	Pole with Switchgear	1	2m (L) x 1m (W) x 10.5m (H) (about)
	Steel Pole	12	0.15m DIA. x 10.5m (H) (about)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至%
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

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
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

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

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☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

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

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

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

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

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

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

05/2023

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

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

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

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

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

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

10. Justifications 理由

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

Background

The applicant seeks planning permission from the Town Planning Board to use Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories for 'Proposed Public Utility Installation (Pole with Switchgear and Steel Pole) and Associated Excavation of Land' (**Plan 1**). The proposed development is primarily for supplying power to the existing farm in close vicinity of the Site.

Planning Context

The Site falls within an area zoned as "Coastal Protection Area" ("CPA") on the Approved Shap Sz Heung Outline Zoning Plan No.: S/NE-SSH/11 (**Plan 2**). According to the Notes of the OZP, 'public utility installation' and excavation of land within the "CPA" zone requires permission from the Board.

Development Proposal

The Site occupied an area of 58 sq.m (about) of private land (**Plan 3**). The proposed location of the pole is the most suitable one for installation and maintenance, as it is adjoining Government Land. The proposed development is for erecting of a pole of about 2 sq.m - 2m (L) x 1m(W) x 10.5m (H) and associated excavation work (i.e. not more than 1.5m in depth) to stabilise the pole (**Plans 4 to 6**). CLP will be responsible for the construction of the new pole and the related maintenance works.

Conclusion

Given the small scale of the proposed installation, it is anticipated that no significant adverse visual impact on the surrounding area would be induced. The proposed installation is considered not incompatible with the landscape character of the surrounding environment.

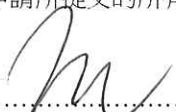
In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Public Utility Installation (Pole with Switchgear and Steel Pole) and Associated Excavation of Land'.

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

R-Riches Property Consultants Limited

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



Date 日期

11/11/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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 <u>as far as possible</u> . 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 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories		
Site area 地盤面積	58	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	N/A	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11		
Zoning 地帶	"Coastal Protection Area" Zone		
Applied use/ development 申請用途/發展	Proposed Public Utility Installation (Pole with Switchgear and Steel Pole) and Associated Excavation of Land		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	10.5 (ABOUT) m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 checked="" 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"/>
Location plan, Plan showing the zoning of the application site,		
Plan showing the land status of the application site, Plan showing the excavation of land area		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<hr/>		

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.

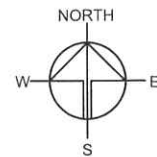
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 58 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAI SHA ROAD VIA A LOCAL ACCESS AND FOOTPATH



APPLICATION SITE

ACCESSIBLE FROM SAI SHA ROAD VIA A LOCAL ACCESS AND FOOTPATH

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC UTILITY INSTALLATION (POLE WITH SWITCHGEAR AND STEEL POLE) AND ASSOCIATED EXCAVATION OF LAND

SITE LOCATION

LOTS 578 (PART) AND 580 (PART) IN D.D. 209, KEI LING HA LO WAI, SHAP SZ HEUNG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	MN	DATE	27.10.2022
REVISED BY	OL	DATE	24.11.2022
APPROVED BY		DATE	

DWG. TITLE

LOCATION PLAN

DWG NO.
PLAN 1

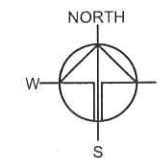
VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 58 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED SHAP SZ HEUNG OZP
OZP PLAN NO. : S/NE-SSH/11

AREA ZONED AS "CPA" : 58 m² (ABOUT)



渡頭
Jetty

GB / CA

APPLICATION SITE

CPA

企嶺下老圍
Kei Ling Ha
Lo Wai

V

50

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC UTILITY
INSTALLATION (POLE WITH
SWITCHGEAR AND STEEL POLE)
AND ASSOCIATED EXCAVATION
OF LAND

SITE LOCATION

LOTS 578 (PART) AND 580
(PART) IN D.D. 209, KEI LING HA
LO WAI, SHAP SZ HEUNG, NEW
TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

27.10.2022

REVISED BY

OL

DATE

24.11.2022

APPROVED BY

DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

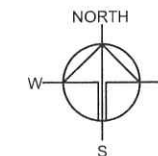
PLAN 2

VER

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 58 m² (ABOUT)
 AREA OF PRIVATE LAND : 58 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC UTILITY
 INSTALLATION (POLE WITH
 SWITCHGEAR AND STEEL POLE)
 AND ASSOCIATED EXCAVATION
 OF LAND

SITE LOCATION

LOTS 578 (PART) AND 580
 (PART) IN D.D. 209, KEI LING HA
 LO WAI, SHAP SZ HEUNG, NEW
 TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY MN	DATE 27.10.2022
REVISED BY OL	DATE 24.11.2022
APPROVED BY	DATE

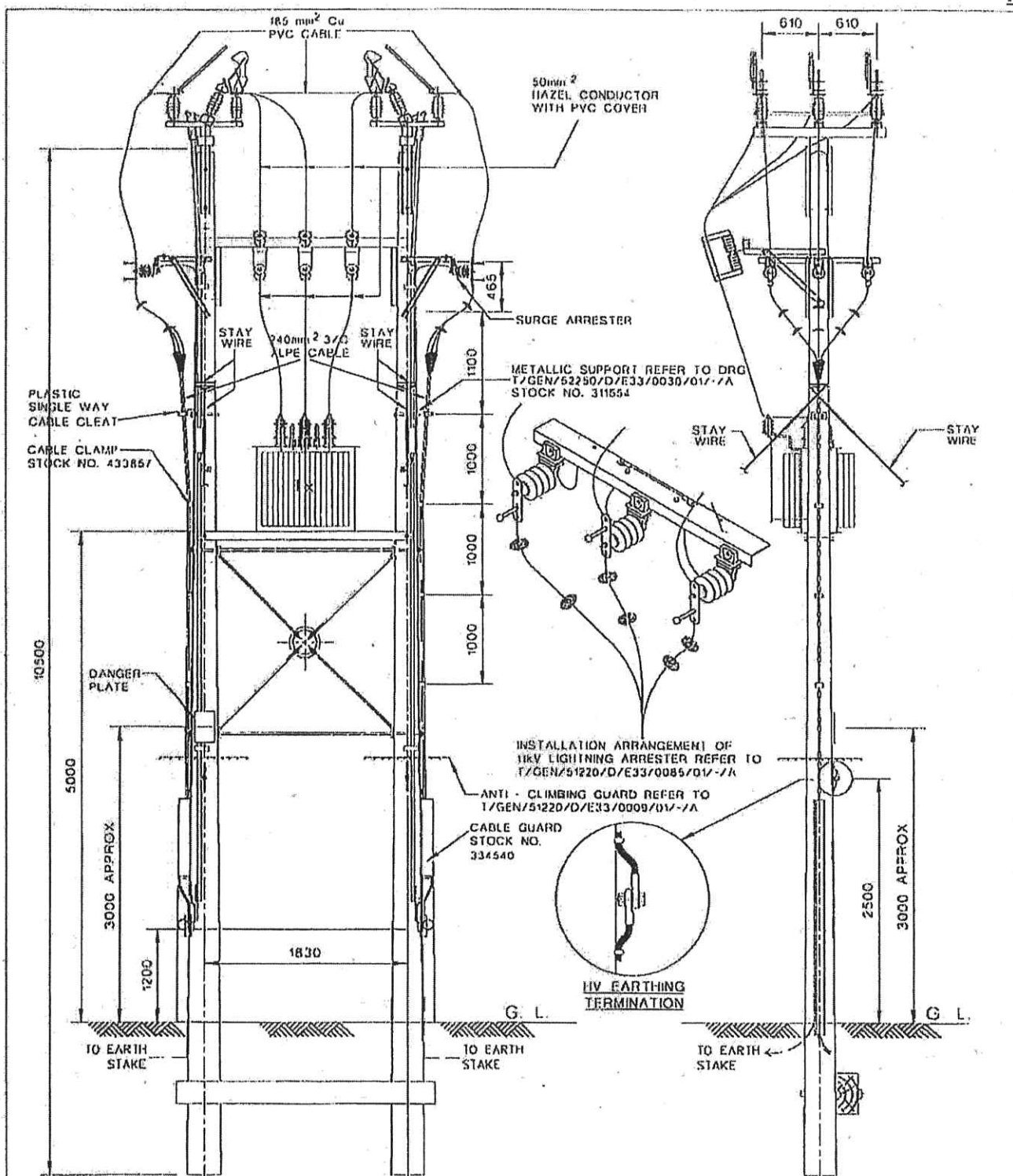
DWG TITLE

LAND STATUS OF THE SITE

DWG NO. PLAN 3	VER. 001
-------------------	-------------

LEGEND





NOTES:

1. THIS CONFIGURATION WAS A REPIA OF EXISTING INSTALLATIONS PRIOR TO YEAR 2000 AS REQUESTED BY CC-OIL.
2. PLEASE REFER TO THE MEMO REF : M/06510/02-06/JC/JC DATED 24/6/02 AND STRUCTURAL ENGINEER'S REPORT (MEINHARDT) ON 21/5/2002.
3. FOR OPERATION ON EQUIPMENT PLEASE REFER TO RELEVANT DSM CHAPTER.
4. FOR DETAILS OF INDIVIDUAL CONSTRUCTION PLEASE REFER TO RELEVANT STANDARD DRAWING.
5. ALL DIMENSIONS ARE IN mm.

CLP 中電

DRAWN: S.C.TO

DATE: 5-6-2000

CHECKED: C.Y. IP / F. CHOY

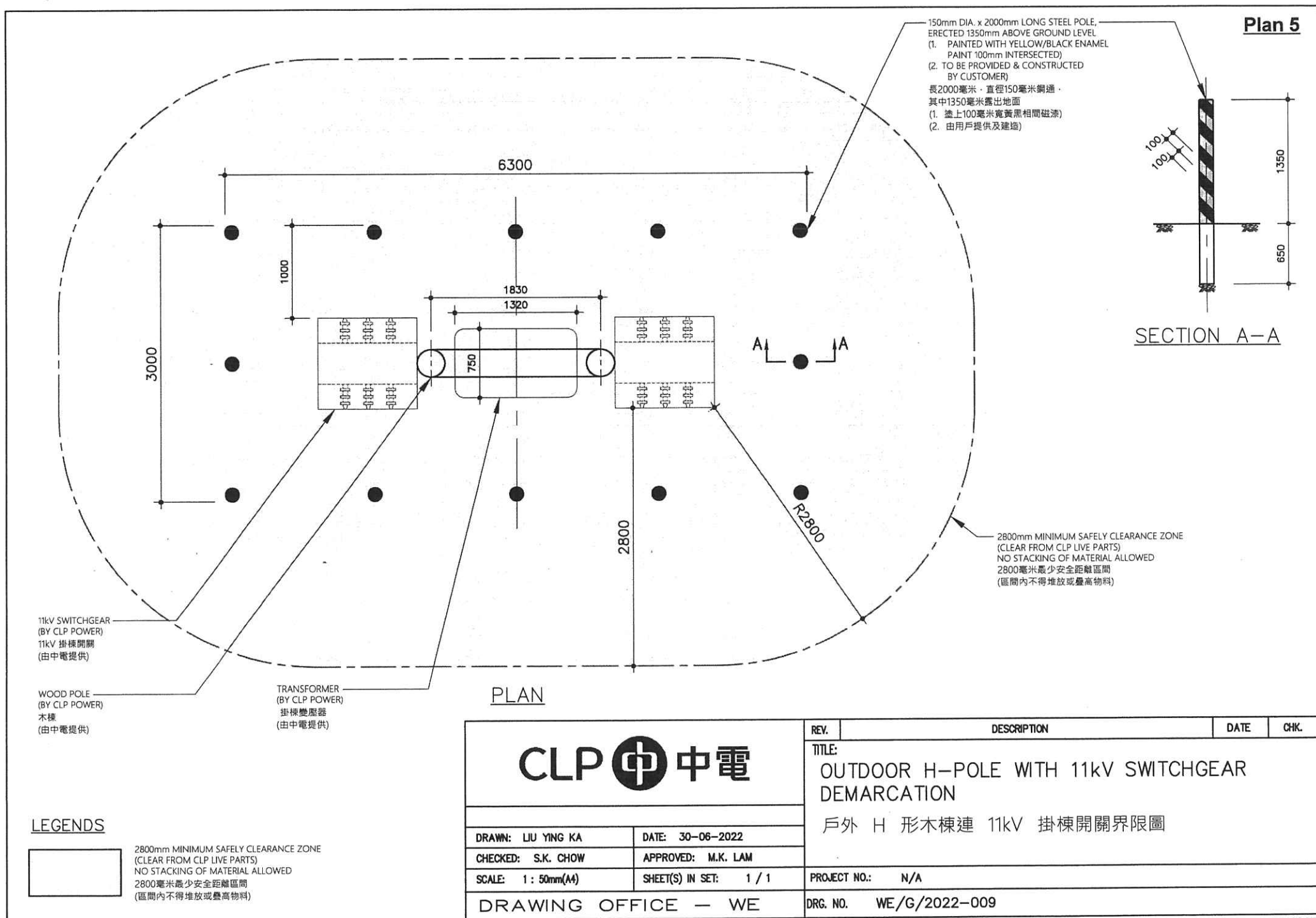
APPROVED: K.S. YEUNG

SCALE: N.T.S.

SHEET 1151 IN SET 1

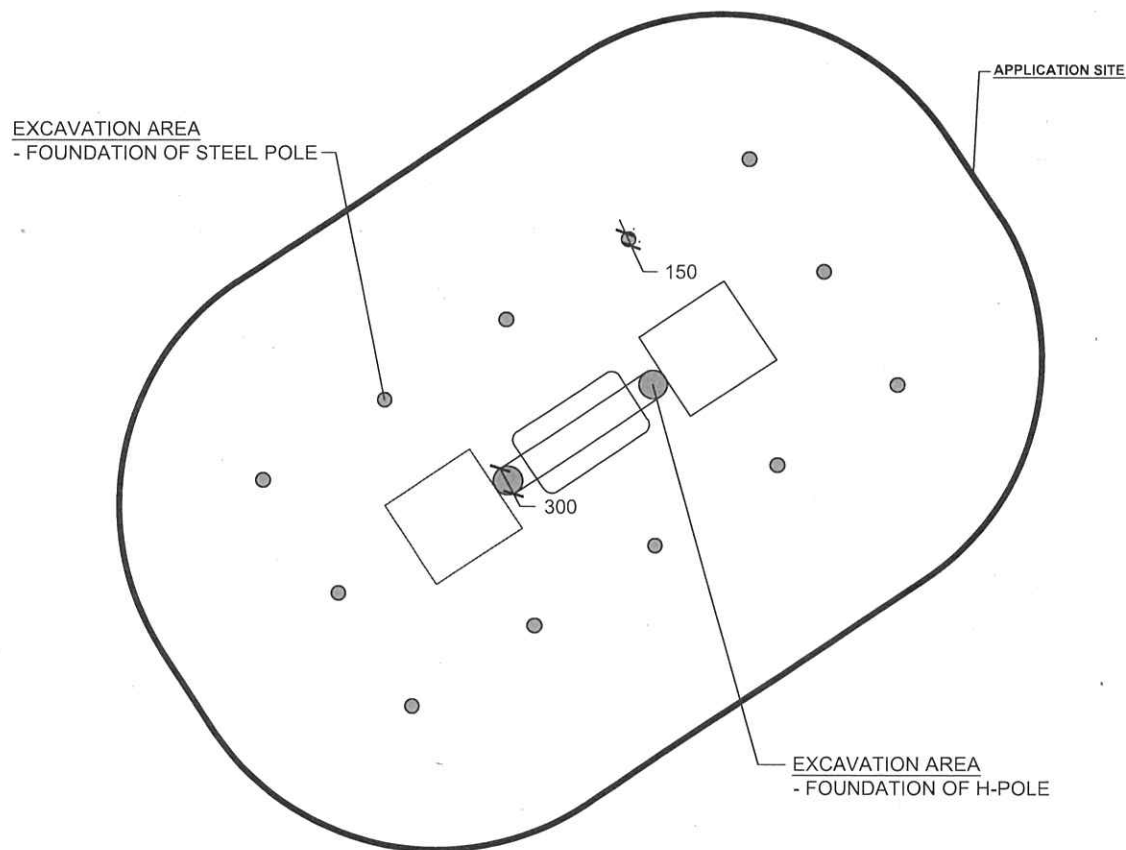
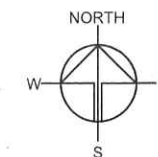
ASSET MANAGEMENT

REVS.	26.2.02	21.3.03											
INITIAL	A	B	C	D	E	F	G	H	J	K	L		
	H.C.C.	H.C.C.											
TITLE: TYPICAL LAYOUT FOR DOUBLE POLES INSTALLATION WITH TWO ISOLATORS AND FUSED TRANSFORMER FED BY CABLES													
PROJECT NO.							CONTRACT NO.						
DRG. NO.	T	GEN	5	1	2	2	D	E	3	3	0	0	8



EXCAVATION OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 58 m² (ABOUT)
 EXCAVATION OF LAND AREA : 0,35 m² (ABOUT)
 DEPTH OF EXCAVATION : NOT MORE THAN 1,5 m
 PURPOSE OF EXCAVATION : FOUNDATION OF H-POLE
 AND STEEL POLE



PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC UTILITY
 INSTALLATION (POLE WITH
 SWITCHGEAR AND STEEL POLE)
 AND ASSOCIATED EXCAVATION
 OF LAND

SITE LOCATION

LOTS 578 (PART) AND 580
 (PART) IN D.D. 209, KEI LING HA
 LO WAI, SHAP SZ HEUNG, NEW
 TERRITORIES

SCALE

1 : 80 @ A4

DRAWN BY	DATE
MN	11.11.2022

REVISID BY	DATE
OL	24.11.2022

APPROVED BY	DATE

DWG. TITLE

EXCAVATION OF LAND AREA

DWG NO.	VER.
PLAN 6	001

LEGEND



Our Ref. : DD209 Lot 578 & 580
Your Ref. : TPB/A/NE-SSH/146

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

By Email

23 December 2022

Dear Sir,

Supplementary Information

Proposed Utility Installation for Private Project (Pole with Switchgear and Steel Pole) and Associated Excavation of Land in Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories

(S.16 Planning Application No. A/NE-SSH/146)

We are writing to submit supplementary information to provide clarifications for the subject application, details are as follows:

- (i) The applied use is revised to '*Proposed Utility Installation for Private Project (Pole with Switchgear and Steel Pole) and Associated Excavation of Land*'.
- (ii) The application site (the Site) currently falls within the boundary of an existing farm located in various lots in D.D. 209, Kei Ling Ha Lo Wai (**Appendix I** and **Plan 1**).
- (iii) As several agricultural structures have been approved by LandsD (Letter of Approval No. 6255) for agricultural purposes, the proposed development with associated excavation of land is intended to facilitate power supply to the agricultural structures, as to support the daily operation of the existing farm (**Appendix II**).
- (iv) In order to designate a 2,800mm safely clearance zone for the H-pole, a total of 12 steel poles are proposed at the Site to protect the H-pole from damaging caused by material stacking.

Should you require more information regarding the application, please contact our Mr. Louis TSE at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

R-riches Property Consultants Limited



Matthew NG

Planning and Development Manager

cc DPO/STN, PlanD

(Attn.: Ms. Candice LO

email: cyklo@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座

Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

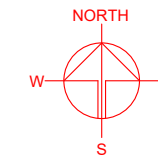
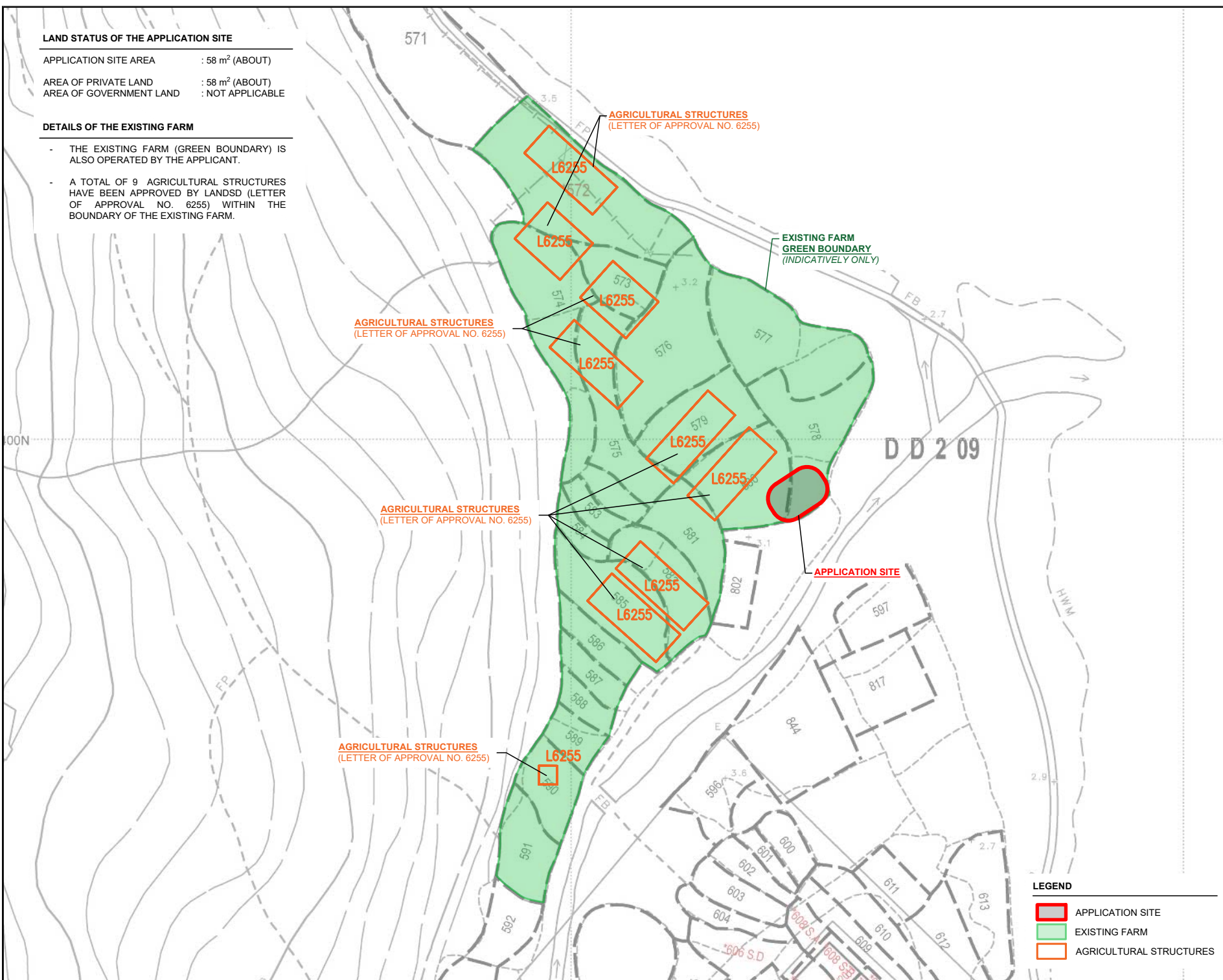
matthewng@r-riches.com.hk

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 58 m² (ABOUT)
AREA OF PRIVATE LAND : 58 m² (ABOUT)
AREA OF GOVERNMENT LAND : NOT APPLICABLE

DETAILS OF THE EXISTING FARM

- THE EXISTING FARM (GREEN BOUNDARY) IS ALSO OPERATED BY THE APPLICANT.
- A TOTAL OF 9 AGRICULTURAL STRUCTURES HAVE BEEN APPROVED BY LANDSD (LETTER OF APPROVAL NO. 6255) WITHIN THE BOUNDARY OF THE EXISTING FARM.



PLANNING CONSULTANT



PROJECT
PROPOSED UTILITY
INSTALLATION FOR PRIVATE
PROJECT (POLE WITH
SWITCHGEAR AND STEEL POLE)
AND ASSOCIATED EXCAVATION
OF LAND

SITE LOCATION

LOTS 578 (PART) AND 580
(PART) IN D.D. 209, KEI LING HA
LO WAI, SHAP SZ HEUNG, NEW
TERRITORIES

SCALE
1 : 800 @ A4

DRAWN BY
MN
DATE
19.12.2022

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
ADJACENT FARM

DWG NO.
PLAN 1
VER.
001

LEGEND

- APPLICATION SITE
- EXISTING FARM
- AGRICULTURAL STRUCTURES

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。

Background

The applicant seeks planning permission from the Town Planning Board to use Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories for 'Proposed Utility Installation for Private Project (Pole with Switchgear and Steel Pole) and Associated Excavation of Land' (**Plan 1**). The Site currently falls within the boundary of an existing farm and the proposed development is primarily for supplying power to support the daily operation of the existing farm.

Planning Context

The Site falls within an area zoned as "Coastal Protection Area" ("CPA") on the Approved Shap Sz Heung Outline Zoning Plan No.: S/NE-SSH/11 (**Plan 2**). According to the Notes of the OZP, 'Utility Installation for Private Project' and excavation of land within the "CPA" zone requires permission from the Board.

Development Proposal

The Site occupied an area of 58 sq.m (about) of private land (**Plan 3**). The proposed location of the pole is the most suitable one for installation and maintenance, as it is adjoining Government Land. The proposed development is for erecting of a pole of about 2 sq.m - 2m (L) x 1m(W) x 10.5m (H) and associated excavation work (i.e. not more than 1.5m in depth) to stabilise the pole (**Plans 4 to 6**). CLP will be responsible for the construction of the new pole and the related maintenance works.

Conclusion

Given the small scale of the proposed installation, it is anticipated that no significant adverse visual impact on the surrounding area would be induced. The proposed installation is considered not incompatible with the landscape character of the surrounding environment.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Utility Installation for Private Project (Pole with Switchgear and Steel Pole) and Associated Excavation of Land'.

電話 Tel: 2654 1188
 圖文傳真 Fax: 2650 9896
 電郵地址 Email: gendlotp@landsd.gov.hk
 本署檔號 Our Ref: (14) in DLO/TP 1/130/19
 來函檔號 Your Ref:



地政總署
 大埔地政處
 DISTRICT LANDS OFFICE/
 TAI PO
 LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
 We strive to achieve excellence in land administration.

新界大埔汀角路一號大埔政府合署一樓
 1/F., TAI PO GOVERNMENT OFFICES BUILDING,
 1 TING KOK ROAD, TAI PO, NEW TERRITORIES.
 網址 Website : www.landsd.gov.hk

來函請註明本署檔號

Please quote our reference in your reply

Ho Loi Tai also known as Ho Cheung Loi Tai
 Ho Chun Wing also known as Ho Chun Wing and Chun Wing Ho
 Dragon Palace Holdings Limited
 Ho Chi Keung also known as Chi Keung Ho
 Instinct Investment Limited
 Rm 1313, 13/F, New East Ocean Centre
 No. 9 Science Museum Road
 Tsim Sha Tsui, Kowloon
 (Attn: TANG Kwok Hin)

By Registered Service

25 OCT 2019

Dear Mr. TANG,

Letter of Approval No. 6255

D.D. 209 Lot Nos. 572, 573, 574, 575, 576, 579, 580, 581, 582, 585 and 590

Approval is given for the erection of agricultural structures, as shown on the attached schedule, on the above lots subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal.
- (b) The structures covered by this approval shall be used only for agricultural purposes and shall not be used for domestic, commercial, godown or industrial purposes.
- (c) Any building when constructed will be of single storey with a height of not more than 4.57 metres.
- (d) Certificates of Exemption in respect of building works, site formation and drainage work must be obtained from the District Lands Officer prior to the commencement of any building work. For structure comprising a gross floor area of exceeding 92.9 square metres (1,000 square feet), plans have to be submitted and approval granted prior to construction. Furthermore, no structural alterations or improvements to existing structures may be carried out without the further approval in writing from the District Lands Officer who may require plans showing the proposed alterations and improvements.

This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Furthermore, you are required to observe the following general comments from the Environmental Protection Department and Planning Department on your proposal:-

- a. If fertilizer will be used in the operation phase, measures should be implemented to reduce fertilizer entering nearby watercourse by surface runoff, e.g. following manufacturers' instruction on fertilizer application and applying fertilizer in dry season as far as practicable;
- b. To observe and comply with the relevant legislation and prevailing guidelines on proper handling and/or disposal of waste generated from the construction and operation phases; and
- c. Planning permission is required for any filling or excavation of land within an area zoned "Coastal Protection Area" in the Shap Sz Heung Outline Zoning Plan.

Notwithstanding any other provisions of this letter including any provision which purports to confer a benefit on a person who is not a party to this letter, this letter is not intended to and does not give any person who is not a party to this letter any right to enforce any provisions of this letter under the Contracts (Rights of Third Parties) Ordinance, and a person who is not a party to this letter shall not have any right under the Contracts (Rights of Third Parties) Ordinance to enforce any provisions of this letter.

Yours faithfully,

(Ms Karen MY LEUNG)
District Lands Officer, Tai Po

c.c. LACO, Tai Po and North
SC/NTE(1)
CRV
AFCD
EPD
DPO/ST, TP & N

SCHEDULE

The following structures only are included in this approval :

1.	Storeroom	Length	3m	Width	3m	Height	4.5m
2.	Greenhouse	Length	6m	Width	15m	Height	4.5m
3.	Greenhouse	Length	6m	Width	15m	Height	4.5m
4.	Greenhouse	Length	6m	Width	15m	Height	4.5m
5.	Greenhouse	Length	6m	Width	15m	Height	4.5m
6.	Greenhouse	Length	6m	Width	15m	Height	4.5m
7.	Greenhouse	Length	6m	Width	15m	Height	4.5m
8.	Greenhouse	Length	8m	Width	10m	Height	4.5m
9.	Greenhouse	Length	8m	Width	10m	Height	4.5m



盈卓物業
顧問有限公司

Our Ref. : DD209 Lot 578 & 580
Your Ref. : TPB/A/NE-SSH/146

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

By Email

19 January 2023

Dear Sir,

1st Further Information

**Proposed Excavation of Land (Installation of Pole with Switchgear
for Agricultural Use) in “Coastal Protection Area” Zone,
Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories**

(S.16 Planning Application No. A/NE-SSH/146)

We are writing to submit further information to address department comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at (852) 2339 0884 or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Candice LO

email: cyklo@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

louistse@r-riches.com.hk

Response-to-Comment

**Proposed Excavation of Land (Installation of Pole with Switchgear
for Agricultural Use) in “Coastal Protection Area” Zone,
Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, New Territories**

(Application No. A/NE-SSH/146)

- (i) The applied use falls entirely within the boundary of the existing farm owned by the applicant. The applied use is revised from ‘Proposed Utility Installation for Private Project (Pole with Switchgear) and associated Excavation of Land’ to ‘Proposed Excavation of Land (Installation of Pole with Switchgear for Agricultural Use)’.
- (ii) The proposed (poles with switchgear) together with 12 steel poles are standard CLP installations.
- (iii) A RtoC Table:

Departmental Comments		Applicant’s Responses
1. Comments of Director of Agriculture, Fisheries and Conservation (Contact Person: Mr. K. O. TSANG; Tel: 2150 6943)		
(i)	In view that the proposed site for utility installation is in close vicinity to a natural stream that connects to the Kei Ling Ha Mangal SSSI, the proposed works may cause indirect impact to the SSSI. Therefore, the applicant should provide more information on the precautionary measures in minimizing surface water runoff from the site to the stream for our consideration.	<p>Due to the existing electricity supply network is insufficient to meet the demand of the existing farm, the proposed development with associated excavation of land is intended to facilitate power supply to the permitted agricultural structures (i.e. Letter of Approval No. 6255), as to support the daily operation for lighting and automatic irrigation system, hence, the proposed development is an integral part of the existing agricultural use.</p> <p>The application involves no filling of land, hence, it would not affect the topography of the subject site. Only a minor of the Site, i.e. 0.35m² and 1.5m in depth will be excavated to facilitate the proposed utility installation. During the construction stage, the applicant will strictly follow good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPN) 1/94 issued by EPD to minimize the impact on the nearby</p>

		<p>watercourse water quality. Given the small scale of the proposed installation, it is anticipated that no significant adverse impact on the surrounding area would be affected.</p> <p>Mitigation measures will be implemented during construction phase to minimize the impacts of wastewater/runoff generated on Site. The applicant will submit drainage proposal and implement the accepted drainage facilities with provision of peripheral u-channel to collect surface runoff, hence, the Kei Ling Ha Mangal SSSI would not be affected.</p>
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☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



A/NE-SSH/146 DD 209 Kei Ling Ha Lo Wai CPA CLP
15/01/2023 03:40

From:

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

File Ref:

A/NE-SSH/146 CLP

Lots 578 (Part) and 580 (Part) in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung

Site area : About 58sq.m

Zoning: "Coastal Protection Area"

Applied development: Utility Installation / Excavation of Land

Dear TPB Members,

STRONGEST OBJECTIONS. The application is to **support unapproved development for which there is a history of withdrawn applications**, 126 is the most recent.

CLP continues to collude with developers to encroach on ecological sensitive areas, in this instance adjacent to SSSI zoning. This is effectively a form of Joint Enterprise

*Joint enterprise adopts the fundamental principle of criminal law that **a secondary party is guilty of the same offence as the principal**. It is not dependent on proving that the principal committed the main offence and that the secondary party assisted or encouraged its commission.*

TPB is currently reviewing its ordinance under the excuse of streamlining the process. Certainly a clause prohibiting applications for the provision of services to unapproved development should be included as they are both time wasting and unethical.

Mary Mulvihill

From:

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

Date: Sunday, 17 February 2019 3:28 AM CST

Subject: A/NE-SSH/126 DD 209 Kei Ling Ha Lo Wai CPA

A/NE-SSH/126

Lots 572, 573, 576, 577, 578, 579 and 580 in D.D. 209, Kei Ling Ha Lo Wai, Shap

Sz Heung
Site area : 1,840.5m²
Zoning : "Coastal Protection Area"
Applied Use : Hobby Farm

Dear TPB Members,

Application 117 presumably did not cut it as it was deferred twice.

Now operator is back with a smaller version of the plan to legitimize what is obviously an on going unapproved operation, see Google Maps for indication of browfield use.

Bigger or smaller, the proposed use is obviously a Destroy to Build plan for what should be a stretch of protected and managed Coastal Protection Area.

Recent changes in weather patterns should convince even the most climate change sceptics that Hong Kong must protect what is left of CPA in order to mitigate the inevitable rising sea levels and increase in violent storms.

Members must question Ag and Fish with regard to existing illegal activities and what steps are being taken to ensure that the site reverts to its intended land use.

Previous objections upheld.

Mary Mulvihill

From:

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

Sent: Monday, May 14, 2018 3:43:36 AM

Subject: Re: A/NE-SSH/117 DD 209 Kei Ling Ha Lo Wai CPA

Note previous Application 110 was for a camping ground.

In view of recent reports of coach parties from the mainland descending on sensitive beaches in Sai Kung, this application must definitely be rejected.

Mary Mulvihill

From:

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

Sent: Monday, May 14, 2018 3:39:20 AM

Subject: A/NE-SSH/117 DD 209 Kei Ling Ha Lo Wai CPA

A/NE-SSH/117

Lots 572 to 591 in D.D. 209, Kei Ling Ha Lo Wai, Shap Sz Heung, Sai Kung

Site area 3,536 m²

Zoning : "Coastal Protection Area"

Applied Use : Hobby Farm

Dear TPB Members,

I strongly object to this application.

The Planning Intention of CPA is :

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

The proposed development would in no way conserve the natural landscape, on the contrary it would introduce foreign elements. Neither is it essential in nature.

A 'hobby farm' would introduce plants that are not indigenous to the area and upset the delicate ecological balance. It would also encourage run off and use of pesticides that would impact insects, birds, and small animals. Then there is also the issue of toilet facilities and grey water to cater for the 'farmers'.

Members must reject the application as approval would encourage similar activities to proliferate leading to severe degradation of the natural environment.

Mary Mulvihill

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) should planning application be approved, the lot owner(s) of the lot(s) will need to apply to this office to permit the structures to be erected. Besides, given the proposed agricultural structure(s) are temporary in nature, only application for erection of temporary structure(s) will be considered;
 - (ii) application for Short Term Waiver (STW) or L of A will be considered by the LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of fee, as maybe imposed by the LandsD; and
 - (iii) there is no guarantee to the grant of a right of access to the private lots under lease.
- (b) To note the comments of the Director of Electrical and Mechanical Services (DEMS) that:
 - (i) in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned 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 concerned 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.