

2022年 2月 1 5日

Appendix I of RNTPC
Paper No. A/YL-MP/326

此文件在 收到。城市規劃委員會
與市行收到所有必要資料及文件後才正式確認收到
申請的日期。

This document is received on 15 FEB 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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/zh/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	A196-MP/326
	Date Received 收到日期	15 FEB 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),

CLP Power Hong Kong Limited

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)

Pacific Extend Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Government Land in D.D. 101 and 105 along Tam Kon Chau Road
(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 3,650 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 3,650 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 Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" and "Village Type Development"
(f) Current use(s) 現時用途	Road / road verge (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」[#]遞交要求同意書[&]

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，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one "✓".

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 844.8 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 1.2 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 844.8 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 1.2 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	Public Utility Installation (Underground Cables) and associated Filling and 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 <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"> <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>Underground Public Utility Pipeline</td> <td>N/A</td> <td>Length - 1.4km Depth - 1.2m Width - 0.6m</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)	Underground Public Utility Pipeline	N/A	Length - 1.4km Depth - 1.2m Width - 0.6m						
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)											
Underground Public Utility Pipeline	N/A	Length - 1.4km Depth - 1.2m Width - 0.6m											

(iv) For Type (v) application 供第(v)類申請	
(a) Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the proposed use/development and development particulars in part (v) below</u> - 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 -	
<input type="checkbox"/> Plot ratio restriction 地積比率限制	From 由 to 至
<input type="checkbox"/> 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
<input type="checkbox"/> Site coverage restriction 上蓋面積限制	From 由% to 至%
<input type="checkbox"/> 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
<input type="checkbox"/> Non-building area restriction 非建築用地限制	From 由m to 至 m
<input type="checkbox"/> 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 <input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 <input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 % <input type="checkbox"/> 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 <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 m 米 <input 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

政府、機構或社區設施

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land

area(s)/GFA(s) 請註明用途及有關的地面面積／總

樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

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

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

.....

.....

.....

.....

.....

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

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

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

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

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

...August 2022.....
.....
.....
.....
.....

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是 No 否</p>	<p><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)) Tam Kon Chau Road <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"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是 No 否</p>	<p><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) _____ _____ _____</p>
<p>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?</p>	<p>Yes 是 No 否</p>	<p><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) _____ _____ _____</p>

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.

如需要的话，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<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>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/或範圍)</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>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>Yes 是</p> <p>No 否</p>	<table border="0" style="width: 100%;"> <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 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 type="checkbox"/>
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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 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。

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

Signature
簽署

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

.....Mr. Thomas Wan.....

Name in Block Letters
姓名（請以正楷填寫）

.....Project Engineer.....

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Pacific Extend Limited



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

Date 日期

13/12/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

• the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

• the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

• the total number of sets of ashes that may be interred in the columbarium.

在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Government Land in D.D. 101 and 105 along Tam Kon Chau Road		
Site area 地盤面積	3,650	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	3,650	sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Mai Po and Fairview Park Outline Zoning Plan No. SYL-MP/6		
Zoning 地帶	"Conservation Area" and "Village Type Development"		
Applied use/ development 申請用途/發展	Public Utility Installation (Underground Cables) and associated Filling and 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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<u>Location plan ?</u>		
Reports 報告書		
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 checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Ecological Assessment 生態評估</u>		

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。

14 January 2022

By Hand

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

2022年 2月 15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。
15 FEB 2022
The 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.

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

Excavation for 11kV Cables Laying in Government Land in D.D. 101 and 105 along Tam Kon Chau Road in Mai

Po


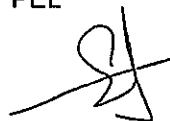
On behalf of the Applicant, CLP Power Hong Kong Limited, we submit herewith 5 signed original copies of the Application Form No. S16-I, together with 70 copies of the Supporting Planning Statement, for the consideration of the Town Planning Board. Five copies of the Site Location Plan, an Authorisation Letter, a "Completed Particulars of Applicant and Authorised Agent" and Checklist of Documents are also enclosed with this letter.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at _____ or our planning consultant: Mr. David FOK at _____ and Mr. Howard TANG at _____

Thank you for your kind attention.

Yours faithfully

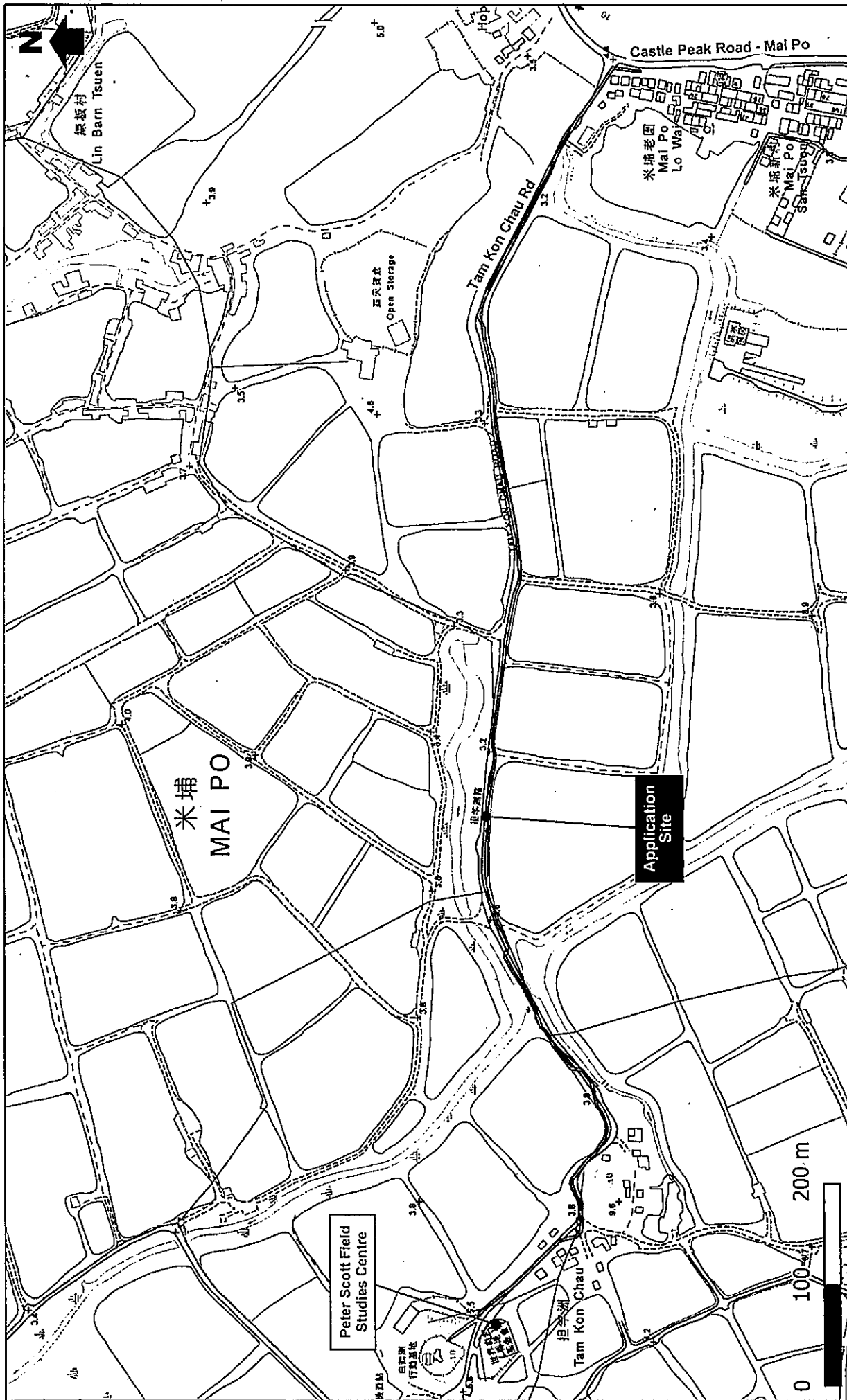
For PEL



Mr. Thomas Wan
Project Engineer

盛貿有限公司 Pacific Extend Limited

 盛貿
Pacific Extend



<p>Planning Application Under Section 16 of the Town Planning Ordinance (Cap. 131) For Excavation For 11kv Cable Laying at Tam Kon Chau Road in Mai Po</p>	<p>Base Plan: 2-SE-A</p>	<p>Site Location Plan</p>
<p>Scale: 1:5 000</p>	<p>Date: 8 December 2021</p>	<p>  KPA PLANNING LIMITED </p>

13 January 2022

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

電話 Tel (852)
傳真 Fax (852)
網址

Dear Sir/Madam,

Authorization for Pacific Extend Ltd. for CLP S16 Application

We are writing to confirm you that Pacific Extend Ltd. is commissioned to take up the application for permission under section 16 of the town planning ordinance (Cap. 131) for underground cable trenching works as public utility installation in the following location:

YL-180016 - Excavation for 11kV Cable Laying in Government Land in D.D. 101 and 105 along Tam Kon Chau Road in Mai Po
(Public Utility Installation of Underground Cables and associated Filling and Excavation of Land)

Company information:

Contractor Company Name : Pacific Extend Ltd.
Certificate of Incorporation no. :

Should you have any enquiries, please feel free to contact our team leader Mr. So at telephone no.

Thank you for your kind attention.

Yours faithfully,
For and on behalf of
CLP Power Hong Kong Limited

Kwok Ho Wah
for Resources Programming Manager
North Region



19 January 2022

By Hand and Email

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

2022年 2月 15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。
This document is received on 15 FEB 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

Excavation for 11kV Cables Laying in Government Land in D.D. 101 and 105 along Tam Kon Chau Road in Mai Po

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021.

For the sake of clarity, the Application Site, with an area of approximately 3,661 sqm, covers the proposed cable trenches (i.e. excavation areas) and the proposed works areas (including 1m-wide area from each side of cable trench for erection of fencing). The total area of excavation and filling of land is estimated to be about 844.8 sqm (about 23.1% of the Application Site area). A site plan illustrating the extent and calculation of the estimated area of land excavation has been attached for the reference of the TPB.



Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at or our planning consultant: Mr David FOK at and Mr Howard TANG at

Thank you for your kind attention.

Yours faithfully

For and on behalf of

PACIFIC EXTEND LIMITED

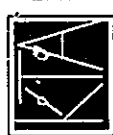
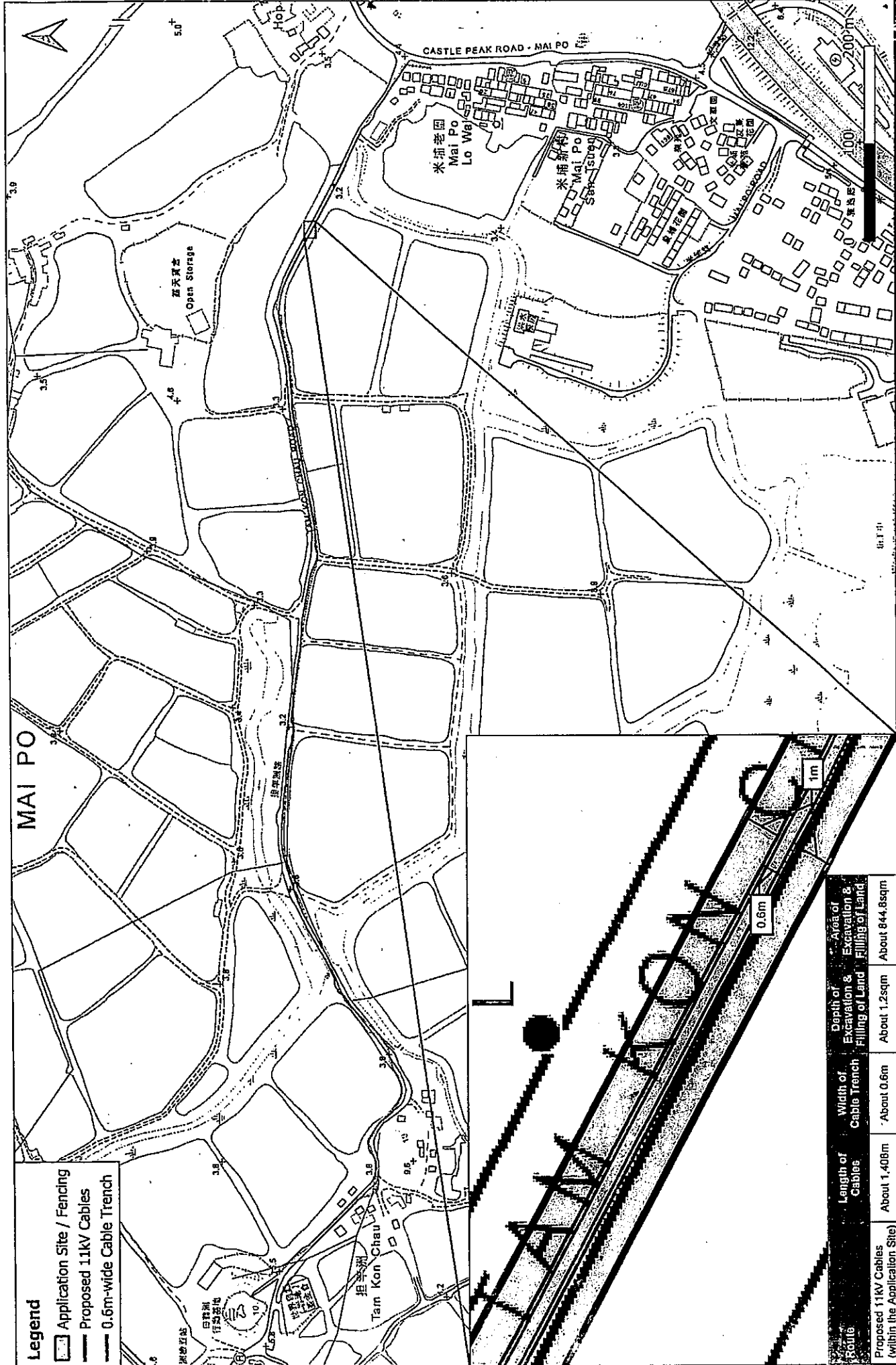
Mr. Thomas Wan
Project Engineer

Encl.

cc. the Applicant & Team

盛貿有限公司 Pacific Extend Limited


Pacific Extend



Site Plan for Excavation & Filling of Land (1 : 3 500)

S.16 Planning Application for Proposed Public Utility Installation (Underground Cables) and Associated Filling and Excavation of Land Excavation for 11kV Cable Laying in Government Land in D.D. 101 and 105 along Tam Kon Chau Road in Mai Po

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



S16 Planning Application (No. A/YL-MP/326)

24/02/2022 16:26

From: <howardtangi
To: <tpbpd@pland.gov.hk>
Cc: <ccmcheung@pland.gov.hk>, <blung@pland.gov.hk>, ""Kennethto""
<Kennethto< , <davidfok<

File Ref:

1 attachment



S1409_TKCR_21_003Lg.pdf

Dear Sir/Madam,

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021.

For the sake of clarity, three close-up site plans illustrating the boundary of Application Site have been attached for the reference of the TPB.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at David FOK at:

Thank you.

Warmest regards,

Howard Tang

KFA Planning Ltd.

23 February 2022
By Email

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

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Public Utility Installation
(Underground Cables) and Associated Filling and Excavation of Land**

**Excavation for 11kV Cables Laying in Government Land in D.D. 101 and 105 along Tam Kon
Chau Road in Mai Po**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021.

For the sake of clarity, three close-up site plans illustrating the boundary of Application Site have been attached for the reference of the TPB.

Meanwhile, should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at [redacted] or our planning consultant: Mr David FOK at [redacted] and Mr Howard TANG at [redacted]

Thank you for your kind attention.

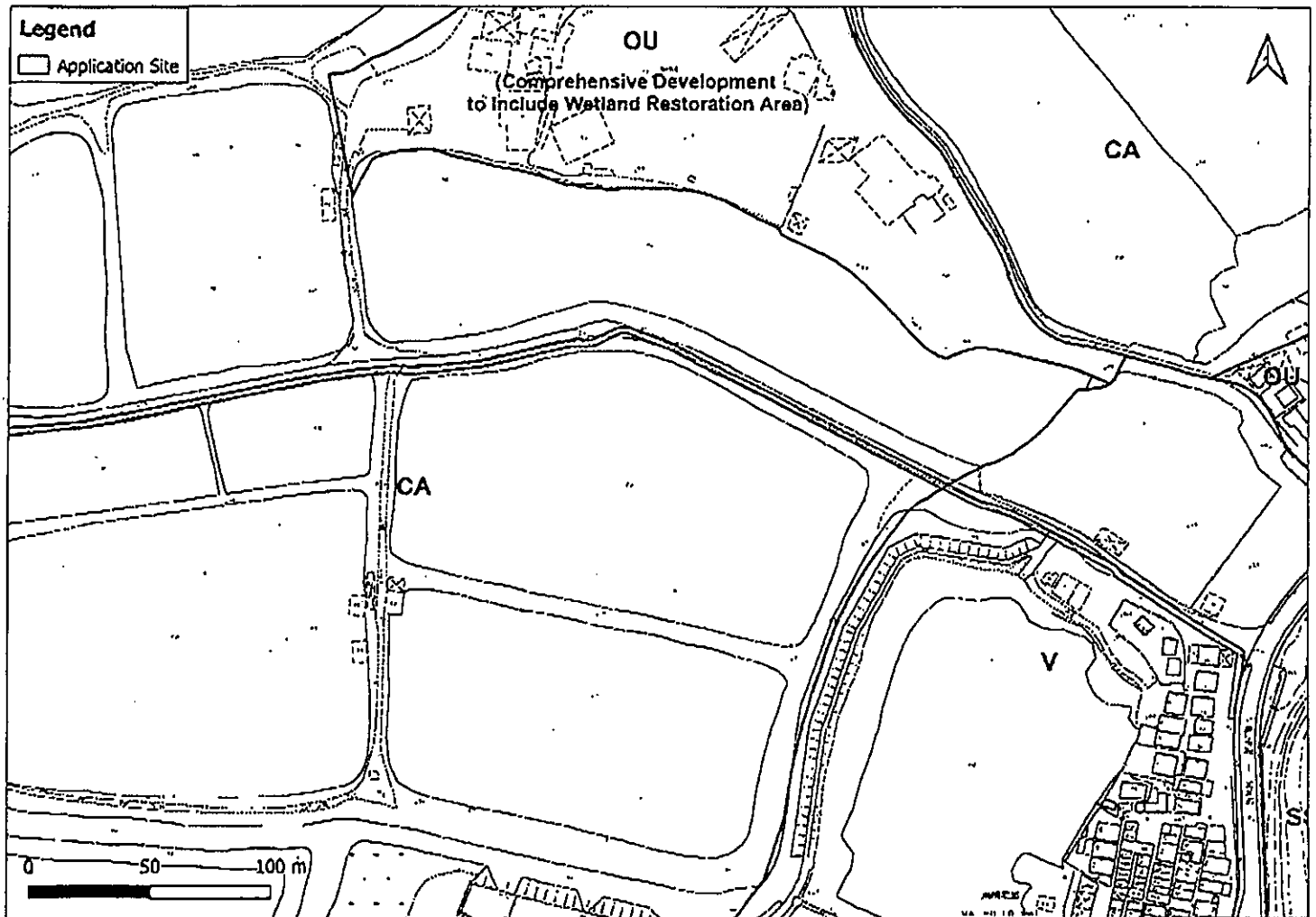
Yours faithfully
For and on behalf of
PACIFIC EXTEND LIMITED

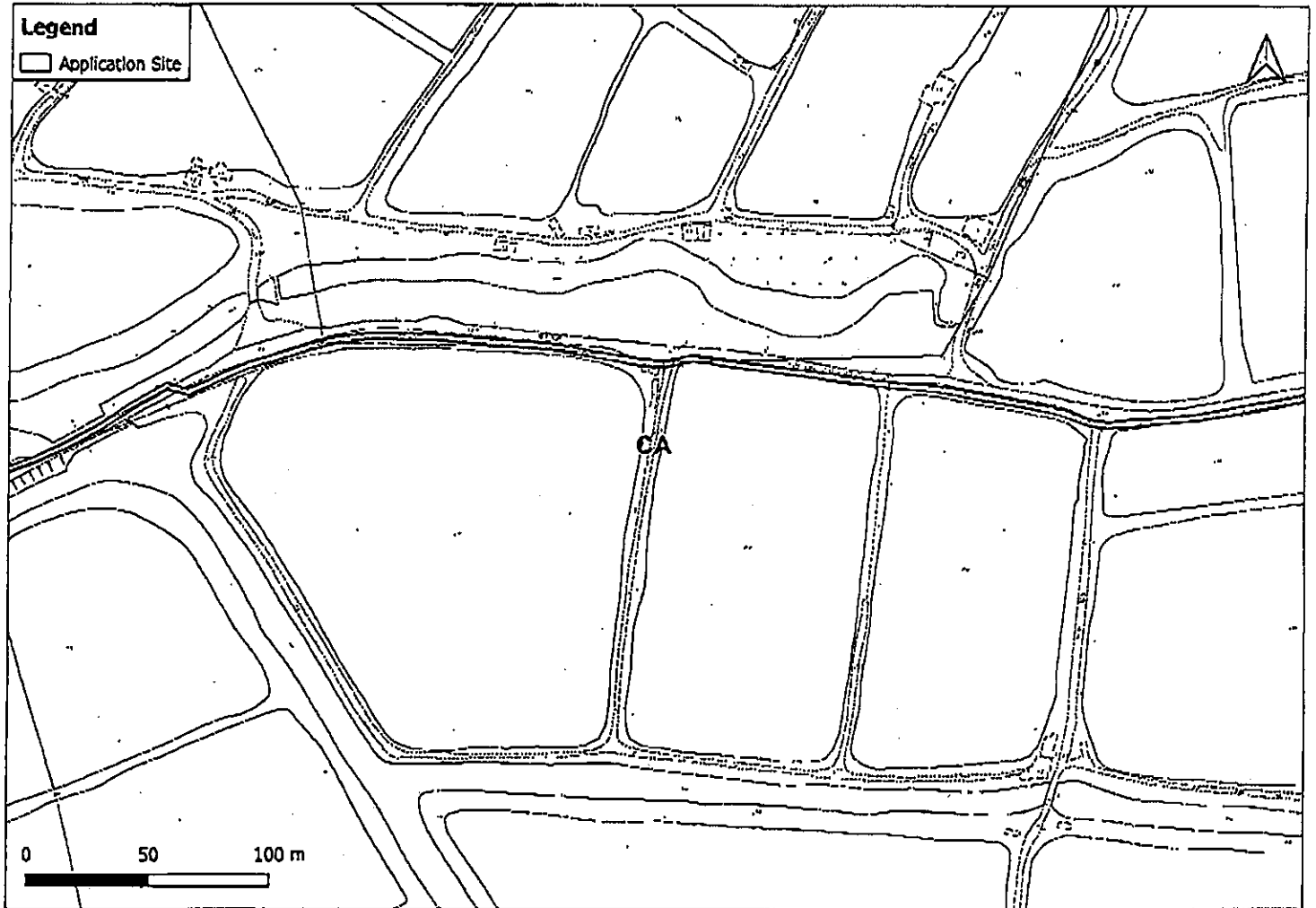
Mr. Thomas Wan
Project Engineer

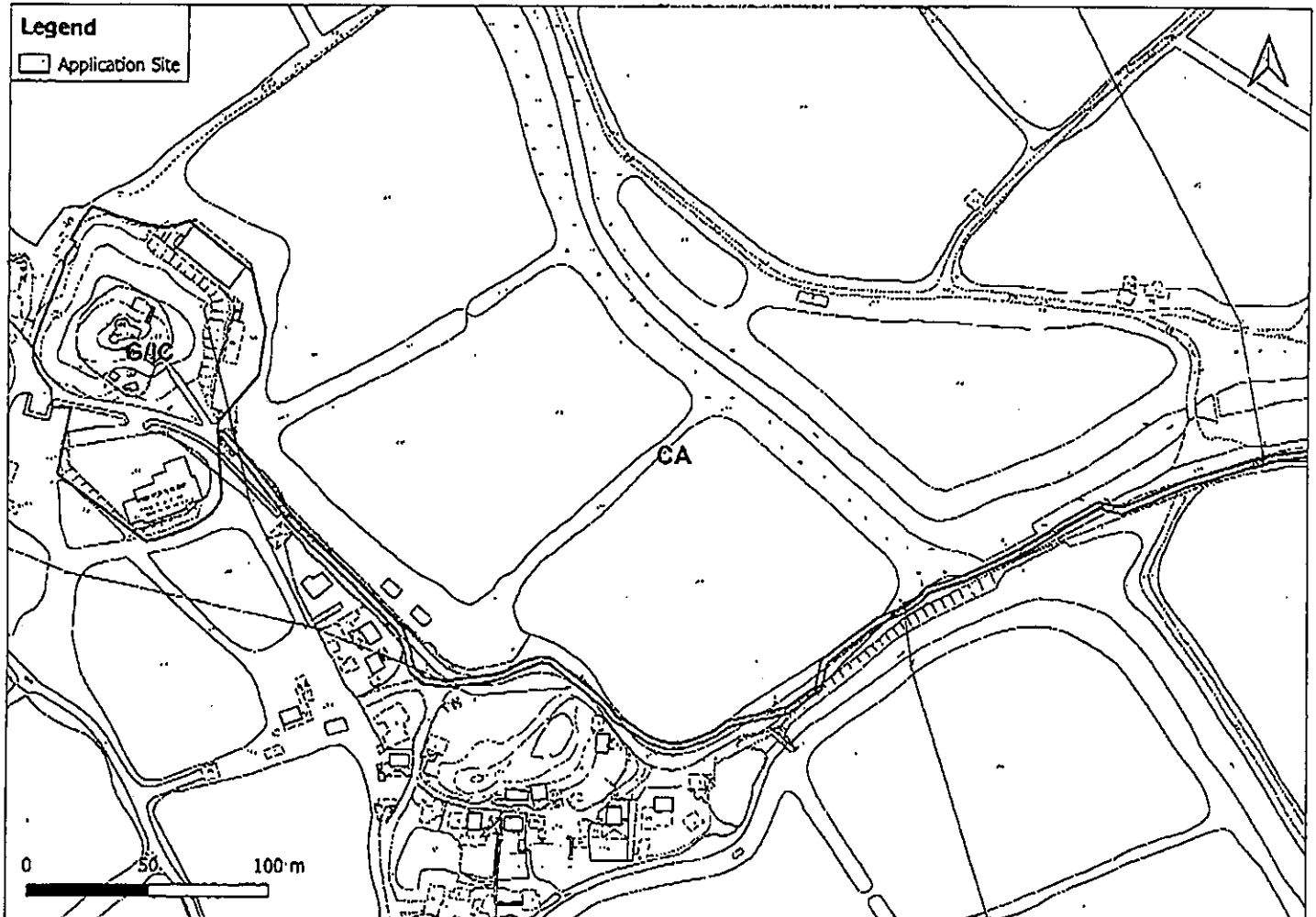


Encl.

cc. the Applicant & Team







26 April 2022

By Hand and Email

RECEIVED

2022 APR 27 P 12:17

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

TOWN PLANNING BOARD

Dear Sir/Madam,

**Section 16 Planning Application No. A/YL-MP/326 for
Proposed Public Utility Installation (Underground Cables)
and Associated Filling and Excavation of Land**

**Excavation for 11kV Cables Laying in Government Land in D.D. 101 and 105
along Tam Kon Chau Road in Mai Po
- Further Information No. 1 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021 and the comments from various Government departments conveyed through Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department on 4 April 2022, and the public comments received by the TPB during the public inspection period in February and March 2022.

We submit hereby the Further Information ("FI") No. 1 to address the departmental comments and public comments received for your kind consideration. This FI submission consists of:

- 1) Responses-to-Comments Table
- 2) Annex A – Updated Ecological Assessment
- 3) Annex B – Replacement Page of Supporting Planning Statement
- 4) Annex C – Replacement Pages of Application Form

For the sake of clarity, with a length of about 1,264m and 144m in Wetland Conversation Area ("WCA") and Wetland Buffer Area ("WBA"), the total excavation area in "WCA" and "WBA" will be about 758.4m² and 86.4m² respectively.

Please note that this FI contains merely technical clarification/responses to the comments of Agriculture, Fisheries and Conservation without changing the alignment of the Proposed Underground Cables. The assumptions, methodologies and findings remain the same as the previously submitted Ecological Assessment.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at : or our planning consultant: Mr David FOK at :
and Mr Howard TANG at :

Thank you for your kind attention.

Yours faithfully
For and on behalf of
PACIFIC EXTEND LIMITED



Mr. Thomas Wan

End.

cc. the Applicant & Team

Appendix Ic of RNTPC
Paper No. A/YL-MP/326

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



S16 Planning Application (No. A/YL-MP/326) - Clarification
29/04/2022 10:31

From: <howardtang@k
To: <tpbpd@pland.gov.hk>
Cc: <ccmcheung@pland.gov.hk>, <ayycheung@pland.gov.hk>, <btung@pland.gov.hk>, <sandra_ws_chow@afcd.gov.hk>, "Kennethto"

File Ref:

1 attachment



S1409_TKCR_21_005Lg.pdf

Dear Sir/Madam,

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021.

We would like to further clarify that no construction work (including excavation and filling of land and laying of the Proposed Underground Cables) at the Application Site will be carried out between (i) 5:00 p.m. to 8:00 a.m. from Monday to Saturday; and (ii) on Sunday and public holidays. In addition, please be informed that the area of the Application Site is approximately 3,661 sqm, of which 3,286 sqm falls within the Wetland Conservation Area and 375 sqm falls within the Wetland Buffer Area.

Should you have any queries in relation to the above, please do not hesitate to contact Mr. David FOK at or Mr. Howard TANG at

Thank you.

Warmest regards,

Howard Tang

Assistant Town Planner

KTA Planning Ltd.

From: howardtang@ <howardtang@
Sent: Tuesday, April 26, 2022 7:04 PM
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'ccmcheung@pland.gov.hk' <ccmcheung@pland.gov.hk>; 'ayycheung@pland.gov.hk' <ayycheung@pland.gov.hk>; 'btung@pland.gov.hk' <btung@pland.gov.hk>; 'sandra_ws_chow@afcd.gov.hk' <sandra_ws_chow@afcd.gov.hk>; "Kennethto" <Kennethto@ >; 'davidfok' <davidfok@

29 April 2022

By Email

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

Dear Sir/Madam,

**Section 16 Planning Application No. A/YL-MP/326 for
Proposed Public Utility Installation (Underground Cables)
and Associated Filling and Excavation of Land**

**Excavation for 11kV Cables Laying in Government Land in D.D. 101 and 105
along Tam Kon Chau Road in Mai Po**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 16 December 2021.

We would like to further clarify that no construction work (including excavation and filling of land and laying of the Proposed Underground Cables) at the Application Site will be carried out between (i) 5:00 p.m. to 8:00 a.m. from Monday to Saturday; and (ii) on Sunday and public holidays. In addition, please be informed that the area of the Application Site is approximately 3,661 sqm, of which 3,286 sqm falls within the Wetland Conservation Area and 375 sqm falls within the Wetland Buffer Area.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [redacted] or our planning consultant: Mr David FOK at [redacted] and Mr Howard TANG at [redacted].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
PACIFIC EXTEND LIMITED



Mr. Thomas Wan

Encl.

cc. the Applicant & Team

Previous s.16 Applications covering the Application Site

Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/309	Proposed Public Utility Installation (Public Utility Pipe) and associated Filling and Excavation of Land	15.10.2021 Approved by RNTPC

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/DPA/YL-MP/31	Proposed Residential Development	15.7.1994 Rejected by RNTPC	(1) to (11)

Rejection Reasons

- (1) Not in line with the planning intention which was primarily to restrict developments to agricultural and recreational uses only.
- (2) Falling within Deep Bay Buffer Zone 2, the proposed residential development could not meet the Board's Guidelines on Application for Developments within Deep Bay Buffer Zones.
- (3) The proposed development with building height up to 4-storey over carports was not in line with the low-density residential development in rural area.
- (4) The ecological assessment and various wildlife habitat proposals had not demonstrated that the proposed development would have insignificant adverse impacts on the area.
- (5) Insufficient information to demonstrate that the proposed development would not have adverse impact on the water quality of the area.
- (6) Inadequate information regarding the construction and traffic noise impact and noise mitigation measures to demonstrate that it would have minimal adverse impact.
- (7) No drainage impact assessment was included.
- (8) The proposed development would encroach upon the drainage and flood protection works to be carried out by Government in the vicinity of the site and would thus affect their implementation.
- (9) Insufficient information in the traffic impact assessment to demonstrate that the proposed development would have insignificant traffic impacts on the area.
- (10) Approval of the proposed development would set an undesirable precedent for unco-ordinated conservation proposals leading to an eventual fragmentation of the natural habitat within area in the Buffer Zone.
- (11) The feasibility of the proposed funding/management arrangement for maintaining the proposed off-site habitat creation area was uncertain.

**Similar s.16 Applications in the vicinity of the Site within the same “Conservation Area” and
“Village Type Development” Zones on
the Mai Po and Fairview Park Outline Zoning Plan in the Past Five Years**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/305	Proposed Utility Installation for Private Project (Underground Stormwater Drainage Pipe) and associated Filling and Excavation of Land	13.8.2021 Approved by RNTPC

Government Departments' General Comments

1. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- in the interest of public safety and ensuring the continuity of electricity supply, the applicant (i.e. CLP Power Hong Kong Limited) with planning, designing, organising, supervising and conducting any activity near the underground cable or overhead line under the current application should check all the relevant cable plans and overhead line alignment drawings, where applicable, for installation of the proposed underground cables within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the 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.

2. Railway Network

Comments of the Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department:

- the location of the proposed works falls within the gazette railway scheme boundary of the existing Express Rail Link. As the operation of the existing railway network is not under the jurisdiction of his Office, he has no comment on the planning application. The applicant should consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network.

3. Other Departments

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

- (a) Commissioner of Police;
- (b) Director of Fire Services;
- (c) Project Manager (West), Civil Engineering and Development Department;
- (d) Director of Electrical and Mechanical Services;
- (e) Chief Building Surveyor/New Territories West, Buildings Department; and
- (f) District Officer (Yuen Long).

Recommended Advisory Clauses

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site will affect a number projects/land status items. The applicant should consult the parties concerned on the application. Should the Board decide to approve the application, the applicant has to apply for excavation permit(s) before commencement of works. The application for excavation permit(s) in respect of the unleased land other than streets maintained by Highways Department (HyD) will be processed by LandsD. However, there is no guarantee at this stage that the excavation permit(s) will be approved. Such application(s) will be dealt with by LandsD acting in the capacity of the landlord at his sole discretion, and if they are approved, the approval will be subject to such terms and conditions, including amongst others, the payment of fees and charges as may be imposed by LandsD;
- (b) to note the comments of the Commissioner for Transport (C for T) that the Site is along a section of Tam Kon Chau Road which is connected to Castle Peak Road – Mai Po. Tam Kon Chau Road is not managed by Transport Department (TD) and its land status should be clarified with LandsD by the applicant. The management and maintenance responsibilities of Tam Kon Chau Road should be clarified with the relevant lands and maintenance authorities accordingly. All vehicles of 10m or above are currently prohibited to enter Tam Kon Chau Road. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that Tam Kon Chau Road is not maintained by HyD, excavation Permit on government land (GL) should be obtained from DLO/YL prior to commencement of excavation works; and adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD) that the location of the proposed works falls within the gazette railway scheme boundary of the existing Express Rail Link. As the operation of the existing railway network is not under the jurisdiction of his Office, the applicant should consult the railway protection team of MTRCL with respect to operation, maintenance and safety of the existing railway network;
- (e) to note the comments of the Director of Environmental Protection (DEP) that the applicant should implement appropriate pollution control measures to minimise short-term environmental impacts during construction, including the mitigation measures specified in ProPECC PN1/94 “Construction Site Drainage”. The applicant should pay particular attention to the following two requirements under ProPECC PN1/94 ‘Construction Site Drainage’:
 - (i) to properly handle the sewage arising from construction work force, such as to provide portable toilets and have the portable toilets maintained and the sewage collected by licensed collector; and
 - (ii) discharge from the construction site, if any, shall be adequately treated before discharge to comply with discharge licence under Water Pollution Control

Ordinance (WPCO) and WPCO – Technical Memorandum;

- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
 - (i) the excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measures should be carried out to avoid damage to existing trees during the excavation. The applicant is advised to refer to the guidelines promulgated by the Development Bureau on Tree Preservation during construction; and
 - (ii) the applicant is reminded that approval of the application under the Town Planning Ordinance does not imply approval of tree works such as pruning, transplanting and felling under lease. The applicant should seek comments and approval for any proposed tree works from the maintenance parties and relevant departments prior to commencement of the works;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the proposed works should not affect/damage DSD's assets in the vicinity. Should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction. Since the applicant proposes filling and excavation of land on the Site, the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity;
- (h) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interest of public safety and ensuring the continuity of electricity supply, the applicant (i.e. CLP Power Hong Kong Limited) with planning, designing, organising, supervising and conducting any activity near the underground cable or overhead line under the current application should check all the relevant cable plans and overhead line alignment drawings, where applicable, for installation of the proposed underground cables within and/or in the vicinity of the Site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation (the 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; and
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that exiting water mains in the area will be affected (**Plan A-2** of the RNTPC Paper), the cost of any necessary diversion shall be borne by the applicant. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within the waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies and their contractor to carry out construction, inspection, operation, maintenance and repair works. No trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains shown on **Plan A-2**. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/YL-MP/326

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

有關工程涉及圍水問題，有需要開會講解
另外週邊涉及美侖，影響漁戶發展及生計，
需要開會解釋。

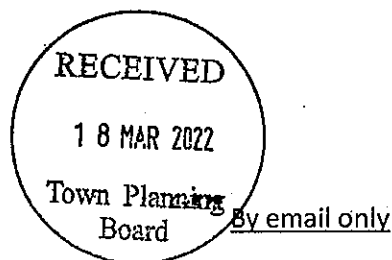
「提意見人」姓名/名稱 Name of person/company making this comment 文貴強

簽署 Signature 文貴強 日期 Date 17.3.2022



5-2

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



18 March 2022

Dear Sir/Madam,

**Comments on the planning application for the proposed Public Utility Installation
and associated Filling and Excavation of Land at Tam Kon Chau Road, Mai Po (A/YL-
MP/326)**

The Hong Kong Bird Watching Society (HKBWS) would like to stress that preventive measures and stricter site management should be adopted to avoid water pollution and construction waste disposal in the nearby fishponds and wetlands of ecological sensitivity throughout the construction. Besides, we would like to remind the applicant that **special ecological consideration should be given to the Mai Po Village egretty and ardeid night roost.**

The **Mai Po Village egretty**, which is located **just next to the alignment of the proposed underground cable**, was the **second largest** ardeid nesting colony in Deep Bay area in 2020, and is considerably significant and of high conservation concern¹. Given that breeding egrets/herons are susceptible to disturbance by human disturbance, we are concerned the proposed excavation and filling works would adversely affect the habitat quality and the breeding of the ardeids if there is no proper scheduling and preventive measures to avoid potential impacts on them. We would like to remind the applicant that **all works close to the egretty should be generally avoided during breeding season which is from March to August.** The applicant should also **closely monitor the condition of the egretty and closely communicate with AFCD**, so as to

¹ Anon, 2021. Summer 2020 Report: Egretty Counts in Hong Kong with particular reference to the Mai Po Inner Deep Bay Ramsar Site. Report by The Hong Kong Bird Watching Society to the Agriculture, Fisheries and Conservation Department, Hong Kong Special Administrative Region Government.

香港觀鳥會 Hong Kong Bird Watching Society

電話 Tel No. +852 2377 4387 電郵 E-mail info@hkbws.org.hk

傳真 Fax No. +852 2314 3687 網頁 Website www.hkbws.org.hk

地址 香港九龍荔枝角青山道532號偉基大廈7C

Address 7C, V Ga Building, 532 Castle Peak Road,
Lai Chi Kok, Kowloon, Hong Kong

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



make sure the construction programme would not step into breeding season and cause unnecessary disturbance to the breeding egrets and herons.

Moreover, there is an ardeid night roosting site located within 100m of the proposed alignment and next to Peter Scott Field Studies Centre, we consider careful phasing of the construction works during daytime should be adopted to avoid/minimize the adverse ecological impacts on the ardeid night roost. For instance, the applicant should avoid overlapping of the daily construction hours with the ardeid's use of the night roost by scheduling the works in the day time to start at least one hour after sunrise and end one hour before sunset.

There is another approved application of fire hydrant pipeline installation (application no. A/YL-MP/309) with a similar alignment to the current proposed one, which is also associated with the upgrade works of Peter Scott Field Studies Centre. However, it is unclear if the excavation alignment and the construction time of the two works are different, and if there would be further measures to avoid/minimize additional ecological and environmental impacts on the egretty and the surroundings.

The HKBWS have published a guideline for planning and carrying out construction works at egrettries (i.e. nesting colonies) back in 2016 and was recently updated in 2018 (available online at: <https://www.hkbws.org.hk/cms/index.php/reports>). In the guideline, there is also a small section on egrets/herons roosting sites. The applicant can make reference to the guideline.

We hopes that our comments would be taken into consideration. Thank you for your kind attention.

Yours faithfully,



Wong Suet Mei
Conservation Officer
The Hong Kong Bird Watching Society

cc.

The Conservancy Association

Designing Hong Kong

Kadoorie Farm and Botanic Garden

WWF – Hong Kong

TrailWatch