

2022年 10月 28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 28 OCT 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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

202743 26/10 by hand

| | | |
|---------------------------------|-------------------------|--------------|
| For Official Use Only 請勿填寫此欄 | Application No. 申請編號 | A/ML-NSW/305 |
| | Date Received 收到日期 | 28 OCT 2022 |

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

1. Name of Applicant 申請人姓名/名稱

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

Right Top Limited 中領有限公司

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 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories |
| (b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積 | <input checked="" type="checkbox"/> Site area 地盤面積 3,372 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 18 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Village Type Development" Zone |
| (f) Current use(s) 現時用途 | Occupied by structures and vacant land (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 |
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(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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3,115 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 4.5 m 米 <input type="checkbox"/> About 約 |
| | <input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 257 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 not more than 0.1 m 米 <input type="checkbox"/> About 約 |
| (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) | |
| (b) Intended use/development 有意進行的用途/發展 | Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years 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 type="checkbox"/> Public utility installation 公用事業設施裝置 | | | | | | | | | | | | | | |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| | <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 | | | | | | | | | | | | | | |
| | Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度 | | | | | | | | | | | | | | |
| | <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | |
| | Name/type of installation 裝置名稱/種類 | Number of provision 數量 | Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高) | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | |
| (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 From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling and Excavation of Land

(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 18 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 0.005 ☒ About 約
- Proposed site coverage 擬議上蓋面積 0.5 % ☒ About 約
- Proposed no. of blocks 擬議座數 1
Proposed no. of storeys of each block 每座建築物的擬議層數 1 storeys 層
- ☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... 3 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)

Structure B1 - Use: Site Office, Meter Room
 and Washroom; GFA: 18 sq.m (about)

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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] |
|------------------------|--------------------|-------------------------------------------|
| Structure B1 | 1 | Use: Site Office, Meter Room and Washroom |
| | | |
| | | |
| | | |
| | | |

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

Circulation area and parking space

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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)

Mid 2023

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

| | | |
|------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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</p> <p>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))</p> <p>Accessible from Kam Pok Road East via a local access</p> <p><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)</p> <p><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</p> <p>No 否</p> | <p><input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 34</p> <p>Motorcycle Parking Spaces 電單車車位</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 21</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</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</p> <p>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)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></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.
如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------|----------------|--------------------------------|-------------------------------------------|---------------------|--------------------------------|-------------------------------------------|-----------------|--------------------------------|-------------------------------------------|---------------|--------------------------------|-------------------------------------------|--------------------------|--------------------------------|-------------------------------------------|-------------------------|--------------------------------|-------------------------------------------|-------------------|--------------------------------|-------------------------------------------|----------------------|--------------------------------|-------------------------------------------|----------------------------------|--------------------------------|-------------------------------------------|
| <p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p> | <p>Yes 是 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 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> | <table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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 planning statement.

11. Declaration 聲明

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

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

Signature
簽署

.....

Matthew NG

Name in Block Letters
姓名（請以正楷填寫）

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

Planning and Development Manager

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☒ RPP 註冊專業規劃師

Others 其他

MRTPI, MPIA, CMILT

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

25/10/2022

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

| | | | |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) | | |
| Location/address 位置/地址 | Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories | | |
| Site area 地盤面積 | 3,372 | 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 Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 | | |
| Zoning 地帶 | "Village Type Development" Zone | | |
| Applied use/ development 申請用途/發展 | Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years 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 | 18 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.005 <input checked="" 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 | 1 | |
| | 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 | 3 | 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) |
| | | 1 | 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 | 0.5 % <input checked="" 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) _____ | 55 34 (PC) 21 (LGV) |
| | Total no. of vehicle loading/unloading bays/lays 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 checked="" type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Location plan, Plan showing the zoning of the application site; TPB PG-No. 12C - Location of the application site | | |
| Land Status of the application site, Plan showing the filling and excavation area of the application site, | | |
| Reports 報告書 | | |
| Swept path analysis | | |
| Planning Statement/Justifications 規劃綱領/理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染) | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Visual impact assessment 視覺影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Landscape impact assessment 景觀影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input type="checkbox"/> |
| Geotechnical impact assessment 土力影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Drainage impact assessment 排水影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sewerage impact assessment 排污影響評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Risk Assessment 風險評估 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他 (請註明) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Drainage proposal, Fire service installations proposal _____ | | |
| _____ | | |

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

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

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

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Our Ref.: DD104 Lot 3671 S.A & VL
Your Ref.: TPB/A/YL-NSW/305

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

By Email

28 October 2022

Dear Sir,

Supplementary Information

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and
Associated Filling and Excavation of Land in "Village Type Development" Zone,
Various Lots in D.D. 104, Pok Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/305)

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

- (i) Revised layout plan to indicate the dimensions of parking spaces and width of circulation area (**Plan 1**).

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

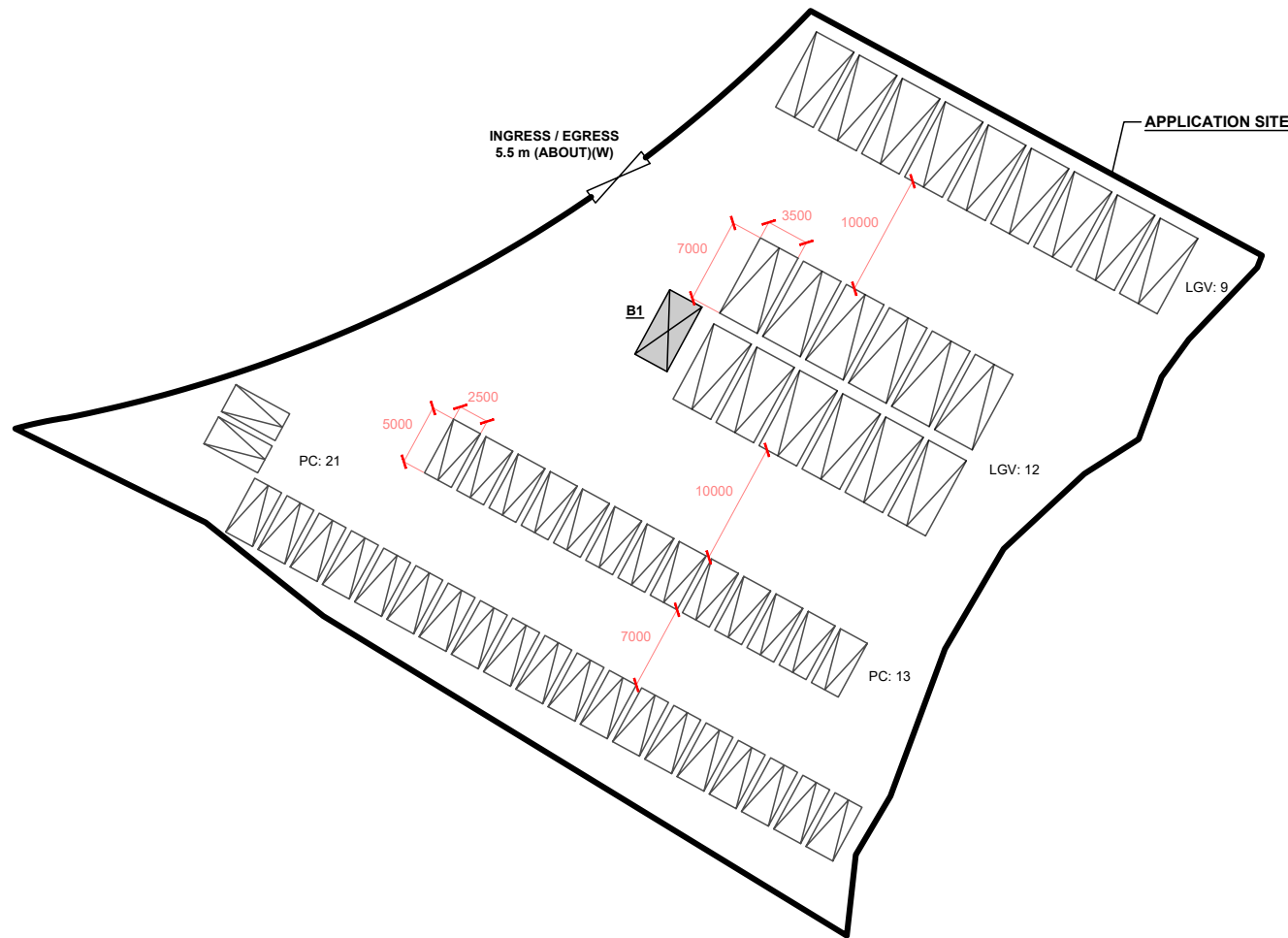
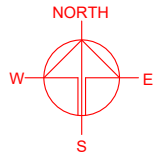


Matthew NG
Planning and Development Manager

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,372 m ² | (ABOUT) |
| COVERED AREA | : 18 m ² | (ABOUT) |
| UNCOVERED AREA | : 3,354 m ² | (ABOUT) |
| PLOT RATIO | : 0.005 | (ABOUT) |
| SITE COVERAGE | : 0.5 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 18 m ² | (ABOUT) |
| TOTAL GFA | : 18 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------------------------------|---------------------------|---------------------------|-----------------------|
| B1 | SITE OFFICE METER ROOM WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| TOTAL | | 18 m ² (ABOUT) | 18 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISIONS

| | |
|------------------------------------------|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 34 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 21 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 7m (L) X 3.5m (W) |

LEGEND

| | |
|--|------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK
WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 600 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 25.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| LAYOUT PLAN | |
| DWG NO. | VER. |
| PLAN 1 | 001 |

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND**

**LOTS 3671 S.A, 3672 S.A, 3673 S.A AND 3674 RP IN D.D. 104,
POK WAI, YUEN LONG, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Right Top Limited

Consultancy Team

Planning Consultant: **R-riches Property Consultants Limited**

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EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission under Section 16 of the Town Planning Ordinance (Cap. 131) to use *Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories* (the Site) for **Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling and Excavation of Land**.
- The Site falls within an area zoned as “Village Type Development” (“V”) on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8. The Site consists of an area of 3,372 m² (about). 1 structure is proposed at the Site for site office, meter room and washroom with total GFA of 18 m² (about), the remaining area is reserved for 34 nos. private car and 21 nos. light goods vehicle parking spaces.
- The Site is accessible from Kam Pok Road East via a local access. The proposed development will operate 24-hour daily, including public holiday.
- Justifications for the proposed development are as follows:
 - The proposed development could alleviate the shortage of parking space in Pok Wai*
 - The proposed development is not incompatible with surrounding land use and no adverse impact is anticipated to the surrounding area*
 - The proposed development is only on a temporary basis, it will not frustrate the long-term planning intention of the “V” zone*
- Details of development parameters are as follows:

| | |
|-------------------------------|------------------------------|
| Application Site Area | 3,372 m ² (about) |
| Covered Area | 18 m ² (about) |
| Uncovered Area | 3,354 m ² (about) |
| | |
| Plot Ratio | 0.005 (about) |
| Site Coverage | 0.5 % (about) |
| | |
| Number of Structure | 1 |
| Total Gross Floor Area | 18 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 18 m ² (about) |
| | |
| Building Height | 3 m (about) |
| No. of Storey | 1 |

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗學圍丈量約份第 104 約地段第 3671 號 A 分段、第 3672 號 A 分段、第 3673 號 A 分段及第 3674 號餘段之規劃申請，於上述地盤作**擬議臨時公眾停車場（貨櫃車除外）（為期 5 年）及相關填土及挖土工程**。
- 申請地點所在的地區在《南生圍分區計劃大綱核准圖編號 S/YL-NSW/8》上劃為「鄉村式發展」用途地帶。
- 申請地盤面積為 3,372 平方米（約）。申請地點將設有 1 座構築物作場地辦公室、電標房及洗手間，構築物的總樓面面積合共為 18 平方米（約），其餘地方將預留作 34 個私家車及 21 個輕型貨車泊車位。
- 申請地點可從錦學路東經一條地區道路前往。擬議發展的作業時間為每天 24 小時，包括公眾假期。。
- 擬議發展的申請理據如下：
 - 擬議發展能夠緩解學圍居民對泊車位的短缺
 - 擬議發展與周邊的用途並非不協調及不會對周邊地區帶來負面影響
 - 擬議發展只屬臨時性質，則不會影響「鄉村式發展」用途地帶的長遠規劃意向
- 擬議發展的詳情發展參數如下：

| | |
|-----------|--------------|
| 申請地盤面積： | 3,372 平方米（約） |
| 上蓋總面積： | 18 平方米（約） |
| 露天地方面積： | 3,354 平方米（約） |
| | |
| 地積比率： | 0.005（約） |
| 上蓋覆蓋率： | 0.5 %（約） |
| | |
| 樓宇數目： | 1 座 |
| 總樓面面積 | 18 平方米（約） |
| 住用總樓面面積： | 不適用 |
| 非住用總樓面面積： | 18 平方米（約） |
| | |
| 構築物高度： | 3 米（約） |
| 構築物層數： | 1 層 |

1. INTRODUCTION

Background

- 1.1 R-riches Property Consultants Limited has been commissioned by *Right Top Limited* (the applicant) to submit this planning application under the Section (S.) 16 of the *Town Planning Ordinance (Cap. 131)*(the Ordinance) to the Town Planning Board (the Board) on its behalf in respect to *Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104, Pok Wai, Yuen Long, New Territories* (the Site)(**Plan 1**).
- 1.2 The applicant seeks to use the Site for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for Period of 5 Years and Associated Filling and Excavation of Land**' (proposed development). The Site falls within an area zoned as "Village Type Development" ("V") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/8 (**Plan 2**). In order to use the Site for the applied use, prior permission have to be obtained from the Board, hence, submission of planning application under S.16 of the Ordinance is required.
- 1.3 In support of the proposal, a set of indicative development plans and drawings are provided with the planning statement. Set of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

2. JUSTIFICATIONS

To Meet the Pressing Demand for Parking Spaces

- 2.1 Pok Wai is located directly at the west of Castle Peak Road – Tam Mei, which is served with public transport services. However, local residents still rely mostly on private car for daily commuting due to the limited destinations of public transport services. As no vehicle park is operating with valid planning permission within the “V” zone of Pok Wai, illegal on-street parking of vehicles is often observed along Kam Pok Road East and nearby village tracks, which caused adverse traffic impact to the nearby road network.
- 2.2 In view of that, the applicant intends to operate a ‘public vehicle park’ (with associated filling and excavation of land) to serve the nearby locals, i.e. residents of Pok Wai to meet the pressing demand for parking spaces in the area, as well as to relocate the illegal on-street parking to the Site in order to minimize adverse traffic impact to the nearby road network.

No Adverse Impact is Anticipated to The Surrounding Area

- 2.3 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas as stated at *chapter 5* of this report. Adequate mitigation measures are provided, i.e. submission of drainage, fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board (**Appendices I and II**).

3. SITE CONTEXT

Site Location

- 3.1 The Site is located at the north of Pok Wai, San Tin, Yuen Long, New Territories. It is approximately 500 m south of the Fairview Park Blvd/New Territories Circular Road roundabout; 3.1 km north of Kam Tin Road/Castle Peak Road – Yuen Long roundabout; 4.4 km north of Yuen Long MTR Station; and 5.4 km north of Kam Sheung Road MTR Station.

Accessibility

- 3.2 The Site is accessible from Kam Pok Road East via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is partially fenced off. The site level of the Site varies from +2.6 mPD and +7.2 mPD (about) (**Plan 4**). Portion of the Site is currently occupied by temporary structures for workshop and storage uses, while the remaining areas are vacant land covered vegetation and of soiled ground.

Surrounding Area

- 3.4 The Site is mainly surrounded by New Territories Exempted Houses (NTEHs), open storage premises, occupied by temporary structures for storage and workshop uses; and vacant land covered by vegetation and hard-paving (**Plan 5**).
- 3.5 To its immediate north are areas occupied by vacant land and Kam Pok Road East. To its further north are land occupied by open storage of construction materials premises, workshop, fishponds and land covered by vegetation.
- 3.6 To its immediate east are vacant land covered by vegetation. To its further east are Castle Peak Road – Tam Mei and New Territories Circular Road.
- 3.7 To its immediate and further south are some NTEHs and vacant land covered by vegetation.
- 3.8 To its immediate west is the local access connecting the Site with Kam Pok Road East. To its further west are area covered by vegetation, occupied by temporary structures for storage and workshop, and open storage of construction materials vehicles.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as “V” on the Approved Nam Sang Wai OZP No. S/YL-NSW/8 (**Plan 2**). According to the Notes of the OZP, ‘public vehicle park’ use is a column 2 use within the “V” zone, which requires permission from the Board.

Planning Intention of “V” Zone

- 4.2 *The planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.*

Filling and Excavation of Land Restrictions

- 4.3 According to the Remarks of the subject “V” zone, *any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

Previous Application

- 4.4 There is no previously approved S.16 application in respect of the Site.

Similar Application

- 4.5 There is no similar application within the subject “V” zone on the same OZP.

Town Planning Board Guidelines No. (TPB PG-No.) 12C

- 4.6 According to the TPB PG-No. 12C for Application for Development within Deep Bay Area under S.16 of the Ordinance is relevant to the application, the Site falls within the

Wetland Buffer Area (WBA)(**Plan 3**). Although the Site falls within the WBA, it is specified in the Appendix A of TPB PG-No.12C that planning applications for temporary uses are exempted from the requirement of Ecological Impact Assessment.

Land Status

- 4.7 The Site consist 4 private lots, i.e. Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D. 104 with total land area of 3,372 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 4**). The ownership details are provided at **Table 1** below:

Table 1: Land Status of the Application Site

| Private Lot in D.D. 104 | Ownership |
|----------------------------|--------------------------------------|
| 3671 S.A | Right Top Limited (the applicant) |
| 3672 S.A | |
| 3673 S.A | |
| 3674 RP | |

- 4.8 Since there is the restriction that no structures are allowed to be erected without the prior approval of the Government at the Site. The applicant will submit Short Term Waiver (STW) application to Lands Department to make way to erect the proposed structures at the Site. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 3,372 m² (about) of private land. The detailed development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

| | |
|-------------------------------|------------------------------|
| Application Site Area | 3,372 m ² (about) |
| Covered Area | 18 m ² (about) |
| Uncovered Area | 3,354 m ² (about) |
| | |
| Plot Ratio | 0.005 (about) |
| Site Coverage | 0.5% (about) |
| | |
| Number of Structure | 1 |
| Total Gross Floor Area | 18 m ² (about) |
| - Domestic GFA | Not applicable |
| - Non-Domestic GFA | 18 m ² (about) |
| | |
| Building Height | 3 m (about) |
| No. of Storey | 1 |

- 5.2 1 structure is proposed at the Site for site office, meter room and washroom, the remaining area is proposed for parking and circulation spaces (**Plan 5**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structure

| Structure | Use | Covered Area | Gross Floor Area | Building Height |
|--------------|--------------------------------------------|---------------------------------|---------------------------------|-------------------|
| B1 | Site Office, Meter Room and Washroom | 18 m ² (about) | 18 m ² (about) | 3 m (1-storey) |
| Total | | 18 m² (about) | 18 m² (about) | - |

Filling and Excavation of Land at the Site

- 5.3 Majority of the Site will be filled with concrete by not more than 4.5 m in depth, while the remaining area will be excavated by not more than 0.1m (new site level varies from +7.1 mPD (about) to +7.2mPD (about) for site formation of structure, parking and circulation spaces (**Plans 6 and 7**).

- 5.4 As heavy loading of structure and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to provide stronger ground reinforcement to stabilise the existing soiled ground and prevent erosion from surface run-off. Therefore, the filling and excavation area is considered necessary to provide a flat surface for connection to Kam Pok Road East and that has been kept to minimal for the operation of the proposed development.

Operation Mode

- 5.5 The operation hours of the proposed development are 24 hours daily including public holiday. The estimated number of staff working at the Site are 2. A total of 55 parking spaces are rented to nearby residents on a monthly basis to meet the pressing demand for parking spaces in Pok Wai, details of spaces are at **Table 4** below:

Table 4: Parking Provisions

| Type of Parking Space: | Number of Space |
|------------------------------------------------------------|-----------------|
| Private Car Parking Space - 2.5 m (W) X 5 m (L) | 34 |
| Light Goods Vehicle Parking Space - 3.5 m (W) X 7 m (L) | 21 |

Minimal Traffic Impact

- 5.6 In order to restrict the type of vehicle entering the Site, a notice will be posted at a prominent location of the Site by the applicant to indicate that no medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period. No vehicles without valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period.
- 5.7 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure no vehicle will queue back to or reverse onto the nearby public road (**Plan 8**). Staff is also deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety.
- 5.8 The breakdown of AM and PM peak hours of estimated trip generated and attracted by the proposed development are provided at **Table 5** below:

Table 5: Estimated Trip Generated and Attracted by the Proposed Development

| Time Period | Trip Generation and Attraction | | | | |
|----------------------------------------------------|--------------------------------|-----|---------------------|-----|-------------|
| | Private Car | | Light Goods Vehicle | | 2-Way Total |
| | In | Out | In | Out | |
| Trip at <u>AM peak</u> per hour (08:00 – 09:00) | 2 | 20 | 2 | 13 | 37 |
| Trip at <u>PM peak</u> per hour (17:00 – 18:00) | 15 | 5 | 16 | 4 | 40 |
| Trip per hour (average) | 5 | 5 | 5 | 5 | 20 |

- 5.9 As the number of vehicular trips generated and attracted by the proposed development is insignificant, adverse traffic impact to the surrounding roads should not be anticipated.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) PN 1/94 to minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.12 During the operation of the proposed development, the major source of wastewater will be sewage from washroom generated by staff. The applicant will implement good practices under ProPECC PN 5/93 when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

Minimal Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to the proposed structures, parking spaces and circulation space, all existing trees will be affected and none of the existing trees is proposed to be retained at the Site.

Minimal Drainage Impact

- 5.14 The applicant submitted a drainage proposal, with provision of peripheral u-channels and catchpits to mitigate adverse drainage impact generated by the development after planning approval has been granted from the Board (**Appendix I**). The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.15 The applicant submitted a fire service installations (FSIs) proposal after planning approval has been granted from the Board (**Appendix II**). The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

- 6.1 The applicant seeks the Board's permission to use the Site for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling and Excavation of Land'. The proposed 1-storey (3m) high structure is comparatively lower than the nearby NTEHs. As the Site is surrounded by vacant land, NTEHs, open storage and workshop premises, the proposed development is considered not incompatible with the surrounding environment.
- 6.2 The applied use is a column two use within the "V" zone. As the application is only on a temporary basis, it would not frustrate the long-term planning intention of the "V" zone. In addition, the Site is located in close vicinity of Pok Wai, the applied use intends to relocate the illegal on-street parking at Kam Pok Road East and nearby village tracks, as to minimize adverse traffic impact to surrounding road network. Approval of the current application would support the daily lives of nearby residents, and therefore would not set undesirable precedent within the "V" zone.
- 6.3 Despite the fact that the Site falls within the WBA, it is specified in the Appendix A of TPB PG-No.12C that planning applications for temporary uses are exempted from the requirement of Ecological Impact Assessment, hence, adverse ecological impact should not be anticipated.
- 6.4 The proposed development will not create significant adverse traffic, environmental, landscape and drainage impact to the surrounding areas. Adequate mitigation measures are provided, i.e. submission of drainage, fire service installations proposals etc. to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 6.5 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) for a Period of 5 Years and Associated Filling and Excavation of Land'.

R-riches Property Consultants Limited
October 2022

APPENDICES

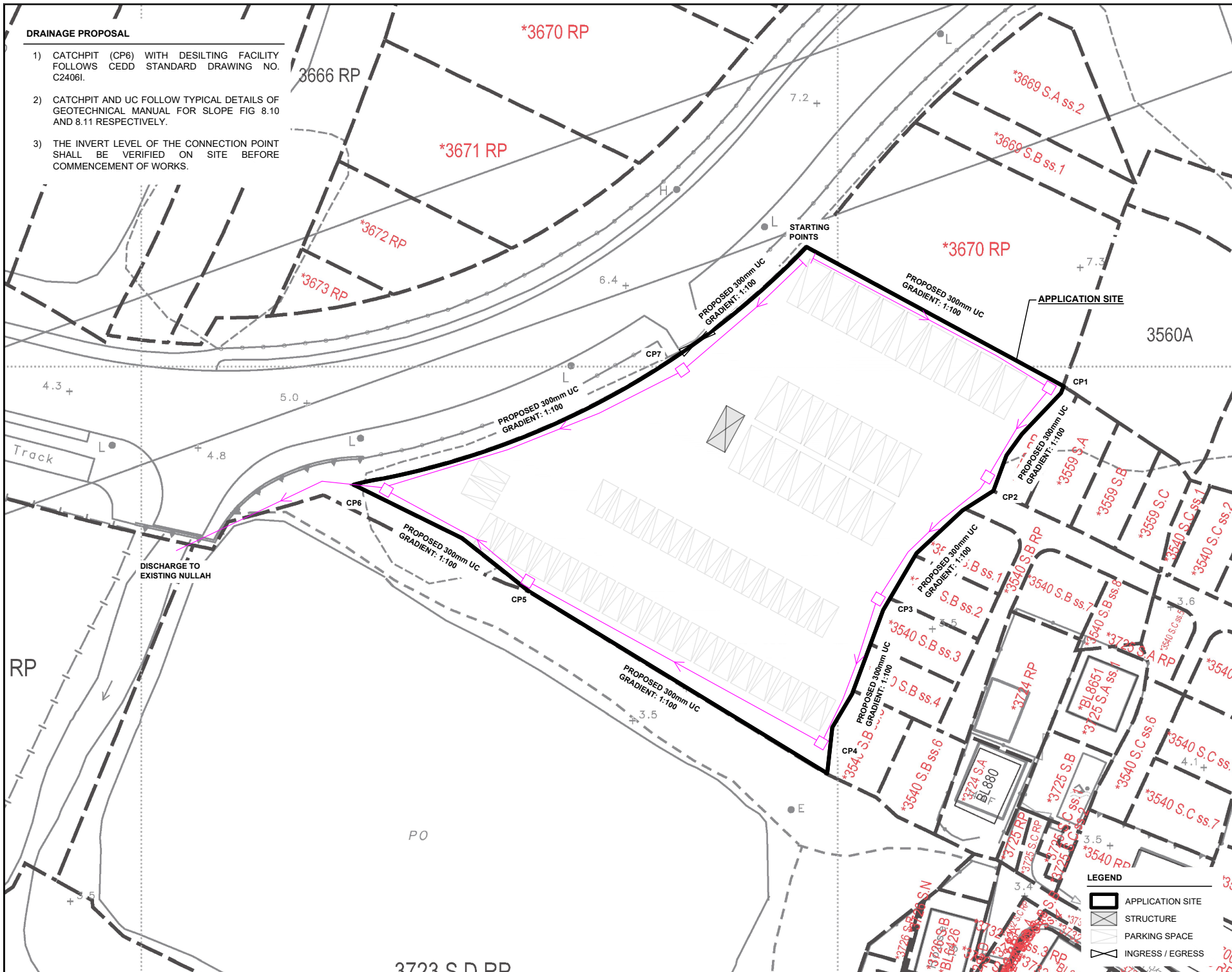
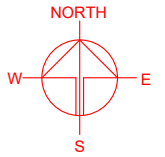
| | |
|--------------------|-------------------------------------|
| Appendix I | Drainage Proposal |
| Appendix II | Fire Service Installations Proposal |

Appendix I

Drainage Proposal

DRAINAGE PROPOSAL

- 1) CATCHPIT (CP6) WITH DESILTING FACILITY FOLLOWS CEDD STANDARD DRAWING NO. C2406I.
- 2) CATCHPIT AND UC FOLLOW TYPICAL DETAILS OF GEOTECHNICAL MANUAL FOR SLOPE FIG 8.10 AND 8.11 RESPECTIVELY.
- 3) THE INVERT LEVEL OF THE CONNECTION POINT SHALL BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORKS.



PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

25.10.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

DRAINAGE PROPOSAL

DWG. NO.

APPENDIX I

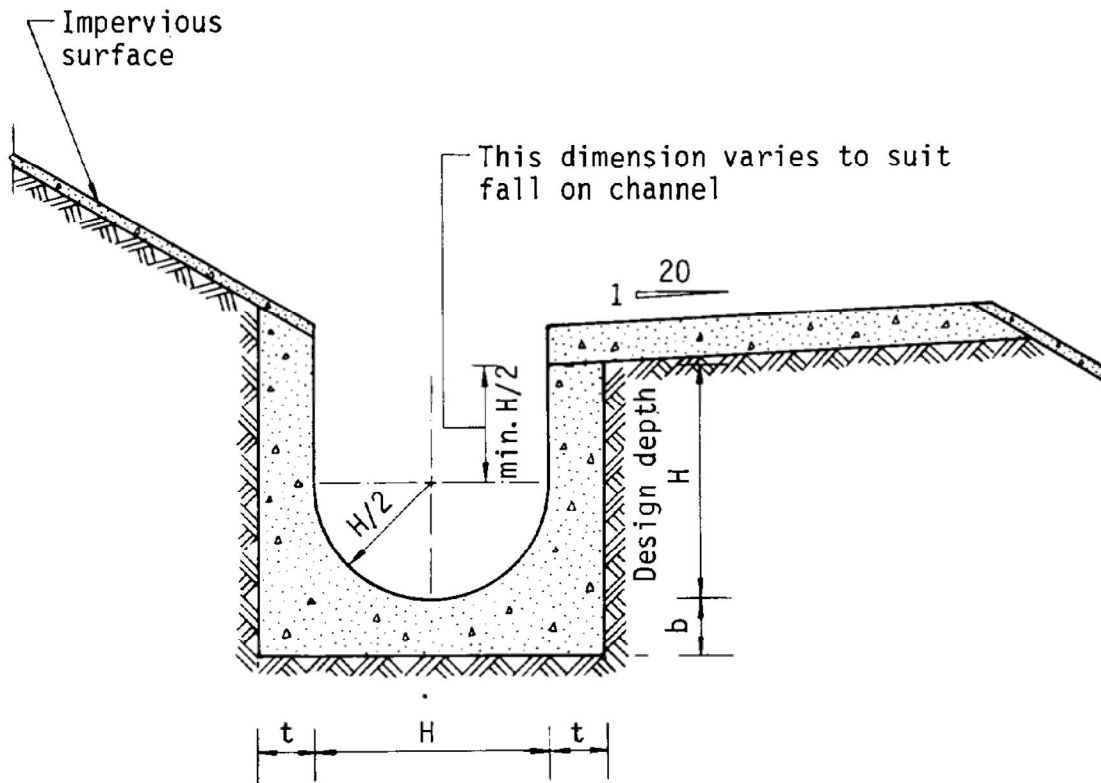
VER.

001

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS

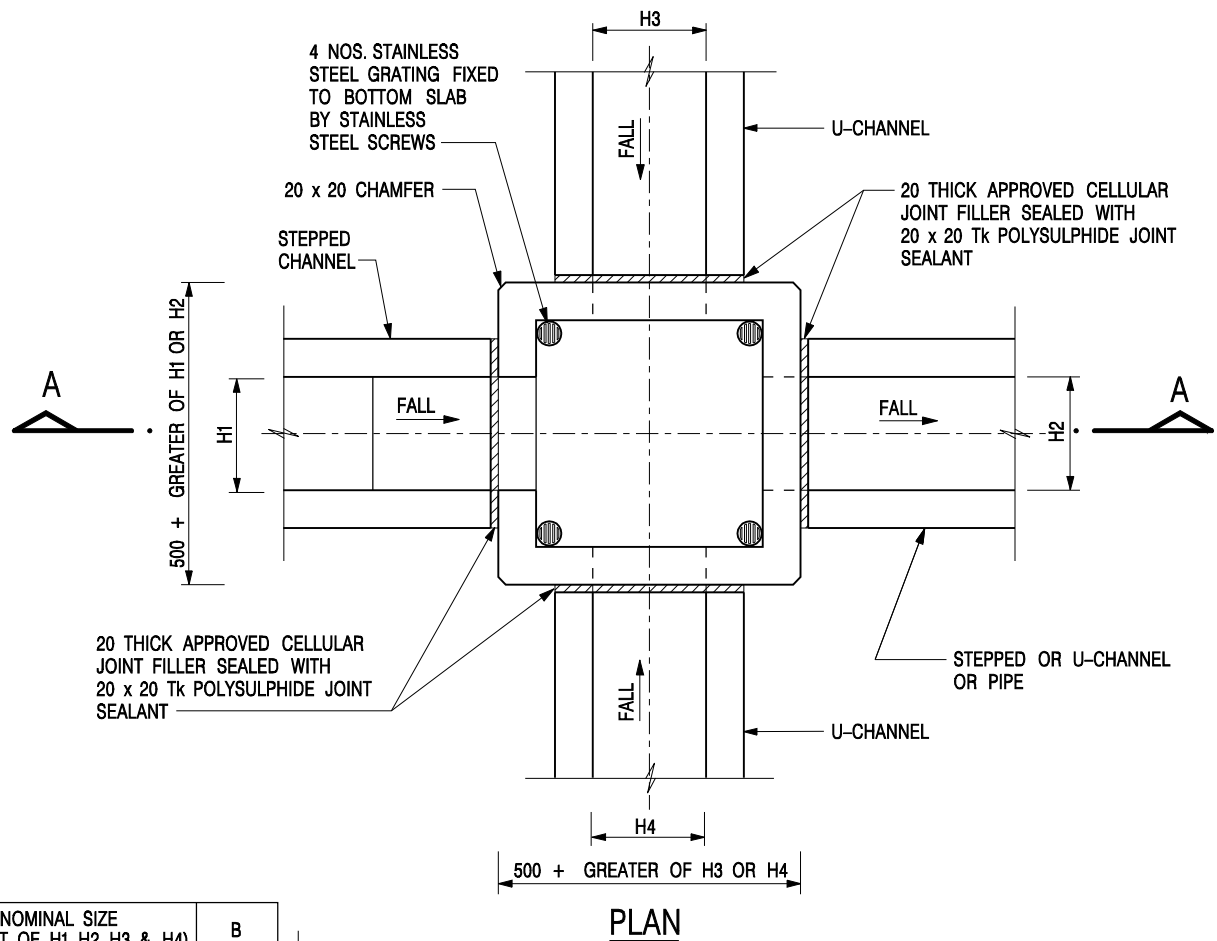
Figure 8.10 - Typical Details of Catchpits



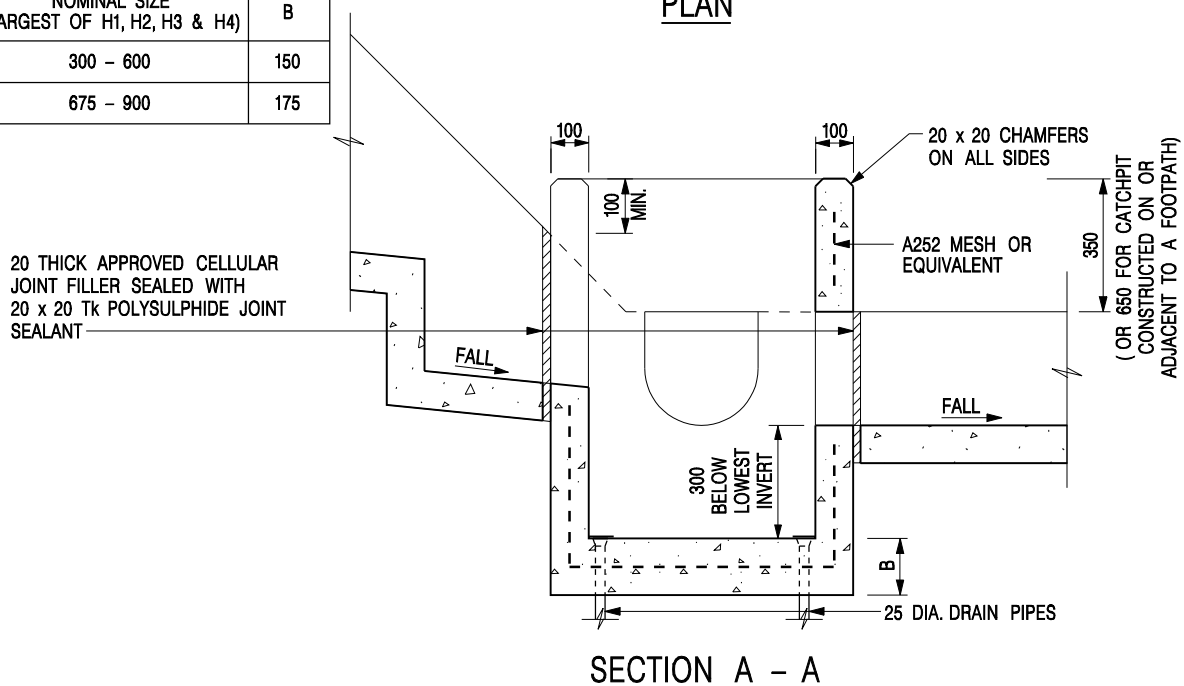
Dimensions of U - channel

| Nominal size of channel H (mm) | Thickness t (mm) | Thickness b (mm) |
|----------------------------------|--------------------|--------------------|
| 225 to 600 | 150 | 150 |
| 675 to 1200 | 175 | 225 |

Figure 8.11 - Typical U-channel Details




| NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4) | B |
|----------------------------------------------|-----|
| 300 - 600 | 150 |
| 675 - 900 | 175 |

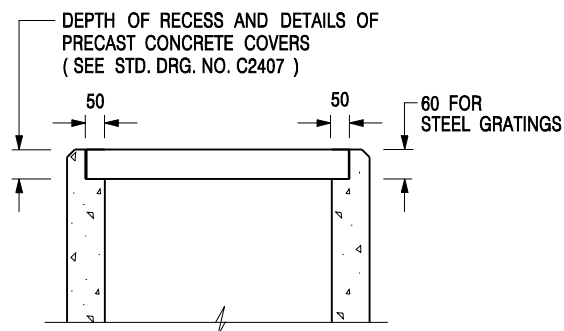


NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |
|  CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT | | SCALE 1 : 20 | |
| | | DATE JAN 1991 | |
| | | DRAWING NO. C2406 /1 | |



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'G' ON STD. DRG. NO. C2405; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'F' ON STD. DRG. NO. C2405.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

| | | | |
|------|-------------------------|-----------------|---------|
| - | FORMER DRG. NO. C2406J. | Original Signed | 03.2015 |
| REF. | REVISION | SIGNATURE | DATE |

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2

Appendix II

Fire Service Installations Proposal

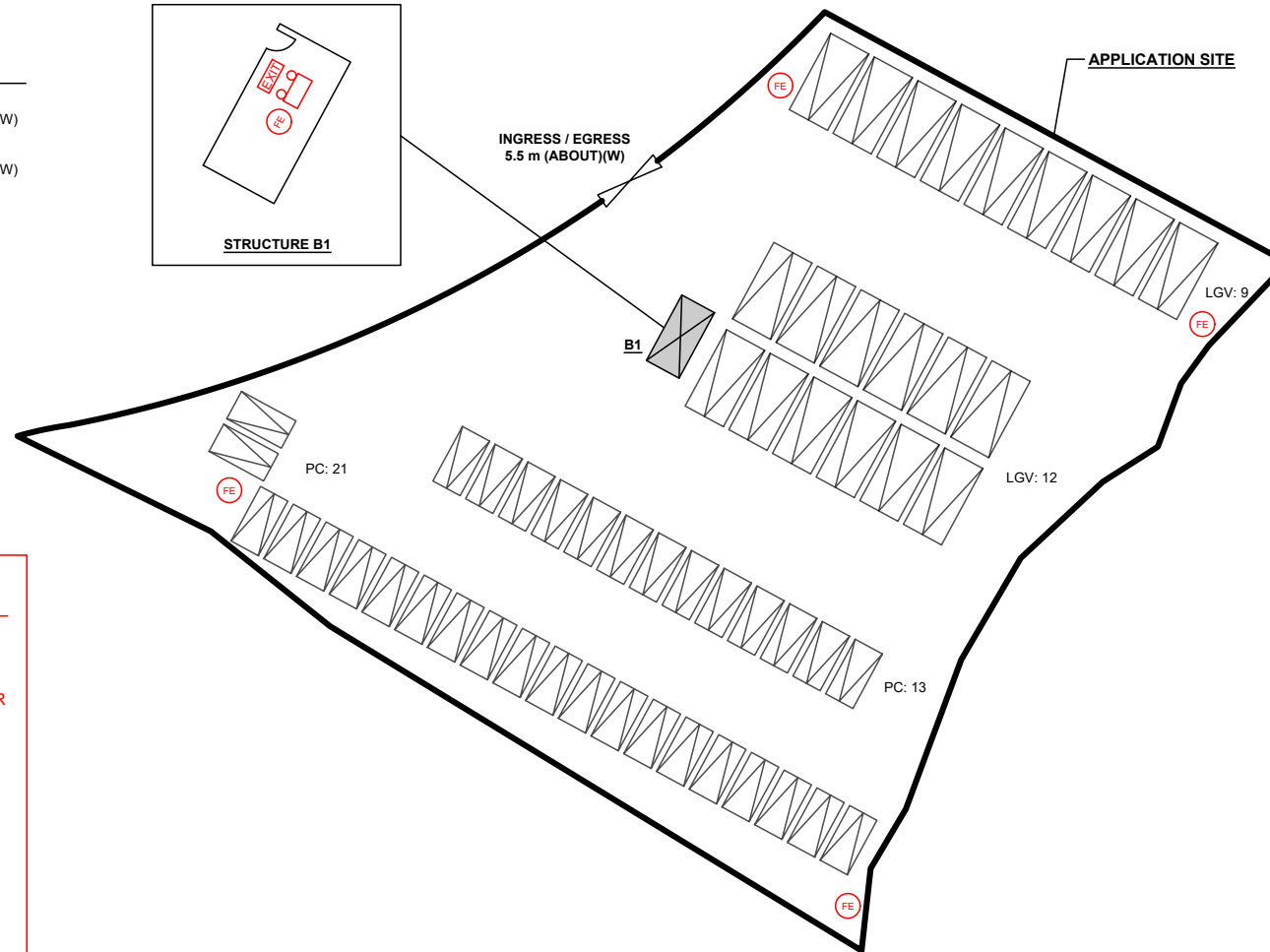
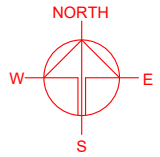
DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,372 m ² | (ABOUT) |
| COVERED AREA | : 18 m ² | (ABOUT) |
| UNCOVERED AREA | : 3,354 m ² | (ABOUT) |
| PLOT RATIO | : 0.005 | (ABOUT) |
| SITE COVERAGE | : 0.5 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 18 m ² | (ABOUT) |
| TOTAL GFA | : 18 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

PARKING AND LOADING/UNLOADING PROVISIONS

| | |
|------------------------------------------|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 34 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 21 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 7m (L) X 3.5m (W) |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------------------------------|---------------------------|---------------------------|-----------------------|
| B1 | SITE OFFICE METER ROOM WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| TOTAL | | 18 m ² (ABOUT) | 18 m ² (ABOUT) | |



FIRE SERVICE INSTALLATIONS

| | |
|--|---------------------------------------|
| | 1 x EXIT SIGN |
| | 1 x EMERGENCY LIGHT |
| | 5 x 4 KG DRY POWDER FIRE EXTINGUISHER |

FS NOTES:

- SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266: PART1 AND BS EN1838
- SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

LEGEND

| | |
|--|------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK
WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 600 @ A4

DRAWN BY MN DATE 25.10.2022

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
FSIs PROPOSAL

DWG NO. APPENDIX II VER. 001

LIST OF PLANS

| | |
|---------------|---------------------------------------------------------------------------|
| Plan 1 | Location Plan |
| Plan 2 | Plan Showing the Zoning of the Application Site |
| Plan 3 | TPB PG-No. 12C – Location of the Application Site |
| Plan 4 | Land Status of the Application Site |
| Plan 5 | Layout Plan |
| Plan 6 | Filling and Excavation of Land Area of the Application Site |
| Plan 7 | Filling and Excavation of Land Area of the Application Site (Section A-A) |
| Plan 8 | Swept Path Analysis |

LOCATION OF THE APPLICATION SITE

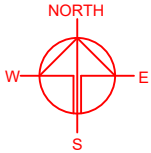
APPLICATION SITE AREA : 3,372 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM POK ROAD EAST VIA A LOCAL
ACCESS

ACCESSIBLE FROM KAM POK
ROAD EAST VIA A LOCAL
ACCESS

APPLICATION SITE

LEGEND
APPLICATION SITE



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND

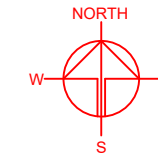
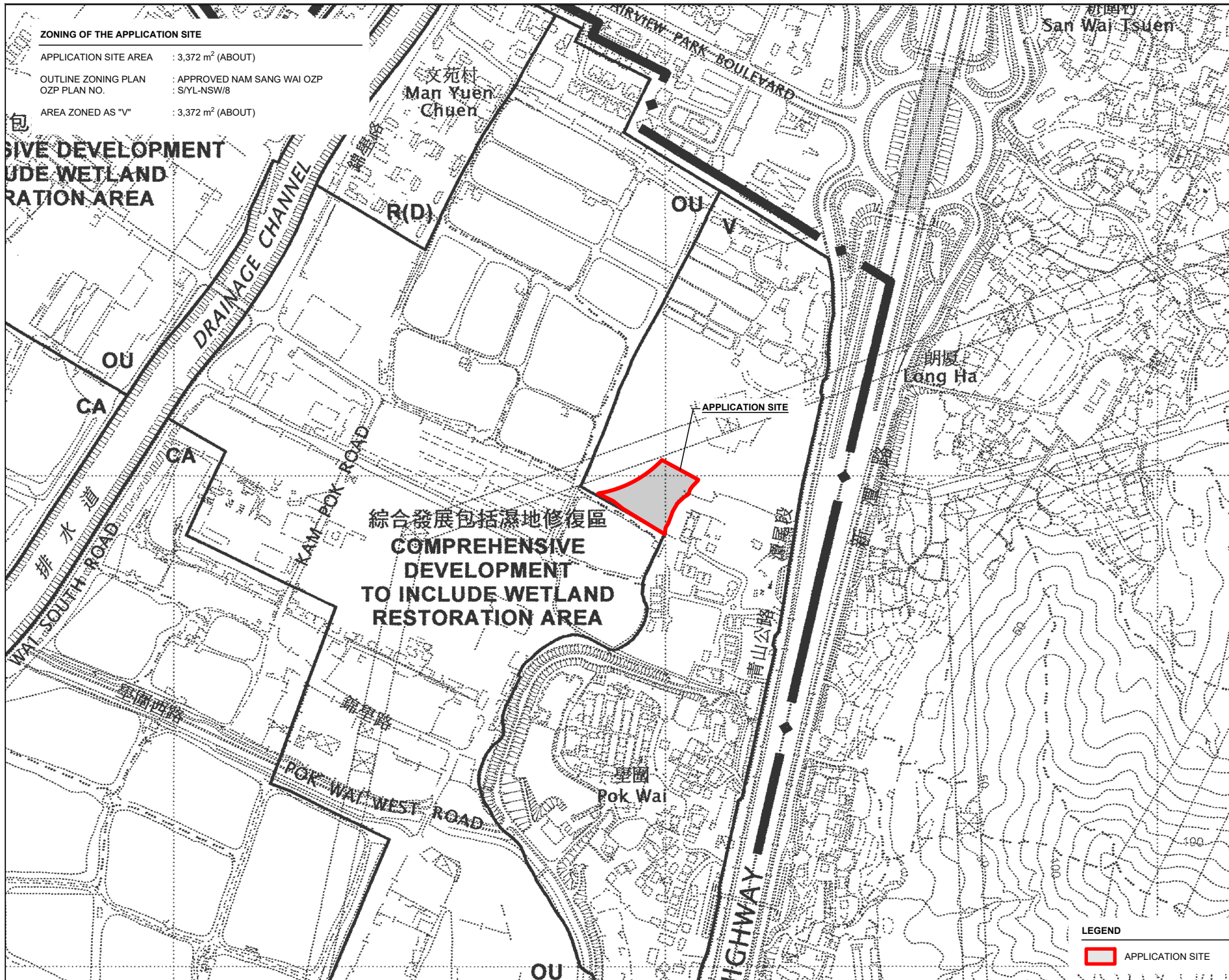
SITE LOCATION
VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

| | |
|-----------------------------|--------------------|
| SCALE 1 : 3000 @ A4 | |
| DRAWN BY MN | DATE 14.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE LOCATION PLAN | |
| DWG NO. PLAN 1 | VER. 001 |

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,372 m² (ABOUT)
OUTLINE ZONING PLAN : APPROVED NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/8
AREA ZONED AS "V" : 3,372 m² (ABOUT)

包
SIVE DEVELOPMENT
UDE WETLAND
RATION AREA



PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC VEHICLE (EXCLUDING VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 4000 @ A4

| | |
|-------------|-----------|
| DRAWN BY | DATE |
| MN | 30.9.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
ZONING OF THE SITE

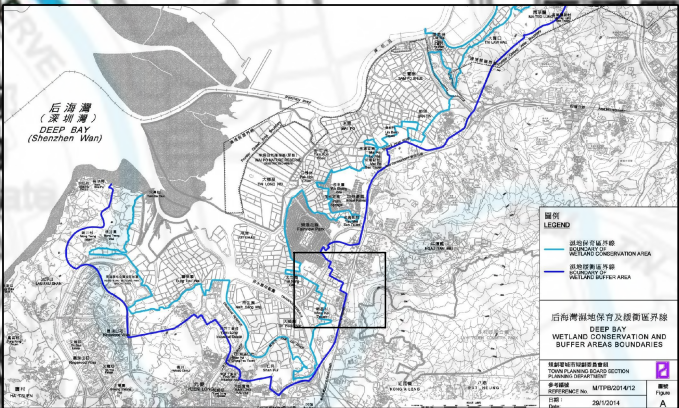
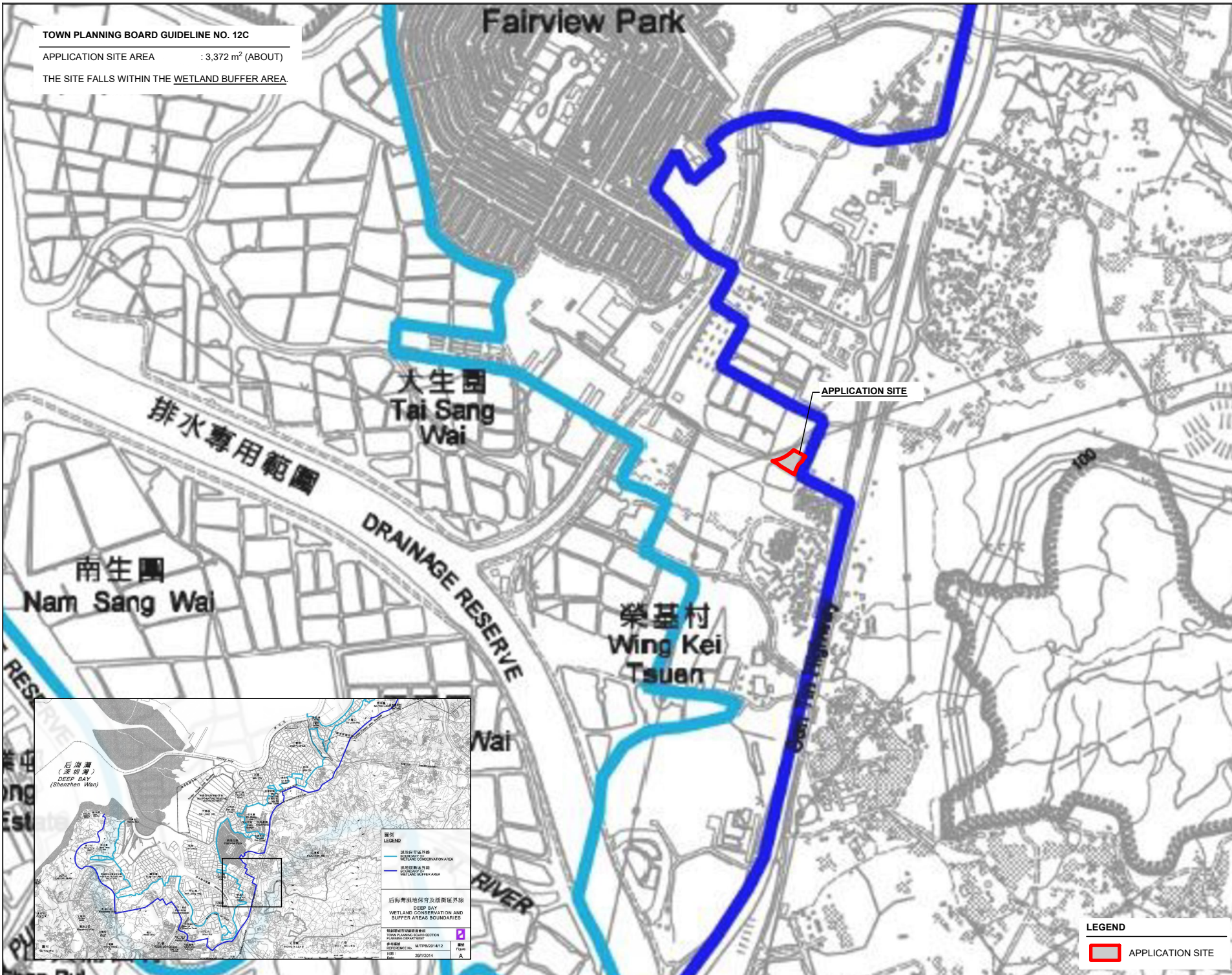
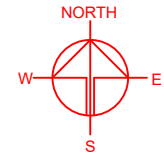
DWG NO.
PLAN 2

VER.
001

LEGEND

 APPLICATION SITE

TOWN PLANNING BOARD GUIDELINE NO. 12C
APPLICATION SITE AREA : 3,372 m² (ABOUT)
THE SITE FALLS WITHIN THE WETLAND BUFFER AREA.



LEGEND
APPLICATION SITE

PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SITE LOCATION
VARIOUS LOTS IN D.D. 104, POK
WAI, YUEN LONG, NEW
TERRITORIES

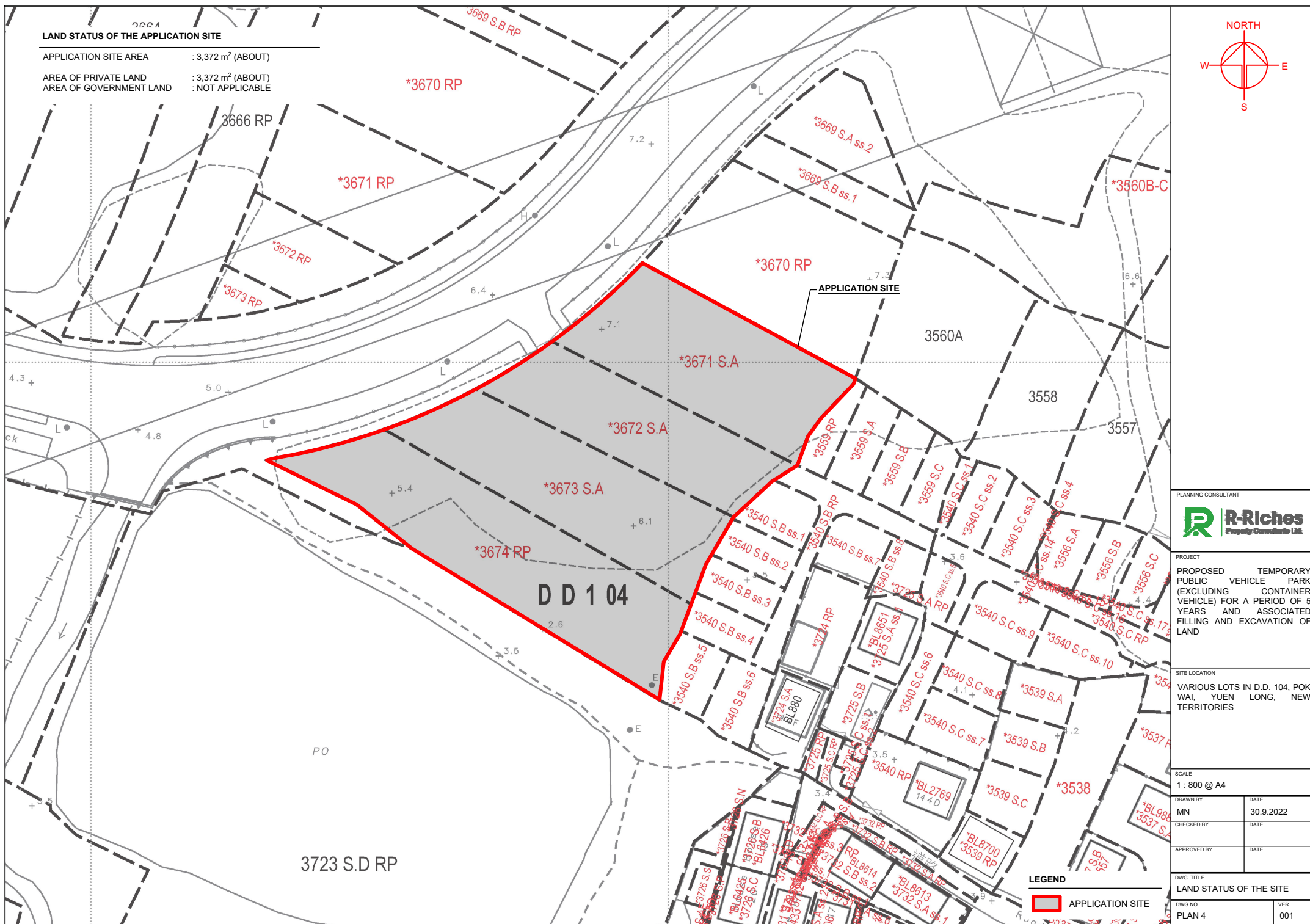
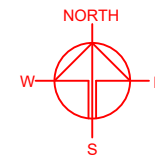
SCALE
1 : 15000 @ A4

| | |
|----------------|-------------------|
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| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
TPB PG-NO. 12C

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

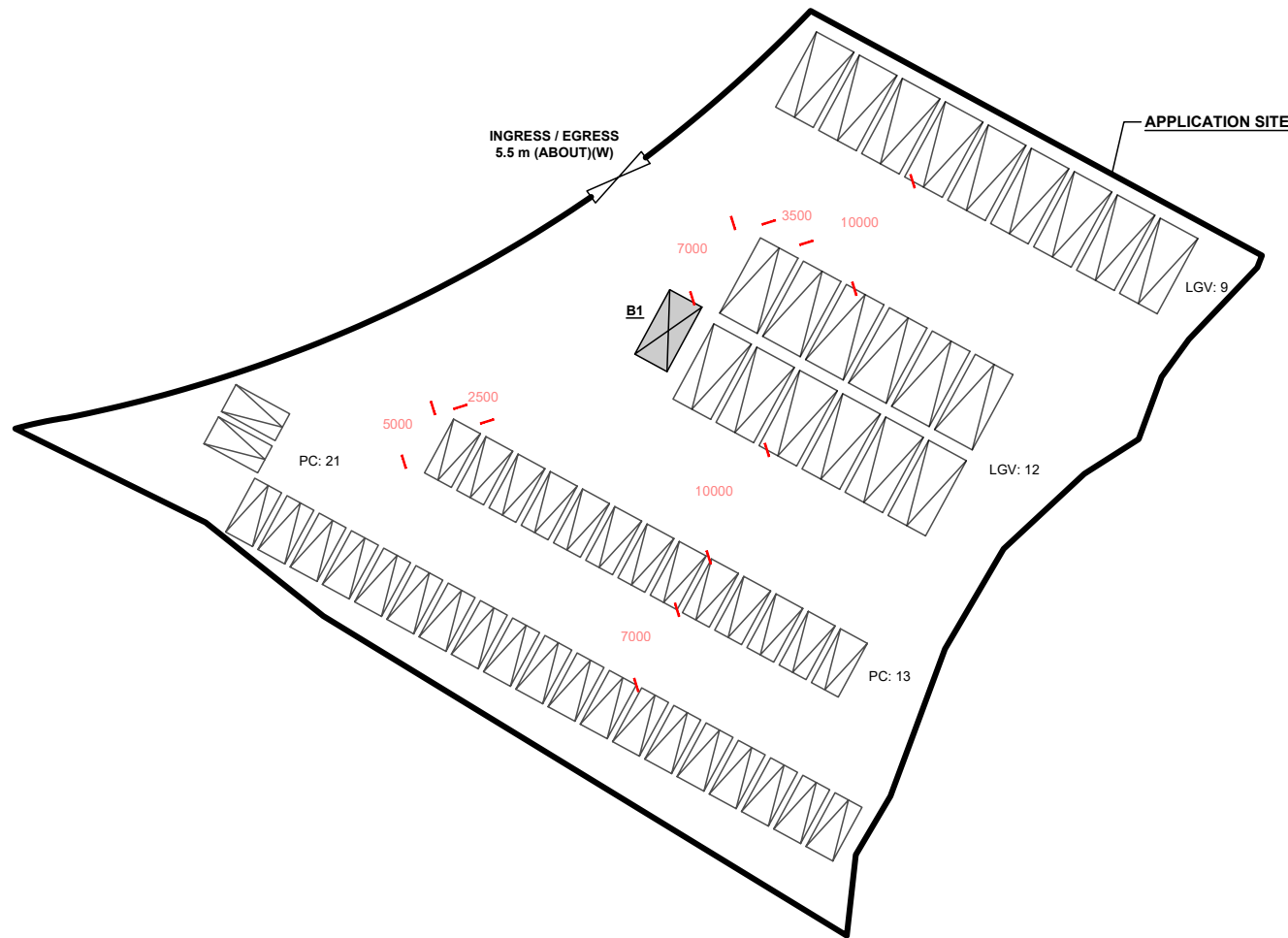
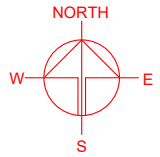
| | |
|-------------------------|--------------------------------|
| APPLICATION SITE AREA | : 3,372 m ² (ABOUT) |
| AREA OF PRIVATE LAND | : 3,372 m ² (ABOUT) |
| AREA OF GOVERNMENT LAND | : NOT APPLICABLE |



DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 3,372 m ² | (ABOUT) |
| COVERED AREA | : 18 m ² | (ABOUT) |
| UNCOVERED AREA | : 3,354 m ² | (ABOUT) |
| PLOT RATIO | : 0.005 | (ABOUT) |
| SITE COVERAGE | : 0.5 % | (ABOUT) |
| NO. OF STRUCTURE | : 1 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 18 m ² | (ABOUT) |
| TOTAL GFA | : 18 m ² | (ABOUT) |
| BUILDING HEIGHT | : 3 m | (ABOUT) |
| NO. OF STOREY | : 1 | |

| STRUCTURE | USE | COVERED AREA | GFA | BUILDING HEIGHT |
|-----------|---------------------------------------|---------------------------|---------------------------|-----------------------|
| B1 | SITE OFFICE METER ROOM WASHROOM | 18 m ² (ABOUT) | 18 m ² (ABOUT) | 3 m (ABOUT)(1-STOREY) |
| TOTAL | | 18 m ² (ABOUT) | 18 m ² (ABOUT) | |



PARKING AND LOADING/UNLOADING PROVISIONS

| | |
|------------------------------------------|---------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 34 |
| DIMENSION OF PARKING SPACE | : 5m (L) X 2.5m (W) |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE | : 21 |
| DIMENSION OF LOADING/UNLOADING SPACE | : 7m (L) X 3.5m (W) |

LEGEND

| | |
|--|------------------|
| | APPLICATION SITE |
| | STRUCTURE |
| | PARKING SPACE |
| | INGRESS / EGRESS |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK
WAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 600 @ A4

| | |
|---------------------------|--------------------|
| DRAWN BY MN | DATE 25.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE LAYOUT PLAN | |
| DWG NO. PLAN 5 | VER. 001 |

FILLING AND EXCAVATION OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,372 m² (ABOUT)

FILLING OF LAND AREA : 3,115 m² (ABOUT)

DEPTH OF LAND FILLING : NOT MORE THAN 4.5 m (ABOUT)

MATERIAL OF LAND FILLING : CONCRETE

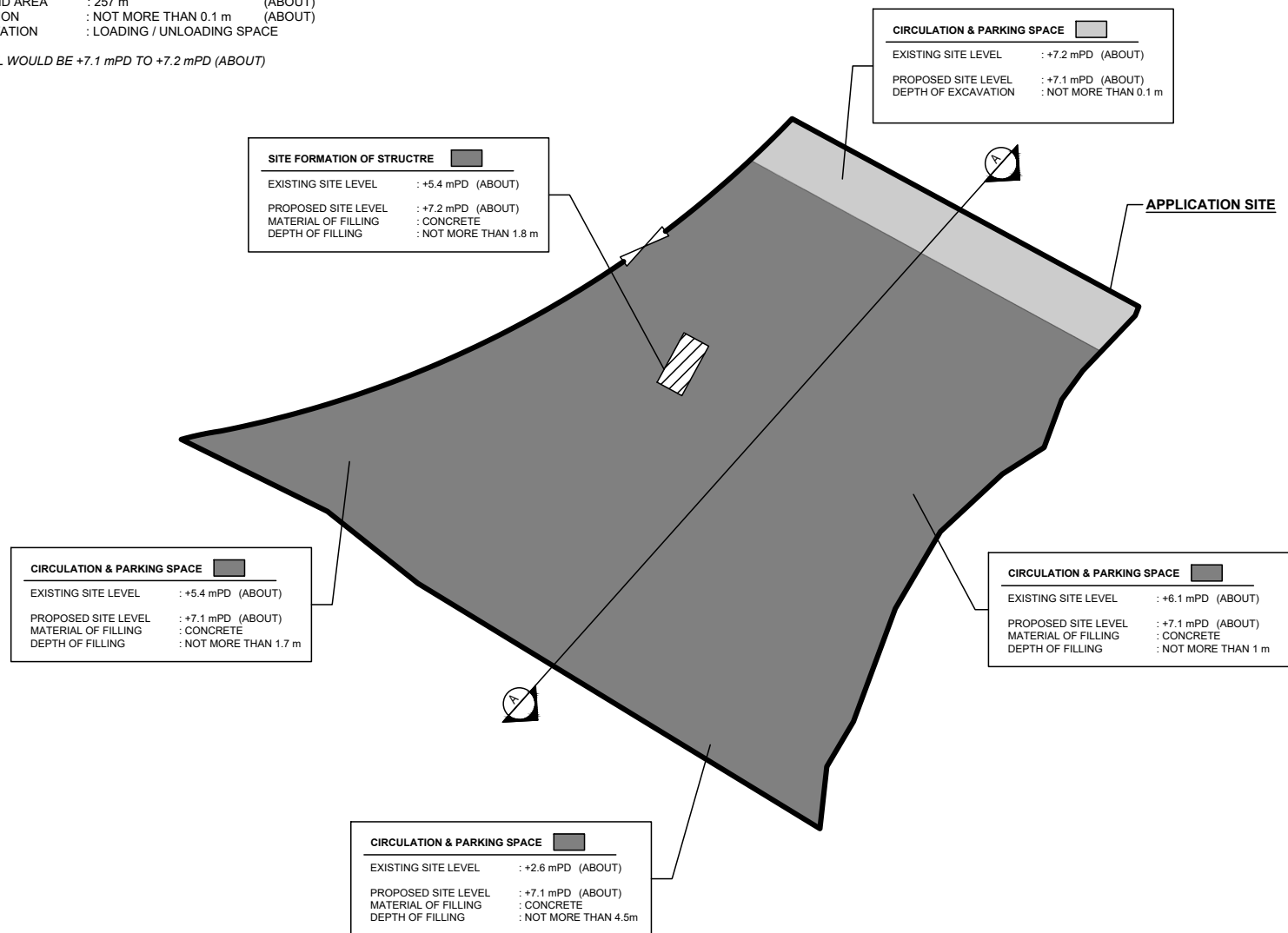
PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURES AND PARKING AND LOADING / UNLOADING SPACE

EXCAVATION OF LAND AREA : 257 m² (ABOUT)

DEPTH OF EXCAVATION : NOT MORE THAN 0.1 m (ABOUT)

PURPOSE OF EXCAVATION : LOADING / UNLOADING SPACE

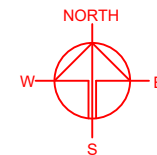
THE NEW SITE LEVEL WOULD BE +7.1 mPD TO +7.2 mPD (ABOUT)



LEGEND

APPLICATION SITE

INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 700 @ A4

| | |
|-------------|------------|
| DRAWN BY | DATE |
| MN | 14.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE

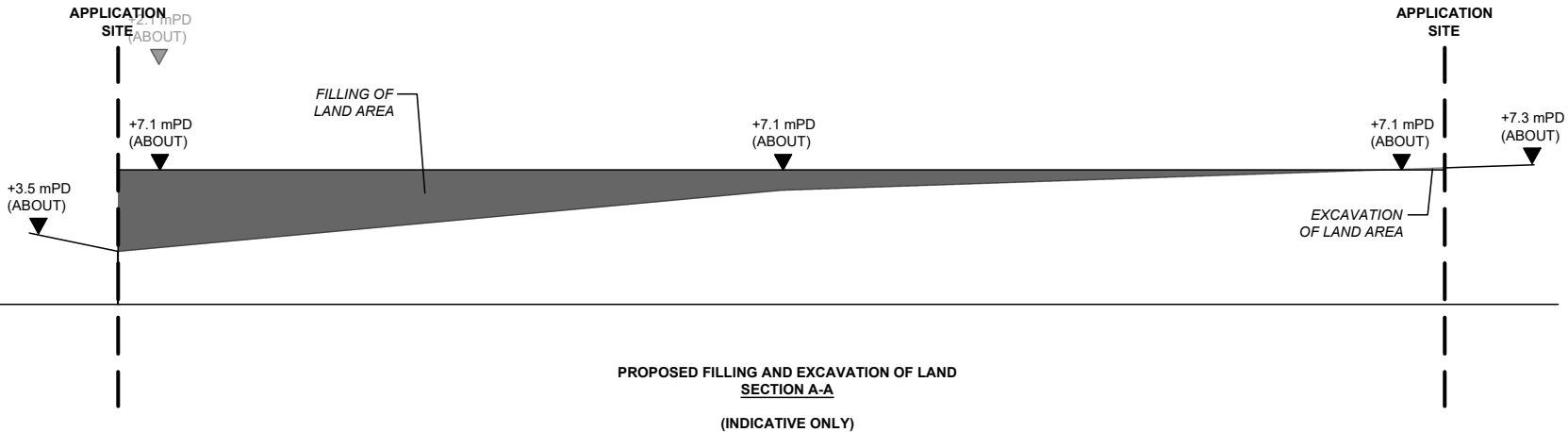
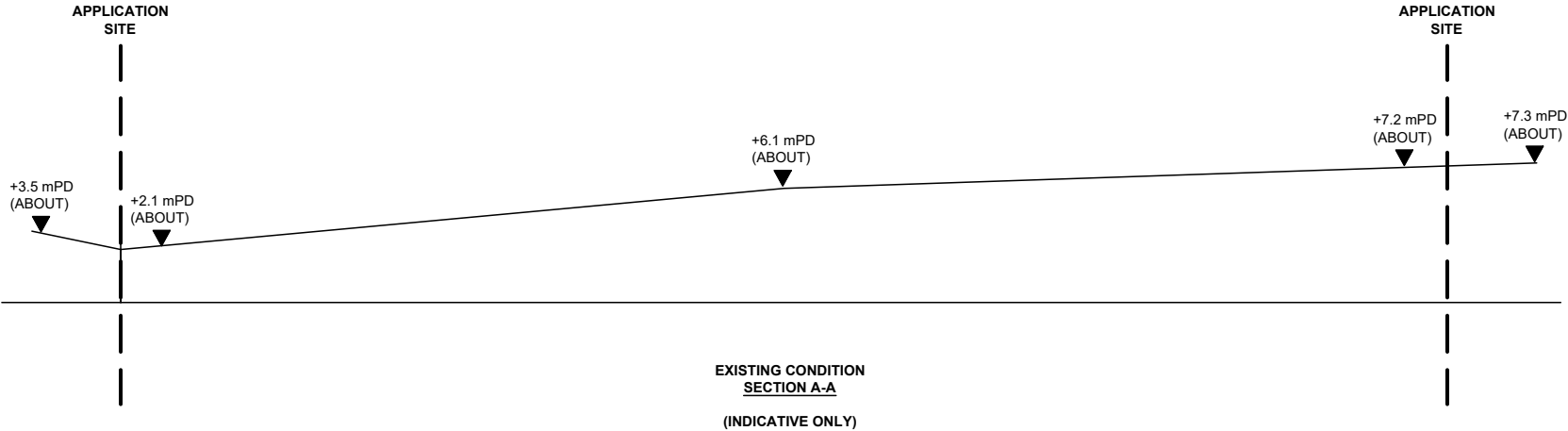
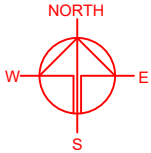
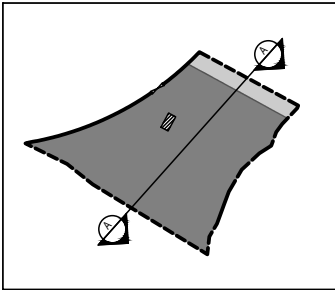
FILLING & EXCAVATION OF LAND

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 6 | 001 |

FILLING AND EXCAVATION OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA : 3,372 m² (ABOUT)

ALL SITE LEVELS ARE FOR INDICATIVE ONLY.



LEGEND

▼ SITE LEVELS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SITE LOCATION

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
(EXCLUDING CONTAINER
VEHICLE) FOR A PERIOD OF 5
YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SCALE

INDICATIVE ONLY @ A4

| | |
|----------------|--------------------|
| DRAWN BY MN | DATE 14.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

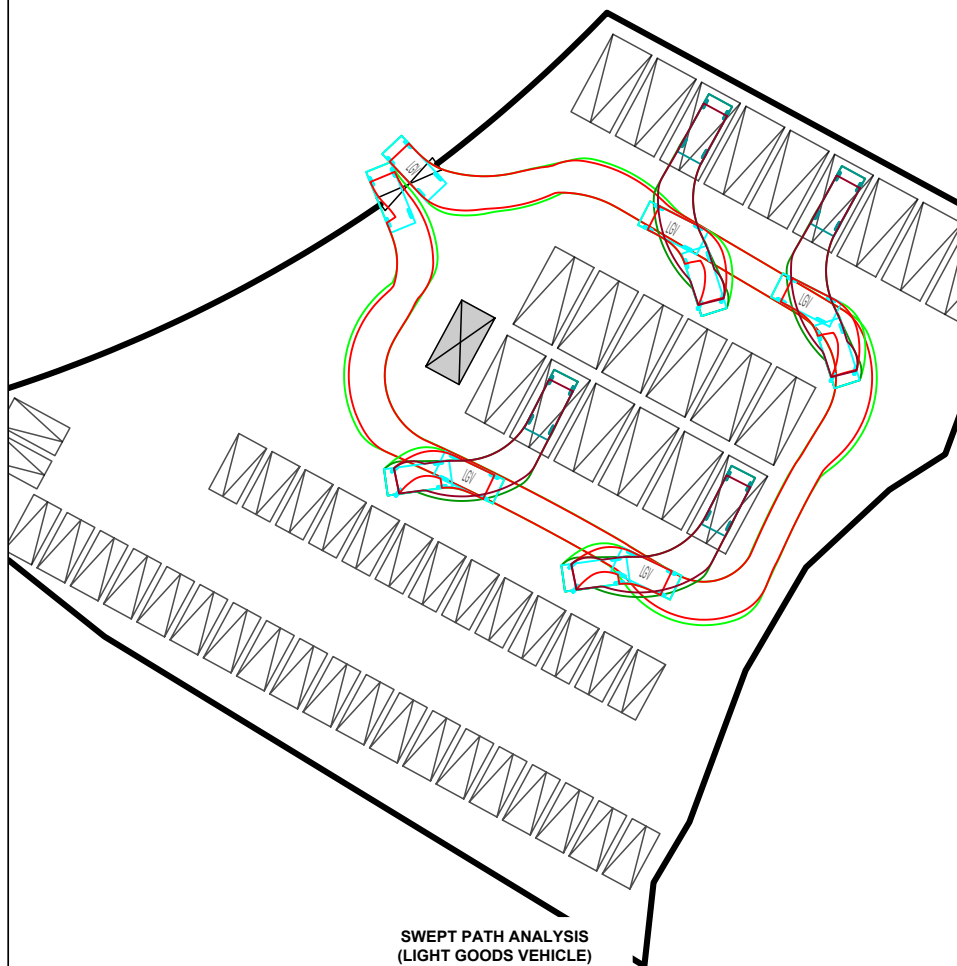
DWG. TITLE
LAND FILLING AREA

| | |
|-------------------|-------------|
| DWG NO. PLAN 7 | VER. 001 |
|-------------------|-------------|

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

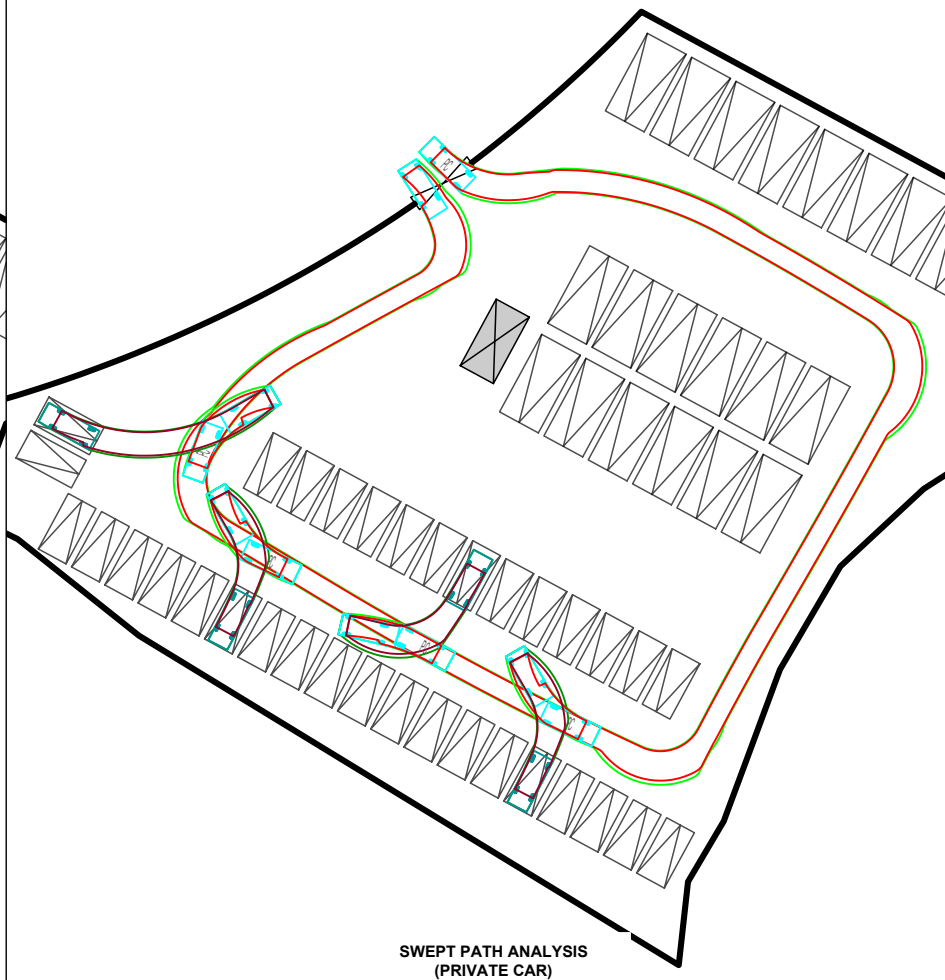


SWEPT PATH ANALYSIS
(LIGHT GOODS VEHICLE)

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

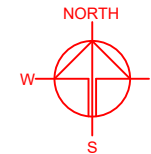
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



SWEPT PATH ANALYSIS
(PRIVATE CAR)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- L/UL SPACE
- LGV / PC
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 PUBLIC VEHICLE PARK
 (EXCLUDING CONTAINER
 VEHICLE) FOR A PERIOD OF 5
 YEARS AND ASSOCIATED
 FILLING AND EXCAVATION OF
 LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK
 WAI, YUEN LONG, NEW
 TERRITORIES

SCALE

1 : 600 @ A4

| | |
|----------------|--------------------|
| DRAWN BY MN | DATE 14.10.2022 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |

DWG. TITLE
 SWEPT PATH ANALYSIS

| | |
|-------------------|-------------|
| DWG NO. PLAN 8 | VER. 001 |
|-------------------|-------------|



[FI] S.16 Application No. A/YL-NSW/305 - FI to address departmental comments 15/12/2022 20:26

From: Matthew Ng [REDACTED]

To: Town Planning Board <tpbpd@pland.gov.hk>

1 Attachment



FI1 for A_YL-NSW_305 (20221215).pdf

Dear Sir,

Attached herewith the FI to address departmental comments of the subject application. Should you require more information, please do not hesitate to contact me. Thank you for your kind attention.

Kind Regards,

Matthew NG | Planning and Development Manager
R-riches Group (HK) Limited

R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited

A: Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong

Our Ref. : DD104 Lot 3671 S.A & VL
Your Ref. : TPB/A/YL-NSW/305

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

By Email

15 December 2022

Dear Sir,

1st Further Information

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years and
Associated Filling and Excavation of Land in “Village Type Development” Zone,
Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/305)

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

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/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtlam@pland.gov.hk)

Responses-to-Comments

**Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years and associated Filling and Excavation of Land in “Village Type Development” Zone,
Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, Yuen Long, New Territories**

(Application No. A/YL-NSW/305)

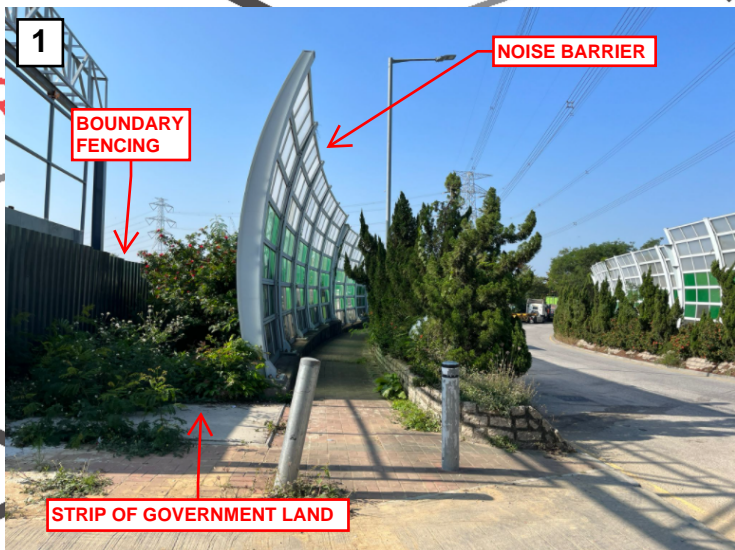
(i) A RtoC Table:

| Departmental Comments | | Applicant's Responses |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Comments of the Chief Highway Engineer/New Territories West, Highways Department (Contact Person: Ms. Christine TAM; Tel: 2762 4815) | | |
| (a) | As noted from Plan 6, it appears that there will be filling and excavation of land of the application site. Please be advised that there are existing noise barriers alongside of Kam Pok Road East outside the application site. Please provide a cross section showing the proposed levels of the application site in relation to Kam Pok Road East and the existing noise barrier. No additional loading should be imposed on the existing noise barrier. | The filling and excavation of land works are proposed to provide a flat surface for manoeuvring of vehicles within the application site (the Site). As the Site and existing noise barriers are separated by a strip of Government Land, filling and excavation of land works are only carried out within the Site and would not encroach onto the adjoining strip of Government Land (Plans 1 and 2). Therefore, no additional loading would be imposed on the existing noise barrier. |
| 2. Comments of Chief Engineer/Mainland North, Drainage Services Department (Contact Person: Mr. Terence TANG; Tel: 2300 1257) | | |
| (i) | Please provide calculation to justify the dimensions of the proposed u-channel. | Noted. The applicant will submit a revised drainage proposal to address your concerns and ensure that the existing drainage facilities would not be adversely affected by the proposed development after planning approval has been obtained from the Town Planning Board. |
| (ii) | The invert levels of the proposed catchpits should be shown on the drainage plan for reference. | |
| (iii) | The proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel. | |
| (iv) | The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed | |

| | | |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted. | |
| (v) | The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development. | |
| (vi) | The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan. | |
| (vii) | Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given. | |
| (viii) | The development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc. | |
| (ix) | The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works. | |
| (x) | Please demonstrate how the overland flow across the application site to the adjacent drainage channel will not be adversely affected by the land filling. | |

LAND STATUS OF THE APPLICATION SITE

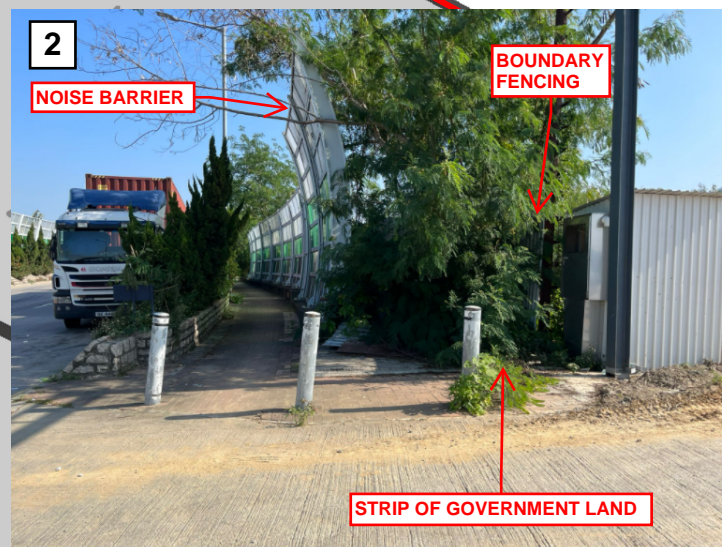
APPLICATION SITE AREA : 3,372 m² (ABOUT)
 AREA OF PRIVATE LAND : 3,372 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



STRIP OF GOVERNMENT LAND BETWEEN THE APPLICATION SITE AND NOISE BARRIERS

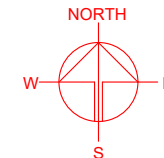
NOISE BARRIERS

APPLICATION SITE



LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING AND EXCAVATION OF LAND

SITE LOCATION

VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY

MN

DATE

8.12.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 1

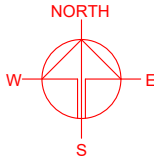
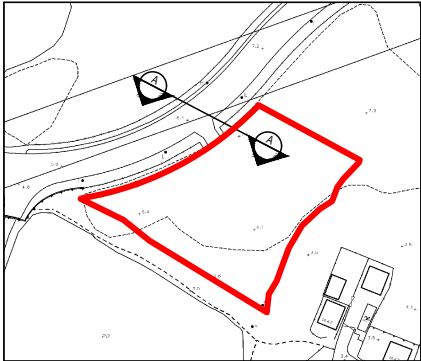
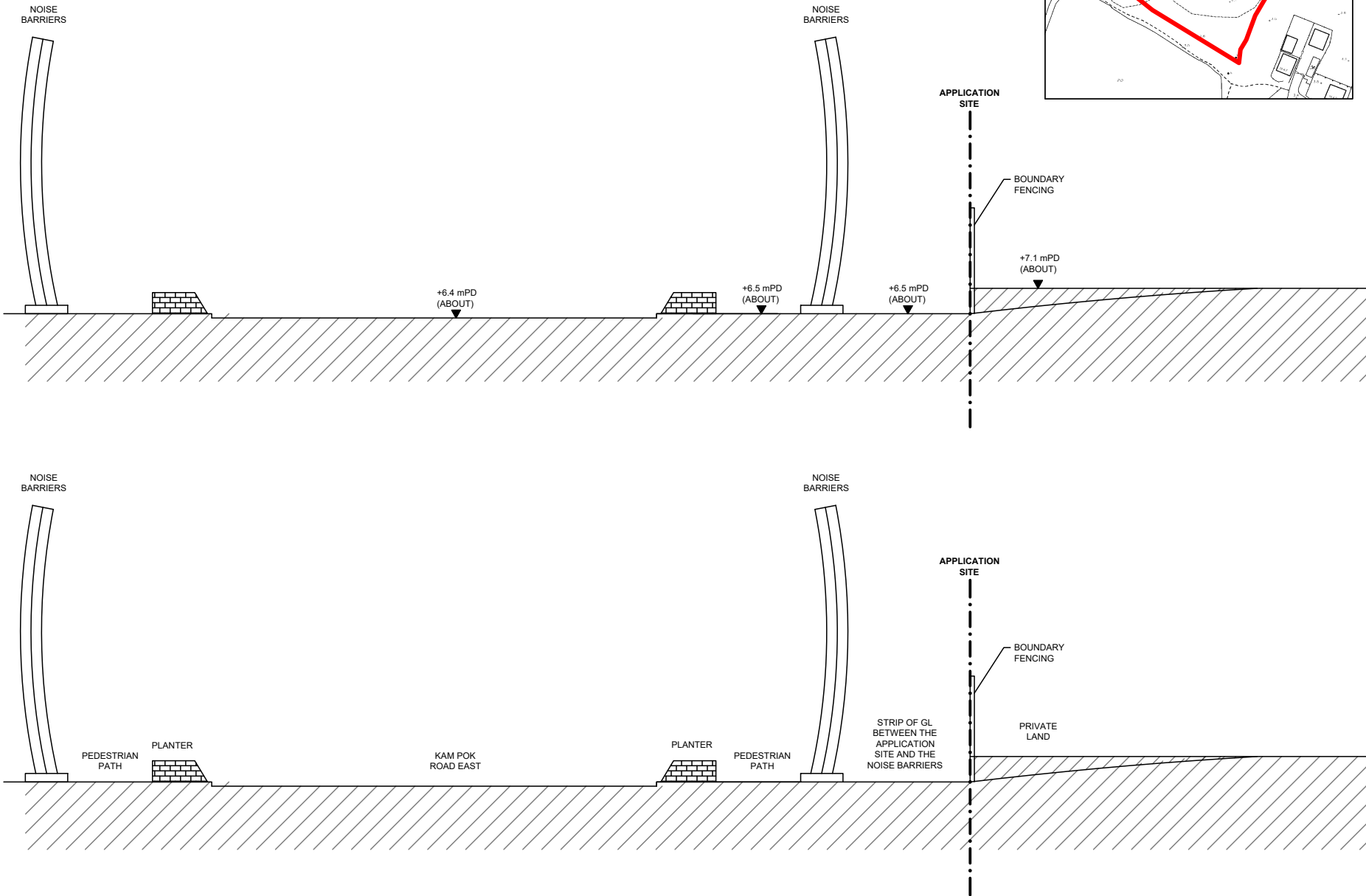
VER.

001

SECTION SHOWING THE SITE AND THE NOISE BARRIERS

APPLICATION SITE AREA : 3,372 m² (ABOUT)

ALL SITE LEVELS ARE FOR INDICATIVE ONLY.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
PUBLIC VEHICLE PARK
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YEARS AND ASSOCIATED
FILLING AND EXCAVATION OF
LAND

SCALE

INDICATIVE ONLY @ A4

DRAWN BY

MN

DATE

8.12.2022

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SECTION PLAN

DWG NO.

PLAN 2

VER.

001

LEGEND

▼ SITE LEVELS

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

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Government Departments' General Comments

1. Land Administration

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

- (a) The application site (the Site) comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.
- (b) According to his record, there is no Small House application approved or under processing at the Site.
- (c) Advisory comments as detailed in **Appendix IV**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- (a) He supports the planning application from traffic engineering perspective to meet the public demand of car parking spaces.
- (b) Should the application be approved, the following condition should be incorporated:

No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval

3. Environment

Comments of the Director of Environmental Protection (DEP):

- (a) She has no objection to the application.
- (b) There was no substantiated environmental complaint received at the application site (the Site) in the past three years.
- (c) Advisory comments as detailed in **Appendix IV**.

4. Ecology

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

He has no strong view on the application. The application site is located at the fringe of the Wetland Buffer Area about 300 m away from the Wetland Conservation Area. The application site is a piece of wasteland which is vacant and partly paved. The surrounding area is disturbed. The proposed use is unlikely to bring significant increase in the disturbance level this site is currently subject to. Given the above and the temporary nature of the proposed use, he considers that an ecological impact assessment is not necessary to support the planning application.

5. Fire Services

Comments of the Director of Fire Services (D of FS):

- (a) He has no objection in principle to the proposal subject to fire service installations (FSIs) being provided to the satisfaction of the D of FS.
- (b) The FSIs proposal submitted by the applicant is considered acceptable.
- (c) Advisory comments as detailed in **Appendix IV**.

6. Drainage

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

- (a) He has no objection in principle to the proposed development from the public drainage point of view. The applicant should ensure that the existing drainage facilities will not be adversely affected by the proposed development.
- (b) Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a revised drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (c) Advisory comments as detailed in **Appendix IV**.

7. Others

The following government departments have no comment/ no objection to the application and they advisory comments, if any, are in **Appendix IV**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);

- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owner(s) will need to immediately apply to his office to permit the structures to be erected or regularise any irregularity on site, if any; and
 - given the proposed use is temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by LandsD acting in the capacity of the landlord or lessor at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by LandsD.
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the Site should be commented and approved by the Transport Department;
 - the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - there are existing noise barriers alongside of Kam Pok Road East outside the Site and no additional loading should be imposed on the existing noise barrier; and
 - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.
- (c) to note the comments of the Director of Environmental Protection (DEP) that the applicant is advised to follow the environmental mitigation measures as set out in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the DEP.
- (d) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS; and

- the applicant is reminded that if any proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively;
 - the Site abuts on a specified street of not less than 4.5m wide. Its permitted development intensity shall be determined under the First Schedule of the B(P)R at building plan submission stage;
 - before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - for UBW erected on leased land, enforcement action may be taken by the Building Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO;
 - any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - detailed checking under the BO will be carried out at the building plan submission stage.
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- calculation should be provided to justify the dimensions of the proposed u-channel;
 - the invert levels of the proposed catchpits should be shown on the drainage plan for reference;
 - the proposal should indicate how the runoff (the flow direction) within the site would be discharged to the proposed u-channel;
 - the existing drainage facilities, to which the stormwater of the development from the subject site would discharge, are not maintained by this office. The applicant should identify the owner of the existing drainage facilities to which the proposed connection will be made and obtain consent from the owner prior to commencement of the proposal works. In the case that it is a local village drains, DO/YL should be consulted;

- the applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development;
- the location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan;
- cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given;
- the development should neither obstruct overland flow nor adversely affect existing natural streams, village drains, ditches and the adjacent areas, etc;
- the applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works; and
- the applicant should demonstrate how the overland flow across the application site to the adjacent drainage channel will not be adversely affected by the land filling.



新田鄉鄉事委員會

SAN TIN RURAL COMMITTEE

地址：元朗新田大馬路七號

7, MAIN ROAD, SAN TIN, YUEN LONG, N. T.

TEL : 2471 1112 FAX : 2471 3838 EMAIL : 25thtrc@gmail.com

(傳真及郵遞文件)

敬啟者：

反對元朗錦墾路東丈量約份第104約地段第3671號A分段、
第3672號A分段、第3673號A分段及第3674號A分餘段
擬議臨時公眾停車場(貨櫃車除外)(為期5年)和相關填塘及挖土工程
(申請編號：A/YL-NSW/305)

就上述規劃申請A/YL-NSW/305，本鄉反對上述申請，理由如下：

1. 本鄉知悉村民投訴指上址填泥工程鄰近排水渠，恐上述發展影響鄰近小型屋宇發展區域及低窪地區受水浸困擾，希望有關當局保障附近村民的權益。
2. 現時錦墾路東一段經常有大型車輛非法泊車，若再加上上述發展，會影響錦墾路東一段非法泊車情況，影響上址交通情況。

此致

城市規劃委員會



新田鄉鄉事委員會

首副主席：黎志超

副主席：文貴旗 謹啟

2022年11月29日

3

新 界 元 朗
新 田 區 學 園 村
Pok Wai Village Representatives' Office
元 朗 學 園 村 7 8 號

敬啟者：

反對元朗錦墾路東丈量約份第 104 約地段第 3671 號 A 分段、
第 3672 號 A 分段、第 3673 號 A 分段及第 3674 號 A 分餘段
擬議臨時公眾停車場(貨櫃車除外)(為期 5 年) 和相關填塘及挖土工程
(申請編號：A/YL-NSW/305)

就上述規劃申請 A/YL-NSW/305，本村反對上述申請，理由如下：

1. 本村收到村民投訴指上址填泥工程鄰近排水渠，恐上述發展影響鄰近小型屋宇發展區域及低窪地區受水浸困擾，希望有關當局保障附近村民的權益。
2. 現時錦墾路東一段經常有大型車輛非法泊車，若再加上上述發展，會影響錦墾路東一段非法泊車情況，影響上址交通情況。

此致

規劃委員會



學園村代表

馮應祥 文燕華

二零二二年十一月二十九日

醫事顧問：鄧兆棠醫生

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

221121-164849-80651

提交限期**Deadline for submission:**

29/11/2022

提交日期及時間**Date and time of submission:**

21/11/2022 16:48:49

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

A/YL-NSW/305

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lam Ka Hing

意見詳情**Details of the Comment :**

反對，郊區設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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



A/YL-NSW/305 DD 104 Pok Wai

28/11/2022 02:50

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

1 attachment



Pok Wai Rd - Google Maps.pdf

A/YL-NSW/305

Lots 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104, Pok Wai, Yuen Long

Site area : About 3,372sq.m

Zoning: "VTD"

Applied use : 55 Vehicle Parking / **5 Years / Filling and Excavation of Land**

Dear TPB Members,

Another Destroy to Build application, there are a number of trees and vegetation on the site but no data provided on tree felling. Part of the site is already paved for unapproved brownfield use.

As for the claim that the villagers need more parking facilities, there are numerous parking lots in the village. In addition much of the 'V' zone has obviously been developed into a Villa enclave, Merry Garden. These villas should have parking included in the structure.

Members should reject this application.

Mary Mulvihill

