

**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

**Previous s.16 Application covering the Application Site
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8**

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-NSW/57	Temporary Open Storage of Vehicles for Sale and Machineries for 12 Months	26.3.1999 Rejected by RNTPC	(1), (2), (3) & (4)

Rejection Reason(s):

- (1) The development is not in line with the planning intention of the "Village Type Development" zone which is for village development and expansion. There is insufficient justification in the submission for a departure from the planning intention, even on a temporary basis.
- (2) The development is not compatible with the land uses of the surrounding areas which include the marshes, fish ponds and village houses.
- (3) The site falls within Deep Bay Buffer Zone 2. The development does not comply with the Town Planning Board Guidelines for "Application for Developments within Deep Bay Buffer Zones" in that there is insufficient information in the submission to demonstrate that the development would not have significant impacts on the environment, ecology and drainage in the area.
- (4) The approval of the application would set an undesirable precedent for other similar applications. The cumulative effect of approving such similar applications would result in a general degradation of the environment of the area.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- the registered lot owner(s) should inform DLO/YL, and DLO/YL will consider processing the Small House (SH) application(s) acting in the capacity as the landlord at its sole discretion in accordance with the New Territories SH Policy. The SH application would also be subject to such terms and conditions including, among others, the payment of premium and/or administrative fee as may be imposed by the Lands Department.
- (b) to note the comments of the Commissioner for Transport (C for T), Transport Department that:
- the subject site is connected to public road via a section of a local track which is not managed by Transport Department. The land status of the local track road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly;
 - as there is no information about the vehicular access at the private lot(s) to the concerned site, I presume the applicant should arrange by themselves if necessary, and should seek consent from the relevant land owner(s) on the right of using the vehicular access; and
 - no vehicle is allowed to queue back to or reverse onto/from the subject site at any time during the planning approval period.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by Transport Department;
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Castle Peak Road – Tam Mi. Presumably, the relevant department will provide comments, if any; and
 - adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised to follow the Recommended Pollution Control Clauses for Construction Contracts to minimize the environmental impacts during construction stage; and
 - it is the applicant's responsibility to comply with all relevant environmental legislations during construction of the project.

- (e) to note the comments of the Director of Fire Services (D of FS) that the applicant is reminded to observe " New Territories Exempted House - A Guide to Fire Safety Requirements" published by Lands Department.
- (f) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - site formation works are building works under the control of the Buildings Ordinance (BO). Before the proposed filing of land is to be carried out on the application site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person (AP) should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
 - notwithstanding the paragraph above, the Director of Lands may issue a certificate of exemption from prior approval and consent of the BA in respect of site formation works in the New Territories under the Buildings Ordinance (Application to the New Territories) Ordinance. The applicant may approach District Land Officer/Yuen Long or seek AP's advice for details.
- (g) To note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):
 - for provision of water supply to the development, the applicant may need to extend his/her inside services to the nearest suitable government water mains for connection; and
 - the applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the construction, operation and maintenance of the inside services within the private lots to WSD's standards.

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



Comments on the Section 16 Application No. A/YL-NSW/310

11/04/2023 18:52

From: Kristy Chow [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: Roy Ng [REDACTED]
File Ref:

1 attachment



TPB20230411(NSW310).pdf

Dear Sir/ Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association



長春社

Since 1968

The Conservancy Association

會址: 香港新界葵涌貨櫃碼頭路 77-81 號 Magnet Place 一期

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

13 樓 1305-6 室

電子郵件 E-mail: cahk@cahk.org.hk

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

11th April 2023

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-NSW/310

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Wetland Buffer Area (WBA)

It is found that a part of the application site falls into WBA. According to application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C), the intention of WBA is *“to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds”*. However, the applicant fails to demonstrate that the proposed filling of land for permitted houses would not have negative off-site disturbance impact on the ecological value of the fish ponds and wetland within the Wetland Buffer Area.

2. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-6). It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment



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and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>



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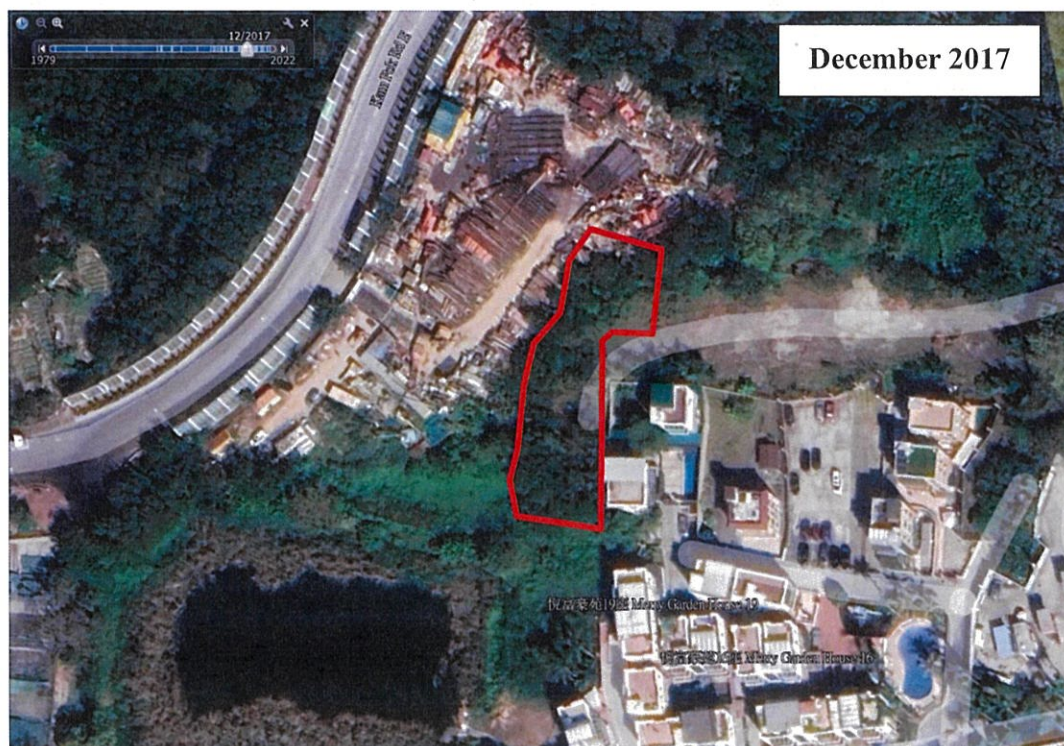
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Figure 1-6 The proposed site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





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2023年 3月 9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 9 MAR 2023.
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

2300659 7/3 by courier

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17L-NSW/310
	Date Received 收到日期	5 MAR 2023

- 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)

Top Grow (HK) Development Limited 溢昇(香港)發展有限公司

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 3540 S.B ss.1, 3540 S.B ss. 2, 3540 S.B ss. 3, 3540 S.B ss.4, 3540 S.B ss. 5, 3540 S.B ss. 6, 3540 S.B RP (Part) and 3559 S.A, 3559 S.B and 3559 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 1,131 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	<input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米	<input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 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	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
10/2/2023 (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 10/2/2023 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

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

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

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,131 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.9 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses)

(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		
	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)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq. m 平方米	<input type="checkbox"/> About 約
number of Units 單位數目	.....
average unit size 單位平均面積	.....sq. m 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input type="checkbox"/> Non-domestic part 非住用部分		
GFA 總樓面面積		
<input type="checkbox"/> eating place 食肆	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> hotel 酒店	..... sq. m 平方米	<input type="checkbox"/> About 約
(please specify the number of rooms 請註明房間數目)		
<input type="checkbox"/> office 辦公室	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> shop and services 商店及服務行業	..... sq. m 平方米	<input type="checkbox"/> About 約
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)	
.....		
.....		
.....		
<input type="checkbox"/> 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)	
.....		
.....		
.....		
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s) 請註明地面面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
<input type="checkbox"/> public open space 公眾休憩用地	..... sq. m 平方米	<input type="checkbox"/> Not less than 不少於
(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)		
[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途		
.....		
.....		
.....		
.....		

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

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

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

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

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

January 2024

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

<p>Any vehicular access to the site/subject building?</p> <p>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)</p> <p>有一條現有車路。(請註明車路名稱(如適用))</p> <p>Accessible from Castle Peak Road - Tam Mi via a local access.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)</p> <p>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)?</p> <p>是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan)</p> <p>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 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</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)?</p> <p>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)</p> <p>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>

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><input checked="" type="checkbox"/></p>																		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input checked="" 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 checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 1,131 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.9 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																			

10. Justifications 理由

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

Background

The applicant seeks planning permission from the Town Planning Board (the Board) for 'Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses (NTEHs))' in respect to various private lots in D.D. 104, Pok Wai, Yuen Long, New Territories (Plan 1).

Planning Context

The Site currently 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). According to the Notes of the OZP, 'House (NTEH only)' is a Column 1 use which is always permitted within the "V" zone.

However, 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 uses/developments always permitted under the covering Notes, requires planning permission from the Board. Since the applied filling of land is intended for development of NTEHs, it is considered in line with the planning intention of "V" zone.

Development Proposal

The Site occupied an area of 1,131 sq.m (about) of private land (Plan 3). The Site will be filled wholly and the depth of filling will not be more than 0.9 m as site formation for development of 7 permitted houses (NTEHs) (Plans 4 and 5).

The Site is currently vacant and is slopping from the north to the south with approximate site levels of +4.4 mPD and +3.5 mPD respectively (Plans 4 and 5). In addition, the Site is also adjoining the application site of the approved S.16 planning application No. A/YL-NSW/305 (the Adjoining Site) for temporary 'public vehicle park' use with associated filling of land. According to the approved scheme of Adjoining Site, filling of land (with proposed site level +7.1 mPD) would be carried out to create a flat surface for the operation of the 'public vehicle park' by the applicant of the Adjoining Site. As the Site is significantly lower than the Adjoining Site and there are level differences within the Site, site formation work involving filling of land (i.e. 0.9m in depth, filled to +4.4 mPD) is therefore required to create a flat surface for development of 7 permitted houses (NTEHs) (Plans 4 and 5).

The Site is accessible from Castle Peak Road - Tam Mi via a local access (Plan 1). Minimal vehicular trips will be generated and attracted by the proposed filling works given the scale and nature of the proposal. The proposed filling will be carried out in accordance with relevant environmental ordinance / guidelines as to minimise nuisance and adverse impact to the surrounding environment.

Conclusion

The proposed filling of land works for development of 7 houses (NTEHs) will not create significant adverse impact as the Site falls entirely within the "V" zone. As the applicant intended to raise the site level to +4.4 mPD (about), a drainage proposal will be submitted to mitigate adverse drainage impact to the surrounding areas after planning approval has been granted from the Board.

In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Filling of Land for Permitted Houses (NTEHs)'.

11. Declaration 聲明

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

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

Signature
簽署

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

Michael WONG

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

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

3/3/2023

(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^②

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

^② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，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 3540 S.B ss.1, 3540 S.B ss. 2, 3540 S.B ss. 3, 3540 S.B ss.4, 3540 S.B ss. 5, 3540 S.B ss. 6, 3540 S.B RP (Part) and 3559 S.A, 3559 S.B and 3559 RP in D.D. 104, Pok Wai, Yuen Long, New Territories		
Site area 地盤面積	1,131	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 Filling of Land for Permitted Houses (New Territories Exempted Houses)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

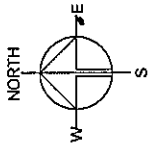
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不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

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

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 Site, Plan showing the land status of the Site		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號		

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

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



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

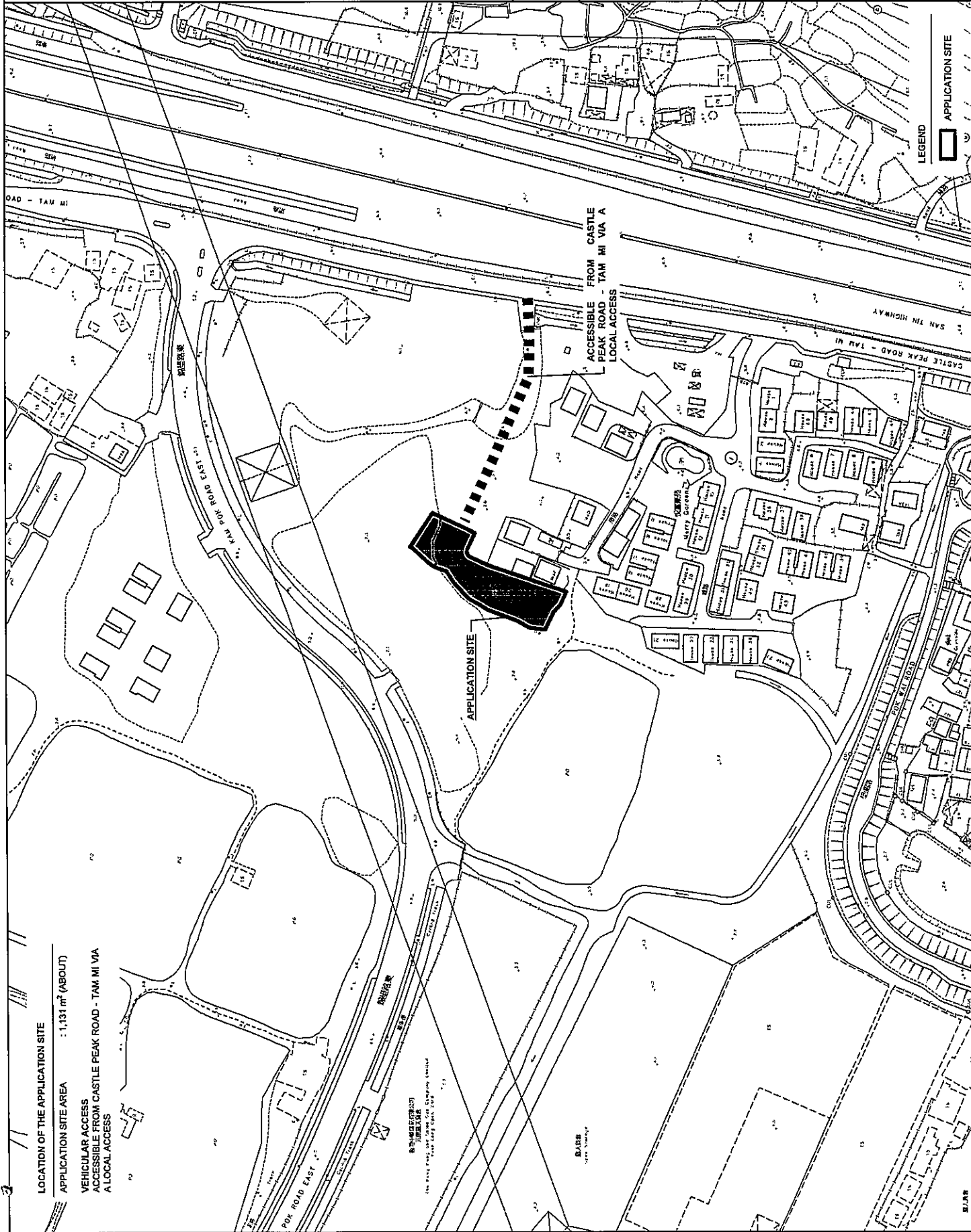
PROJECT
PROPOSED FILLING OF LAND
FOR PERMITTED HOUSES (NEW
TERRORIES EXEMPTED
HOUSES)

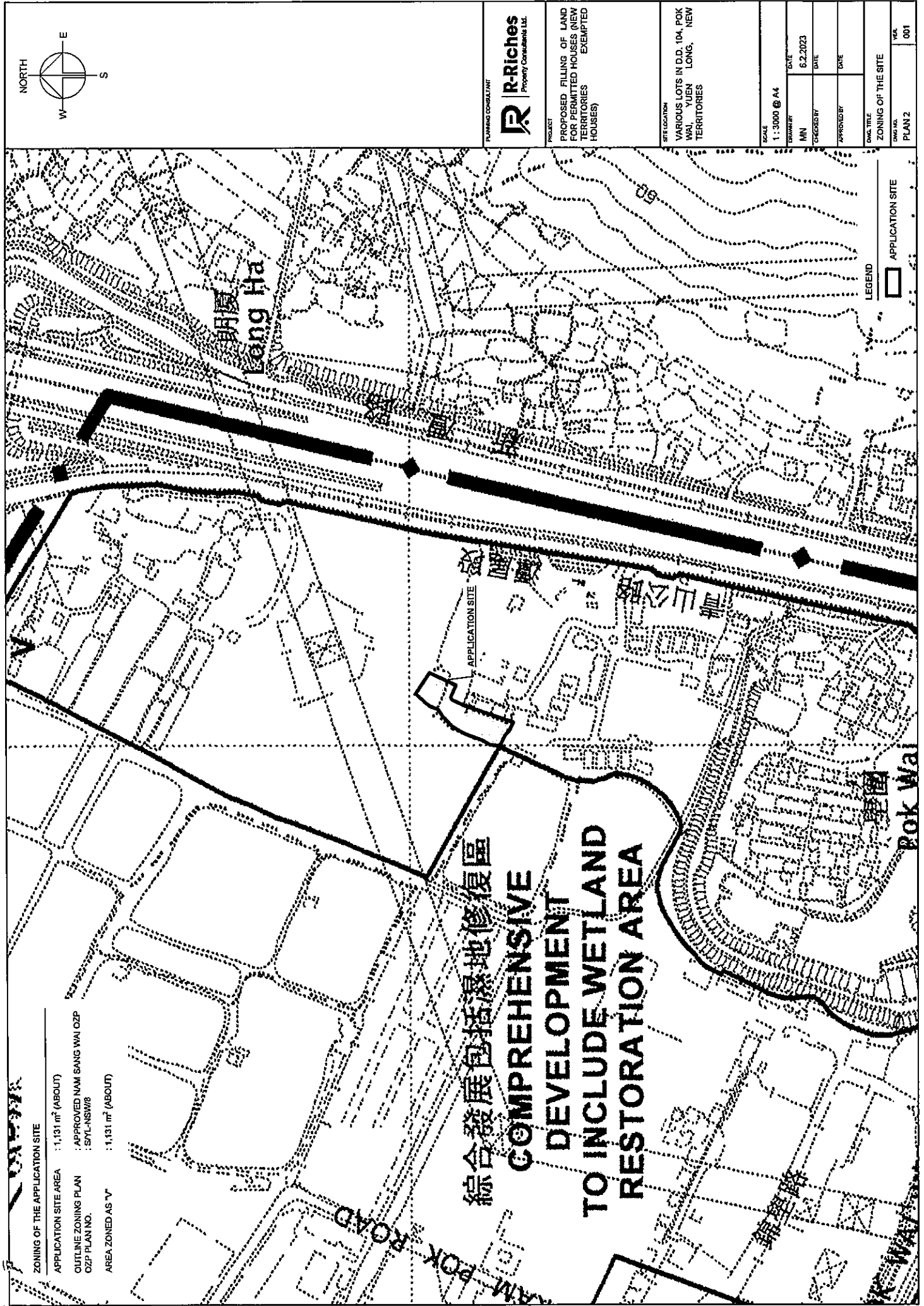
SITE LOCATION
VARIOUS LOTS IN D.D. 104, POK
WAI, YUEN LONG, NEW
TERRORIES

SCALE
1:2000 @ A4

DRAWN BY	DATE
MM	6.2.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	LOCATION PLAN
DWG. NO.	PLAN 1
REV.	001



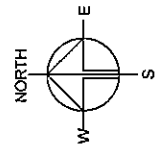


ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,131 m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED NAM SANG WAI OZP
OZP PLAN NO.	: SYL-NSW/8
AREA ZONED AS "V"	: 1,131 m ² (ABOUT)

綜合發展包括濕地修復區

**COMPREHENSIVE
DEVELOPMENT
TO INCLUDE WETLAND
RESTORATION AREA**



PLANNING CONSULTANT		R-Riches Property Consultants Ltd.	
PROJECT		PROPOSED FILLING OF LAND FOR PERMITTED HOUSES (NEW TERRITORIES EXEMPTED HOUSES)	
SITE LOCATION		VARIOUS LOTS IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES	
SCALE	1:3000 @ A4	DATE	6.2.2023
DRAWN BY	MM	CHECKED BY	
DATE		DATE	
APPROVED BY		DATE	
DWA TITLE		ZONING OF THE SITE	
DWA NO.	PLAN 2	YCL	001

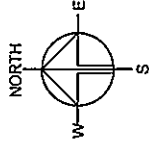
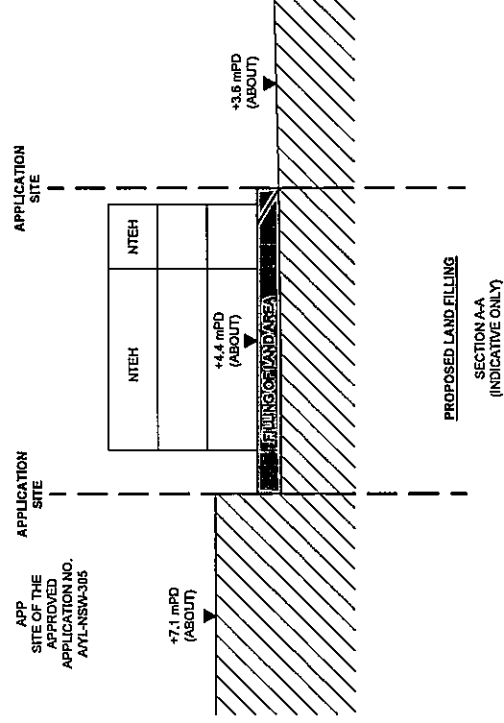
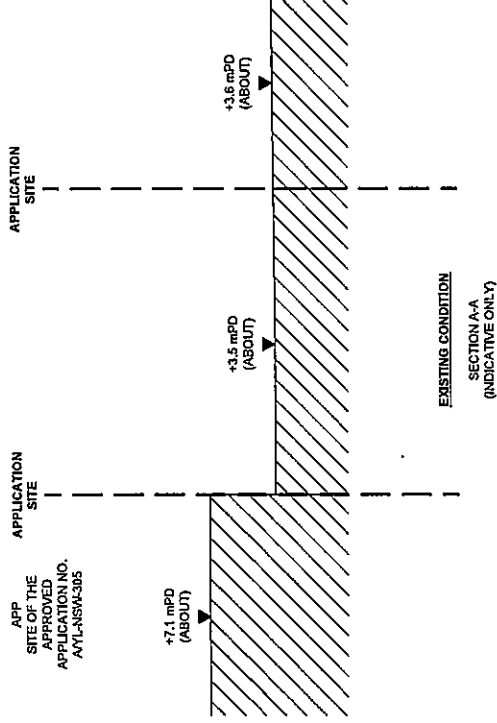
LEGEND

☐ APPLICATION SITE

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,131 m ²	(ABOUT)
EXISTING SITE LEVEL	: +3.5 mPD TO +4.4mPD	(ABOUT)
PROPOSED SITE LEVEL	: +4.4 mPD	(ABOUT)
FILLING OF LAND AREA	: 1,131 m ³	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.9 m	
MATERIAL OF LAND FILLING	: CONCRETE	

ALL SITE LEVELS ARE FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED FILLING OF LAND
FOR PERMITTED HOUSES (NEW
TERRITORIES EXEMPTED
HOUSES)

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

SCALE 1 : 400 @ A4	DATE
DRAWN BY MN	7.2.2023
CHECKED BY	DATE
APPROVED BY	DATE

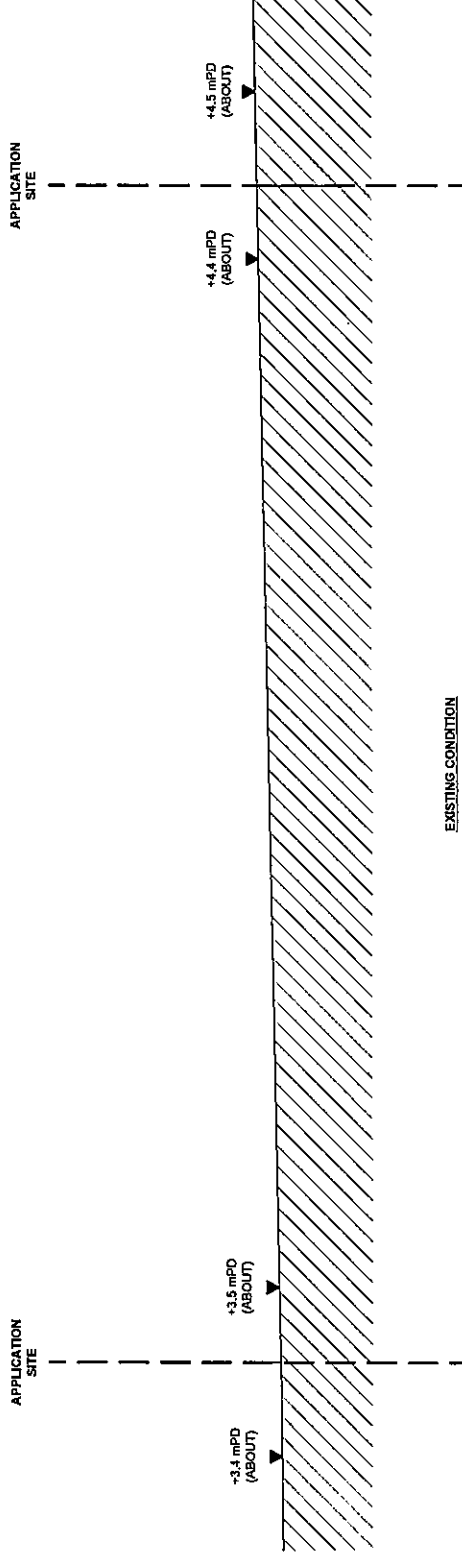
DWG. TITLE SECTION A-A	FIG. NO. PLAN 4	REV. 001
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LEGEND
▲ SITE LEVELS

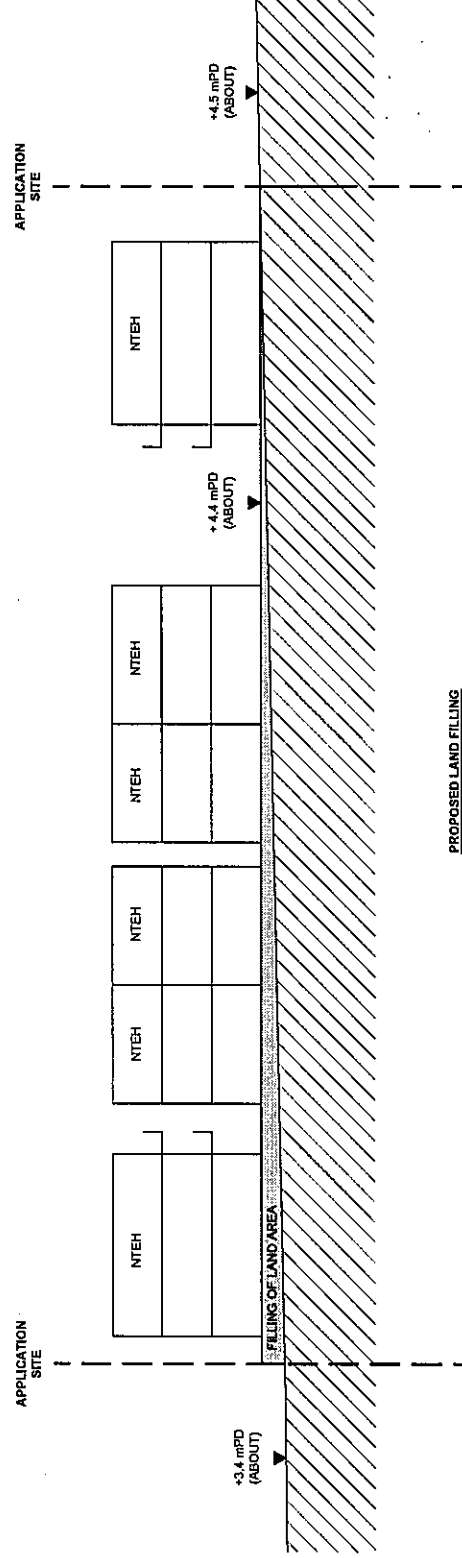
FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,131 m ²	(ABOUT)
EXISTING SITE LEVEL	: +3.5 mPD TO +4.4mPD	(ABOUT)
PROPOSED SITE LEVEL	: +4.4 mPD	(ABOUT)
FILLING OF LAND AREA	: 1,131 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.9 m	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	

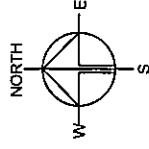
ALL SITE LEVELS ARE FOR IDENTIFICATION PURPOSE ONLY



EXISTING CONDITION
SECTION B-B
(INDICATIVE ONLY)



PROPOSED LAND FILLING
SECTION B-B
(INDICATIVE ONLY)



PLANNING CONSULTANT
R-Riches
Property Consultants Ltd.

PROJECT
PROPOSED FILLING OF LAND
FOR PERMITTED HOUSES (NEW
TERRITORIES EXEMPTED
HOUSES)

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

SCALE
1 : 400 @ A4

DATE	27.2.2023
CHECKED BY	
APPROVED BY	

DWG. TITLE	SECTION B-B
DWG. NO.	PLAN 5
REV.	001

LEGEND
▲ SITE LEVELS



盈卓物業
顧問有限公司

Our Ref. : DD104 Lot 3540 S.B ss.1 & VL
Your Ref. : TPB/A/YL-NSW/310

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

By Email

28 April 2023

Dear Sir,

1st Further Information

**Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses) 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/310)

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) [REDACTED] 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



Responses-to-Comments

**Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses) in
“Village Type Development” Zone, Various Lots in D.D. 104, Pok Wai, Yuen Long, New Territories**

(Application No. A/YL-NSW/310)

(i) Clarifications for the subject application:

- Please be confirmed that the proposed filling of land works would be used for the development of 8 permitted houses (New Territories Exempted Houses) (**Annex I** and **Plan 1**).

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of Commissioner for Transport (C for T) (Contact Person: Mr. LAM Chi-sing; Tel: 2399 2716)		
(a)	The subject site is connected to public road via a section of a local track which is not managed by Transport Department. The land status of the local track road should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local track should be clarified with the relevant lands and maintenance authorities accordingly;	Noted. The applicant will liaise with respective land owners and the Government regarding the management and maintenance responsibilities of the local track after planning approval has been granted from the Town Planning Board (the Board).
(b)	As there is no information about the vehicular access at the private lot(s) to the concerned site, I presume the applicant should arrange by themselves if necessary, and should seek consent from the relevant land owner(s) on the right of using the vehicular access.	Noted. The applicant will seek consent from respective owners for the right of using the vehicular access after planning approval has been granted from the Board.
(c)	The applicant should specify the types of vehicles could enter the subject site and indicate clear width of the vehicular access and demonstrate sufficient space for manoeuvring of the types of vehicle within the subject site;	The applied filling of land is intended to facilitate a flat surface for construction of 8 permitted houses (New Territories Exempted Houses). As the public transport services are provide in close vicinity of the application site (the Site)(i.e. 200 m west of the Site at Castle Peak Road – Tam Mei), no private car parking space is provided at the Site upon completion.

		Regarding the logistics arrangement, a non-fixed loading/unloading (L/UL) space for light goods vehicle (LGV) is provided at the Site for L/UL activities. Sufficient space is provided for LGV to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto Castle Peak Road – Tam Mei (Plan 2).																
(d)	The applicant should clarify the estimated trip generation and attraction during the operation stage of the proposed use and assess the impact of the additional traffic arising from the proposal on Castle Peak Road – Tam Mi and other road links which will be affected;	<p>Concrete mixer trunk will be deployed for transportation of concrete to facilitate the land filling works during the construction stage. In view of the small scale of land filling works, it is estimated that not more than 6 trips will be generated and attracted by the Site per day during non-peak hours, details are as follows:</p> <table><tr><th>Time Period</th><th>Trip Generation</th><th>Trip Attraction</th><th>Total</th></tr><tr><td>10:00 – 11:00</td><td>1</td><td>1</td><td>2</td></tr><tr><td>11:00 – 12:00</td><td>1</td><td>1</td><td>2</td></tr><tr><td>14:00 – 15:00</td><td>1</td><td>1</td><td>2</td></tr></table> <p>As number of vehicular trips generated and attracted by the proposed development is minimal, adverse traffic impact to nearby road network should not be anticipated.</p>	Time Period	Trip Generation	Trip Attraction	Total	10:00 – 11:00	1	1	2	11:00 – 12:00	1	1	2	14:00 – 15:00	1	1	2
Time Period	Trip Generation	Trip Attraction	Total															
10:00 – 11:00	1	1	2															
11:00 – 12:00	1	1	2															
14:00 – 15:00	1	1	2															
(e)	The applicant should clarify if parking, loading and unloading spaces will be provided; and	As the Site is served with public transport services provided at Castle Peak Road – Tam Mei, no private car parking space is provided at the Site. One non-fixed L/UL space for LGV is provide at the Site for L/UL activities.																
(f)	Please demonstrate that sufficient manoeuvring space shall be provided within the subject site. Please note that no vehicle is allowed to queue back to or reverse onto/from public roads at any time during the approval period.	Sufficient space is provided for LGV to smoothly manoeuvre within the Site to ensure that no vehicle will queue back to or reverse onto/from Castle Peak Rpad – Tam Mei during the planning approval period (Plan 2).																

10. Justifications 理由

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

Background

The applicant seeks planning permission from the Town Planning Board (the Board) for 'Proposed Filling of Land for Permitted Houses (New Territories Exempted Houses (NTEHs))' in respect to various private lots in D.D. 104, Pok Wai, Yuen Long, New Territories (**Plan 1**).

Planning Context

The Site currently 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**). According to the Notes of the OZP, 'House (NTEH only)' is a Column 1 use which is always permitted within the "V" zone.

However, 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 uses/developments always permitted under the covering Notes, requires planning permission from the Board. Since the applied filling of land is intended for development of NTEHs, it is considered in line with the planning intention of "V" zone.

Development Proposal

The Site occupied an area of 1,131 sq.m (about) of private land (**Plan 3**). The Site will be filled wholly and the depth of filling will not be more than 0.9 m as site formation for development of 8 permitted houses (NTEHs) (**Plans 4 and 5**).

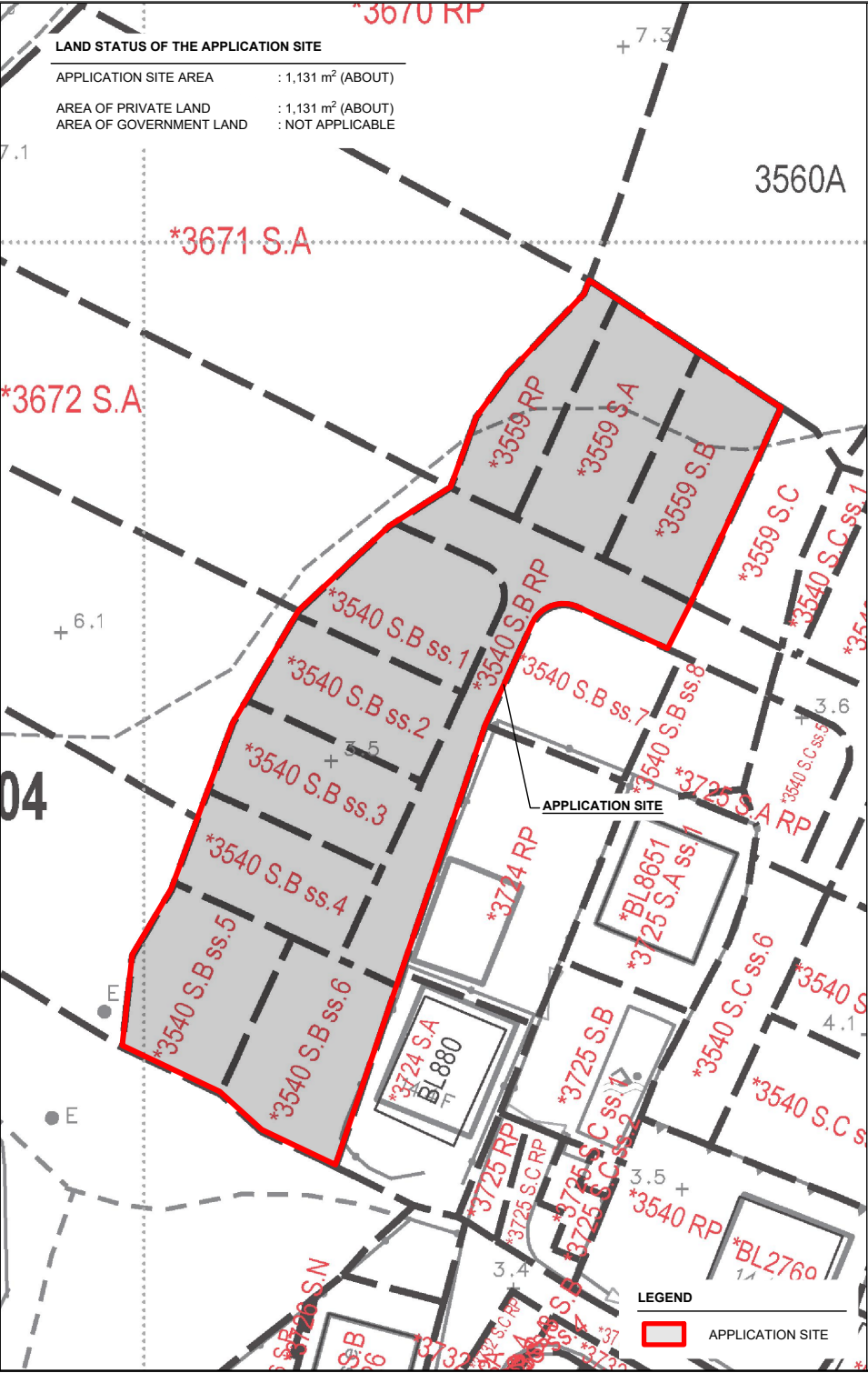
The Site is currently vacant and is slopping from the north to the south with approximate site levels of +4.4 mPD and +3.5 mPD respectively (**Plans 4 and 5**). In addition, the Site is also adjoining the application site of the approved S.16 planning application No. A/YL-NSW/305 (the Adjoining Site) for temporary 'public vehicle park' use with associated filling of land. According to the approved scheme of Adjoining Site, filling of land (with proposed site level +7.1 mPD) would be carried out to create a flat surface for the operation of the 'public vehicle park' by the applicant of the Adjoining Site. As the Site is significantly lower than the Adjoining Site and there are level differences within the Site, site formation work involving filling of land (i.e. 0.9m in depth, filled to +4.4 mPD) is therefore required to create a flat surface for development of 8 permitted houses (NTEHs) (**Plans 4 and 5**).

The Site is accessible from Castle Peak Road - Tam Mi via a local access (**Plan 1**). Minimal vehicular trips will be generated and attracted by the proposed filling works given the scale and nature of the proposal. The proposed filling will be carried out in accordance with relevant environmental ordinance / guidelines as to minimise nuisance and adverse impact to the surrounding environment.

Conclusion

The proposed filling of land works for development of 8 houses (NTEHs) will not create significant adverse impact as the Site falls entirely within the "V" zone. As the applicant intended to raise the site level to +4.4 mPD (about), a drainage proposal will be submitted to mitigate adverse drainage impact to the surrounding areas after planning approval has been granted from the Board.

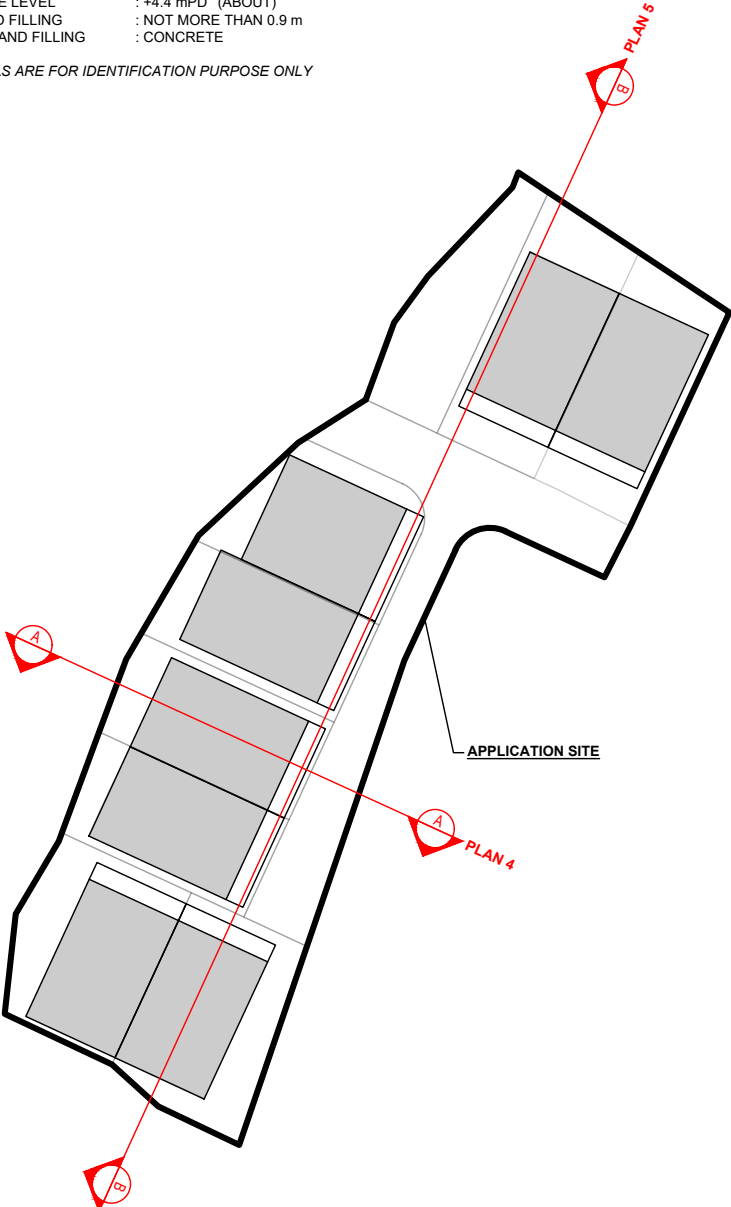
In view of the above, the Board is hereby respectfully recommended to approve the subject application for 'Proposed Filling of Land for Permitted Houses (NTEHs)'.



LOCATION OF PROPOSED NTEHs

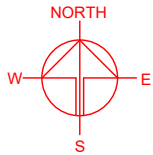
APPLICATION SITE AREA : 1,131 m² (ABOUT)
FILLING OF LAND AREA : 1,131 m² (ABOUT)
PROPOSED SITE LEVEL : +4.4 mPD (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.9 m
MATERIAL OF LAND FILLING : CONCRETE

ALL SITE LEVELS ARE FOR IDENTIFICATION PURPOSE ONLY



LEGEND

- APPLICATION SITE
- LOCATION OF NTEHs



PLANNING CONSULTANT



PROJECT

PROPOSED FILLING OF LAND FOR PERMITTED HOUSES (NEW TERRITORIES EXEMPTED HOUSES)

SITE LOCATION

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

SCALE

1 : 500 @ A4

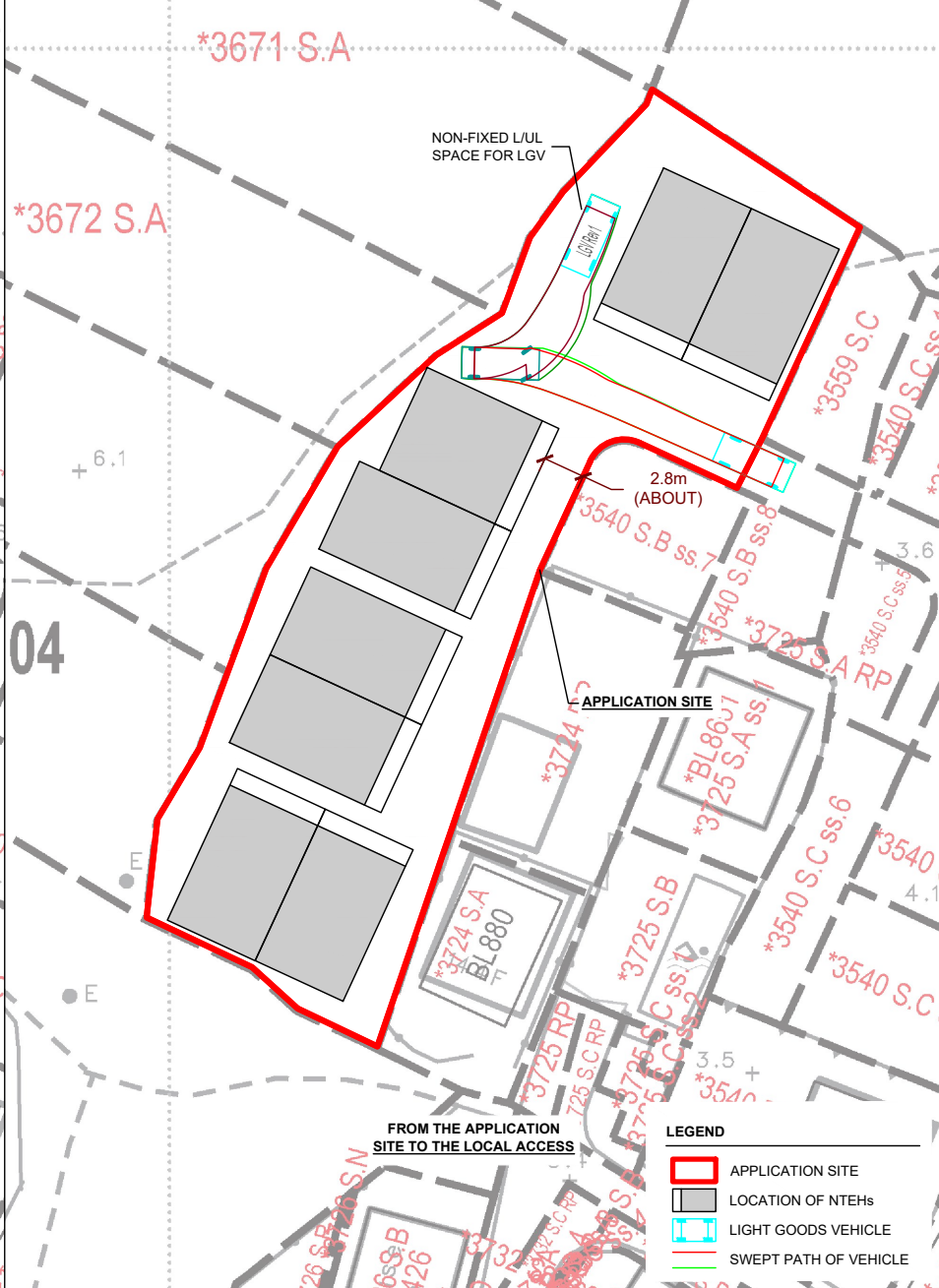
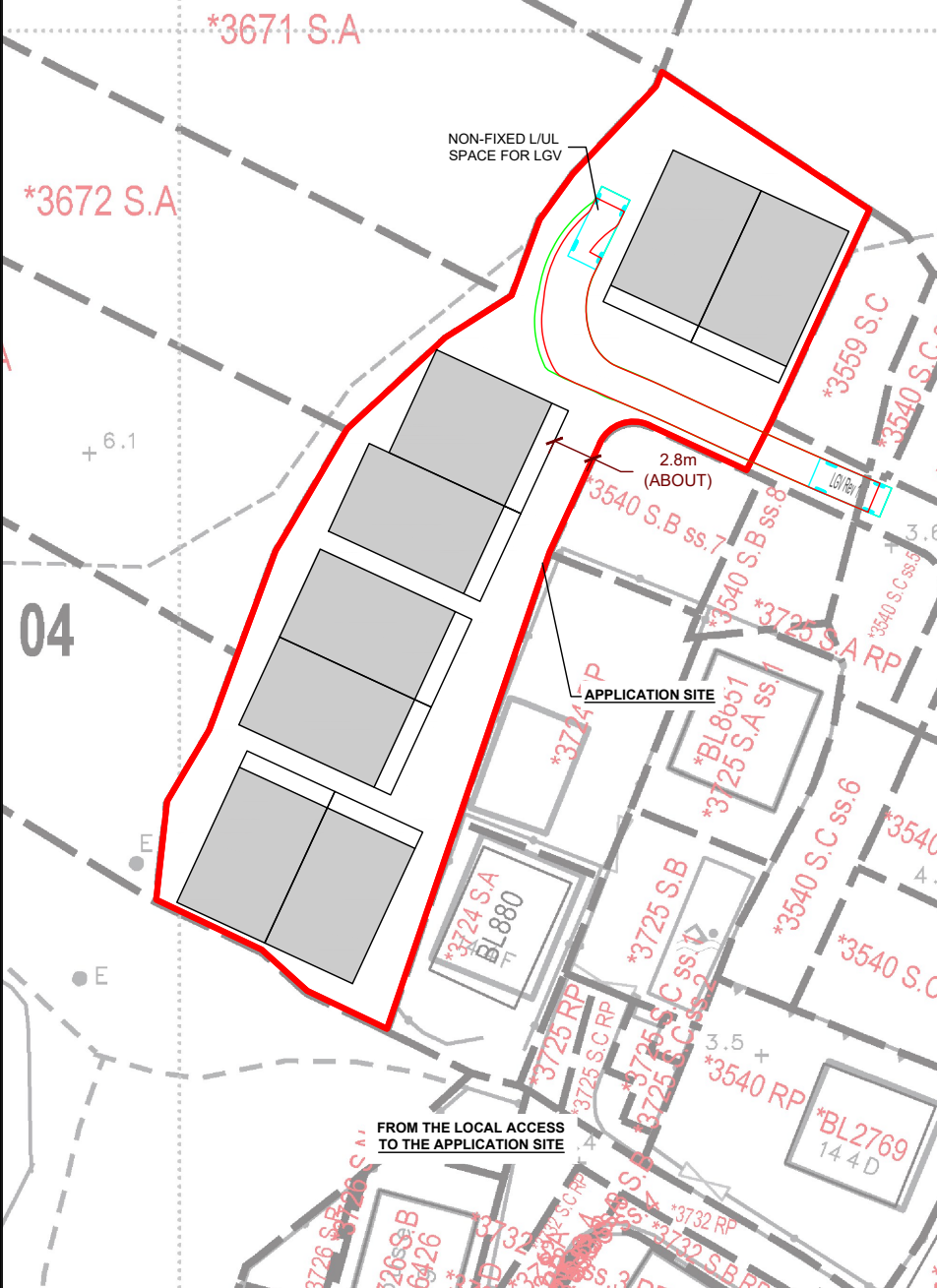
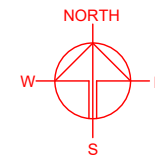
DRAWN BY	MN	DATE	25.4.2023
CHECKED BY		DATE	
APPROVED BY		DATE	

DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 1	004

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



	PLANNING CONSULTANT
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PROJECT

PROPOSED FILLING OF LAND
FOR PERMITTED HOUSES (NEW
TERRITORIES EXEMPTED
HOUSES)

SITE LOCATION

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

SCALE
1 : 500 @ A4

DRAWN BY	DATE
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 2	00

LEGEND

-  APPLICATION SITE
-  LOCATION OF NTEHs
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE