

2023年 7月 3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。

3 JUL 2023

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

Form No. S16-I  
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

2301719 23/6 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/MCNSW/318
	Date Received 收到日期	3 JUL 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)

Innovative Technology Charging Pile Holdings Limited 創科充電樁集團有限公司

### 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 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP, 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 ..... 4,736 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 891 ..... 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	Vehicle Park  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☒ posted notice in a prominent position on or near application site/premises on  
12/06/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 12/06/2023 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分 .....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □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 ..... 4.736 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... not more than 0.2 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  (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) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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		
	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

Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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 ..... 891 ..... sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 ..... 0.19 ..... ☒ About 約
- Proposed site coverage 擬議上蓋面積 ..... 9.7 ..... % ☒ About 約
- Proposed no. of blocks 擬議座數 ..... 7 .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... 1 - 2 ..... 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  
..... 3.5 - 8 ..... 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 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	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B2 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B3 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B4 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B5 (G/F)	SITE OFFICE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B6 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B7 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B8 (G/F)	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B9 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B10 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B11 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		459 m <sup>2</sup> (ABOUT)	891 m <sup>2</sup> (ABOUT)	

☐ Open space 休憩用地

☐ 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]	[Floor(s)]	[Proposed use(s)]			
STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT	≥]
B1 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B2 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B3 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B4 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B5 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B6 (G/F)	SITE OFFICE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B7 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)	
B8 (G/F)	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
B9 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
B10 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
B11 (G/F)	METER ROOM	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)	
TOTAL		459 m <sup>2</sup> (ABOUT)	891 m <sup>2</sup> (ABOUT)		

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



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

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

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

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

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

Jun 2024

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</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><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> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>34</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>16</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>11</td> </tr> <tr> <td>Coach</td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	34	Motorcycle Parking Spaces 電單車車位		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	16	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)	11	Coach	
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Others (Please Specify) 其他 (請列明)	11															
Coach																
<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><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> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)			
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Others (Please Specify) 其他 (請列明)																

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

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

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

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

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

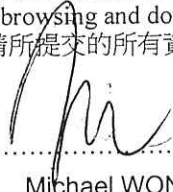
Please refer to the supplementary statement.

**11. Declaration 聲明**

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

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

Signature  
簽署



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

Michael WONG

Planning and Development Manager

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

19/06/2023

(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**

- 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。
- 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。
- 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.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP, 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	4,736	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) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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
	Non-domestic 非住用	891	<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	7	
	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	3.5 - 8 (about)	m 米 <input type="checkbox"/> (Not more than 不多於)
		/	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 - 2	Storeys(s) 層 <input checked="" 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	9.7 % <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	61
	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) Coach	34 / 16 / / 11
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	/ / / / / /

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, TPB-PG No. 12C		
Plan showing the paved ratio of the application of site, Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

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



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

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

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### **Supplementary Statement**

#### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Various Lots in D.D. 104, Pok Wai, New Territories (the Site)* for '**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling of Land**' (proposed development) (**Plan 1**).
- 1.2 As the popularity of electric vehicles (EV) has increased in recent years, there is a shortage of EV charging facilities in Hong Kong, particularly in rural areas of the New Territories. In view of that, the applicant would like to operate a public vehicle park (for private car, taxi, light goods vehicle (LGV) and coach) with ancillary EV charging facilities to serve nearby local residents and workers.

#### **2) Planning Context**

- 2.1 The Site falls within an area zoned as "Village Type Development" ("V") zone on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (**Plan 2**). According to the Notes of the OZP, 'public vehicle park' is a column 2 use within the "V" zone, hence, requires permission from the Board. The Site also falls within the Wetland Buffer Area (WBA), it is specified in the *Appendix A* of Town Planning Board Guideline No. 12C that planning applications for temporary uses are exempted from the requirement of Ecological Impact Assessment (**Plan 3**).
- 2.2 Although the applied use is not entirely in line with the planning intention of "V" zone, the applied use is proposed to serve the nearby residents and workers and meet the pressing demand of EV parking and charging spaces in Nam Seng Wai. Approval of the application on a temporary basis will therefore not jeopardize the long term planning intention of the "V" zone. Furthermore, the surrounding uses are predominantly residential dwellings and grassland intermixed with storage yard, the applied use is considered not incompatible with the surrounding land uses and would benefit nearby residents and workers.
- 2.3 Majority of the Site is subject of a previous S.16 planning application (No. A/YL-NSW/305) for the same use, which was approved by the Board on a temporary basis of 5 years in 2022. When compared with the previous application, the current application is in similar nature and

scale, approval of the current application is considered in line with the Board's previous decision.

### 3) Development Proposal

- 3.1 The Site occupies an area of 4,736 m<sup>2</sup> (about) (**Plan 4**). 7 structures are provided at the Site for covered parking spaces, server rooms, site offices and meter rooms with total GFA of about 891 m<sup>2</sup> (**Plan 5**). The site offices and server rooms are to provide indoor workspace for not more than 8 administrative and technical staff to support the daily operation of the Site. Details of development parameters are shown at **Table 1** below:

**Table 1 – Major Development Parameters**

<b>Application Site Area</b>	4,736 m <sup>2</sup> (about)
<b>Covered Area</b>	459 m <sup>2</sup> (about)
<b>Uncovered Area</b>	4,277 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.19 (about)
<b>Site Coverage</b>	9.7% (about)
<b>Number of Structure</b>	7
<b>Total GFA</b>	891 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	891 m <sup>2</sup> (about)
<b>Building Height</b>	3.5 m to 8m (about)
<b>No. of Storey</b>	1 to 2

- 3.2 A large portion of the Site (i.e. about 3,372 m<sup>2</sup>) has already been filled with concrete with site level of +7.1 mPD (about)(**Plan 5**). The remaining area of the Site (i.e. about 1,364 m<sup>2</sup>) is of soiled ground. In order to facilitate the proposed development at the Site, filling of land will be carried out at the soiled ground portion of the Site, with not more than 0.2m in depth of concrete for parking and circulation purposes (**Plan 5**). No further filling of land will be carried out at the already hard-paved area. The land filling area is required to meet the operational need and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period.
- 3.3 The Site is accessible from Kam Pok Road East via a local access (**Plan 1**). The operation hours of the proposed development are 24-hour daily, including public holidays. A local coach



service provider will operate the southern portion of the Site, where they intend to park their company's fleet of electric coaches. The remaining portion of the Site will be rented on an hourly and monthly basis to nearby residents and workers.

- 3.4 As there is a lack of EV charging facilities in the area, a Smart Vehicle Parking System is implemented to minimize queuing of vehicle to the Site, i.e. EV drivers/owners are offered with a mobile application that provides real-time parking and EV charger availability at the Site. With the large amount of electronic equipment required to support the Smart Vehicle Parking System, site offices and server rooms are provided to support the management and operation of the Site. Details of parking provisions are at **Table 2** below:

**Table 2 – Parking Provision of the Proposed Development**

Type of Parking Space with EV Charging Facility:	Number of Space
Parking Space for Private Car and Taxi - 2.5m (W) X 5m (L)	34
Parking Space for Light Goods Vehicle - 3.5m (W) X 7m (L)	16
Parking Space for Coach - 3.5m (W) X 12m (L)	11
<b>Total</b>	<b>61</b>

- 3.5 Sufficient space is provided for vehicle to smoothly manouvre within the Site to ensure no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 7**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. No vehicles without valid licenses issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations are allowed to be parked/stored at the Site at any time during the planning approval period. As trip generation and attraction of the proposed development is minimal (as shown at **Table 3** below), adverse traffic impact to the surrounding road network should not be anticipated.

**Table 3 - Trip Generation and Attraction of the Proposed Development**

Time Period	PC/Taxi		LGV		Coach		2-Way Total
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (08:00 – 09:00)	2	20	1	9	1	7	40
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	15	5	8	2	6	1	37

Traffic trip per hour (average)	5	5	3	3	3	3	22
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- 3.6 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 and statutory requirements under relevant pollution control ordinances to minimize adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs 5/93) for sewage treatment at the Site.

#### 4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals to mitigate any adverse impact arising from the proposed development after the planning approval has been obtained from the Board.
- 4.2 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) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling of Land**'.

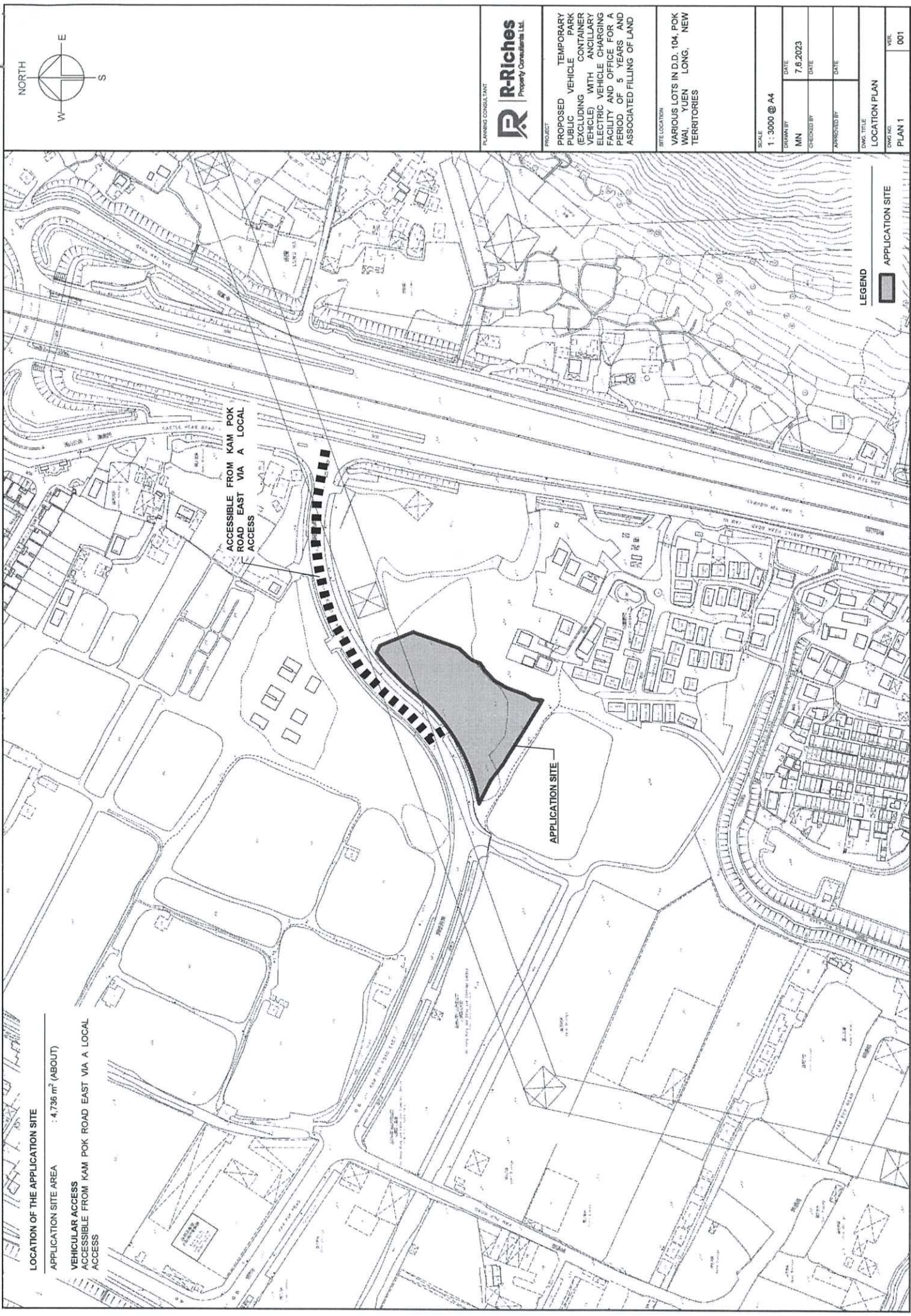
**R-riches Property Consultants Limited**

**June 2023**

## LIST OF PLANS

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan Showing the Zoning of the Application Site
<b>Plan 3</b>	Town Planning Board Guideline No.12C
<b>Plan 4</b>	Plan Showing the Land Status of the Application Site
<b>Plan 5</b>	Layout Plan
<b>Plan 6</b>	Plan Showing the Paved Ratio of the Application Site
<b>Plan 7</b>	Swept Path Analysis





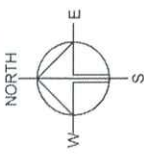
LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (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



PLANNING CONSULTANT



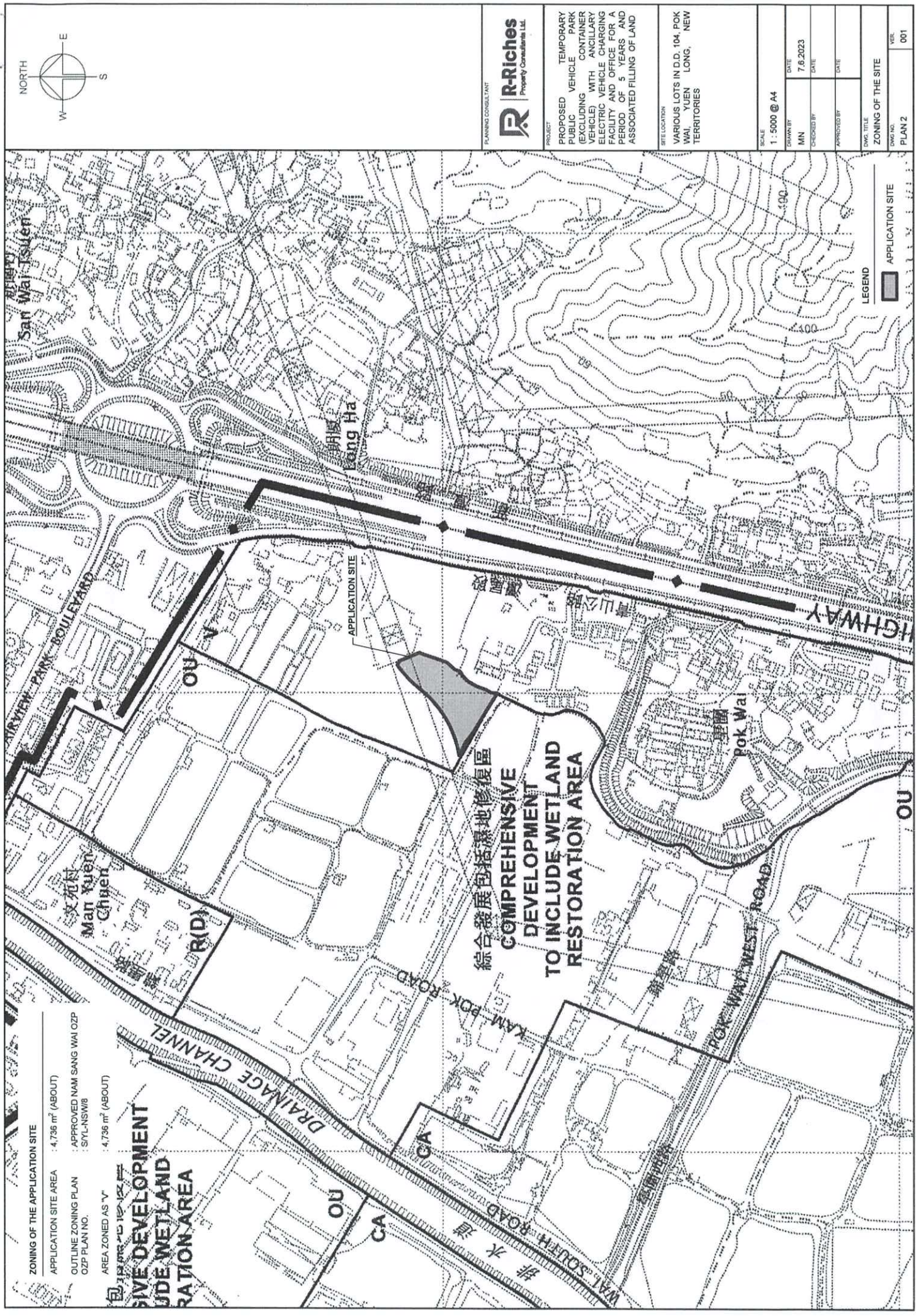
PROJECT  
PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
EXCLUDING WITH CONTAINER  
VEHICLE CHARGING  
ELECTRIC VEHICLE CHARGING  
FACILITY AND OFFICE FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

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

SCALE	1: 3000 @ A4
DRAWN BY	MN
CHECKED BY	
DATE	7.6.2023
APPROVED BY	
DATE	
DWG TITLE	LOCATION PLAN
DWG NO.	PLAN 1
DATE	001

LEGEND  
APPLICATION SITE





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED NAM SANG WAI OZP  
OZP PLAN NO. : SYL-NSW18  
AREA ZONED AS "V" : 4,736 m<sup>2</sup> (ABOUT)

**SIVE DEVELOPMENT  
UDE WETLAND  
RATION AREA**

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

LEGEND

APPLICATION SITE

PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

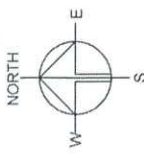
PROJECT  
PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING WITH  
VEHICLE) CONTAINER  
ANGILLARY CHARGING  
ELECTRIC VEHICLE CHARGING  
FACILITY AND OFFICE FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

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

SCALE  
1 : 5000 @ A4  
DRAWN BY  
MN  
DATE  
7.6.2023  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
ZONING OF THE SITE  
DWG. NO.  
PLAN 2  
VIEL  
001





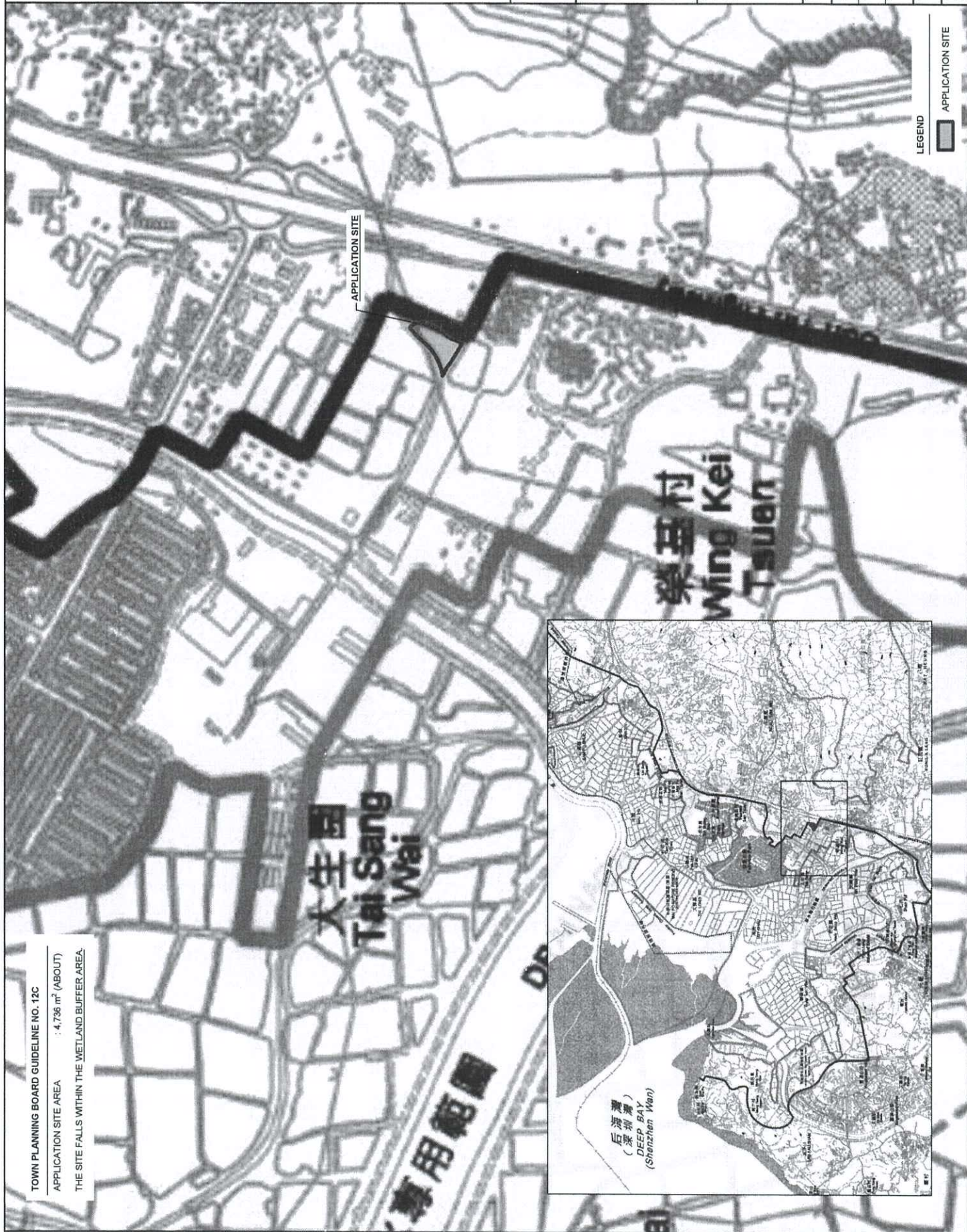
PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY PUBLIC VEHICLE CONTAINER EXCLUDING WITH CHARGING ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

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

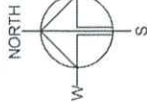
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DRAWN BY  
MN  
DATE  
7.6.2023  
CHECKED BY  
DATE  
APPROVED BY  
DATE

DWG. TITLE  
TPB PG-NO. 12C  
DWG. NO.  
PLAN 3  
VCL  
001



TOWN PLANNING BOARD GUIDELINE NO. 12C  
APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
THE SITE FALLS WITHIN THE WETLAND BUFFER AREA.





LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
AREA OF PRIVATE LAND : 4,736 m<sup>2</sup> (ABOUT)  
AREA OF GOVERNMENT LAND : NOT APPLICABLE

PLANNING CONSULTANT



PROJECT  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE  
1:1000 @ A4

DRAWN BY  
MN

CHECKED BY  
DATE

APPROVED BY  
DATE

DATE  
7.6.2023

LEGEND

APPLICATION SITE

DWG. TITLE  
LAND STATUS OF THE SITE

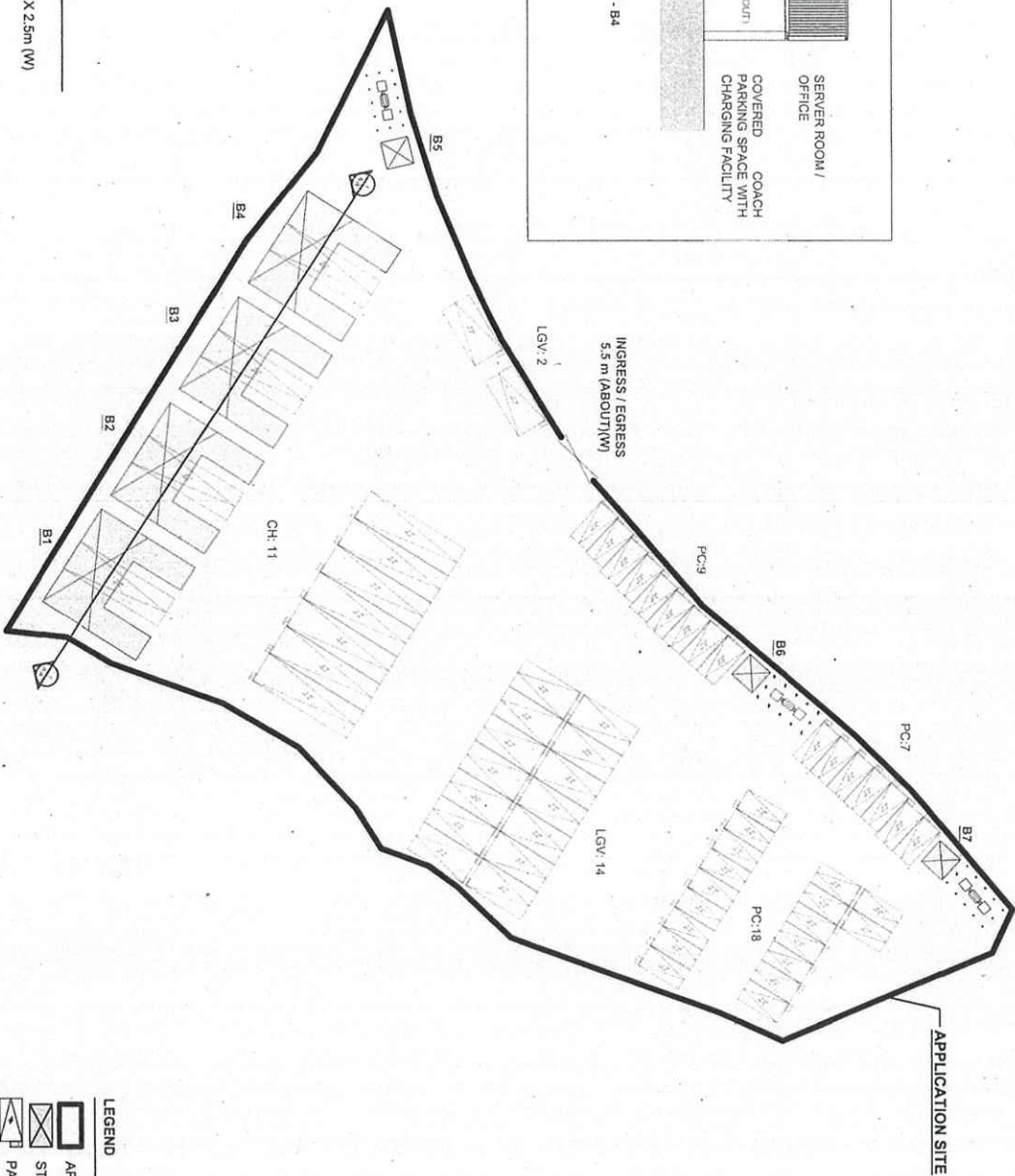
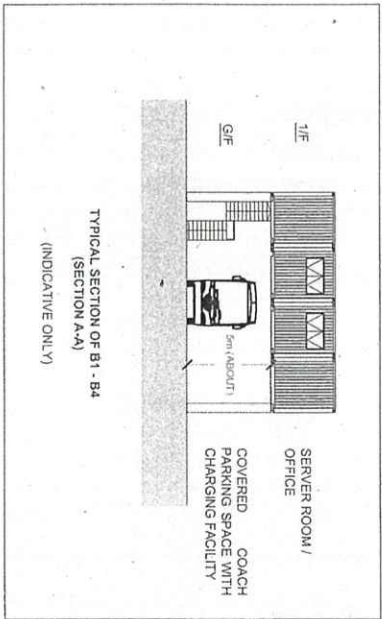
DWG. NO.  
PLAN 4

VER.  
001

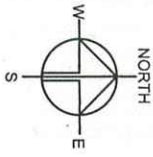
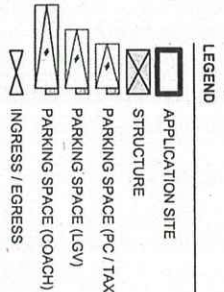


DEVELOPMENT PARAMETERS	
APPLICATION SITE AREA	: 4,736 m <sup>2</sup> (ABOUT)
COVERED AREA	: 459 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 4,277 m <sup>2</sup> (ABOUT)
PLOT RATIO	: 0.19 (ABOUT)
SITE COVERAGE	: 9.7% (ABOUT)
NO. OF STRUCTURE	: 7 (ABOUT)
DOMESTIC GFA	: NOT APPLICABLE (ABOUT)
NON-DOMESTIC GFA	: 891 m <sup>2</sup> (ABOUT)
TOTAL GFA	: 891 m <sup>2</sup> (ABOUT)
BUILDING HEIGHT	: 3.5 m - 8 m (ABOUT)
NO. OF STOREY	: 1 - 2 (ABOUT)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STORY)
B2 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STORY)
B3 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STORY)
B4 (G/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STORY)
B5 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STORY)
B6 (G/F)	SITE OFFICE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
B7 (G/F)	COVERED PARKING SPACE	9 m <sup>2</sup> (ABOUT)	9 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STORY)
TOTAL		459 m <sup>2</sup> (ABOUT)	891 m <sup>2</sup> (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS	
NO. OF PRIVATE CAR AND TAXI PARKING SPACE	: 34
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 16
DIMENSION OF PARKING SPACE	: 3.5m (L) X 7 m (W)
NO. OF COACH PARKING SPACE	: 11
DIMENSION OF PARKING SPACE	: 12m (L) X 3.5 m (W)



PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

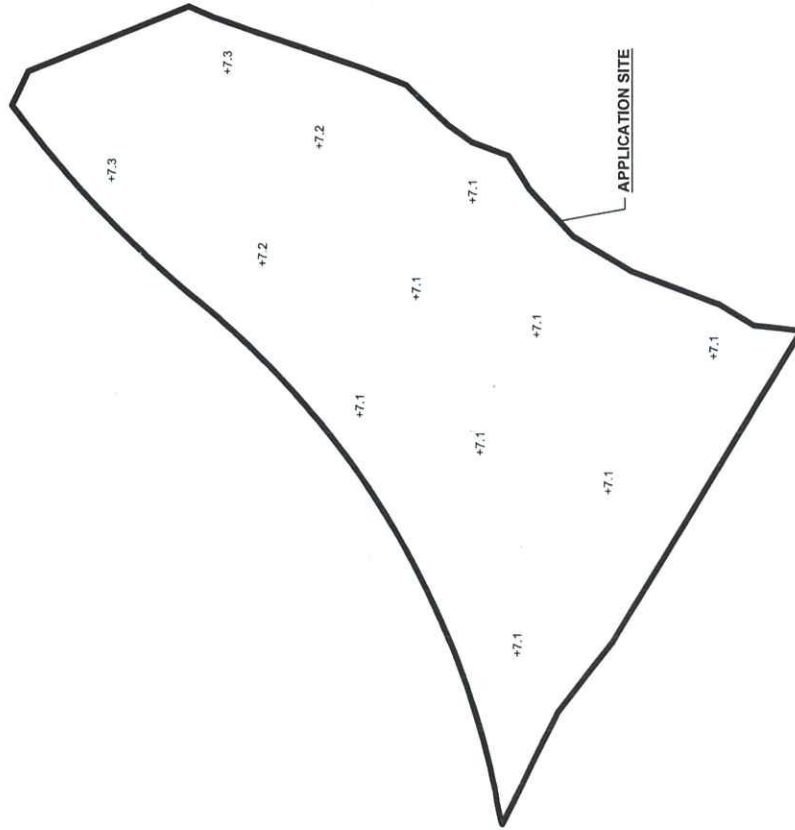
PROJECT  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANGLIARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE		1 : 800 @ A4	
DRAWN BY	MN	DATE	7.6.2023
CHECKED BY	OL	DATE	30.6.2023
APPROVED BY		DATE	
DWG. TITLE		LAYOUT PLAN	
DWG. NO.	PLAN 5	VER.	002

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
EXISTING SITE LEVEL : +7.1 mPD - +7.3 mPD (ABOUT)



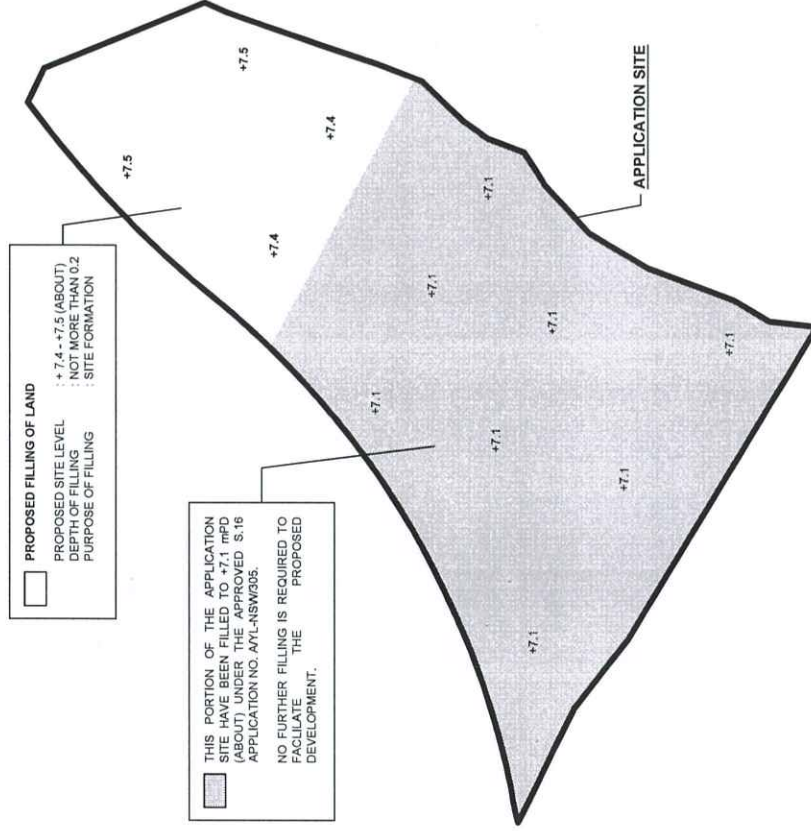
LEGEND

APPLICATION SITE

SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY.

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
TOTAL FILLED AREA : 4,736 m<sup>2</sup> (ABOUT)  
PROPOSED SITE LEVEL : +7.1 mPD - +7.5 mPD (ABOUT)  
DEPTH OF FILLING : NOT MORE THAN 0.2 m  
MATERIAL OF FILLING : CONCRETE



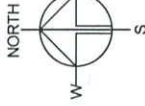
PROPOSED FILLING OF LAND

PROPOSED SITE LEVEL : +7.4 - +7.5 (ABOUT)  
DEPTH OF FILLING : NOT MORE THAN 0.2  
PURPOSE OF FILLING : SITE FORMATION

THIS PORTION OF THE APPLICATION SITE HAVE BEEN FILLED TO +7.1 mPD (ABOUT) UNDER THE APPROVED S.16 APPLICATION NO. AYL-NSW305. NO FURTHER FILLING IS REQUIRED TO FACILITATE THE PROPOSED DEVELOPMENT.

LEGEND

APPLICATION SITE



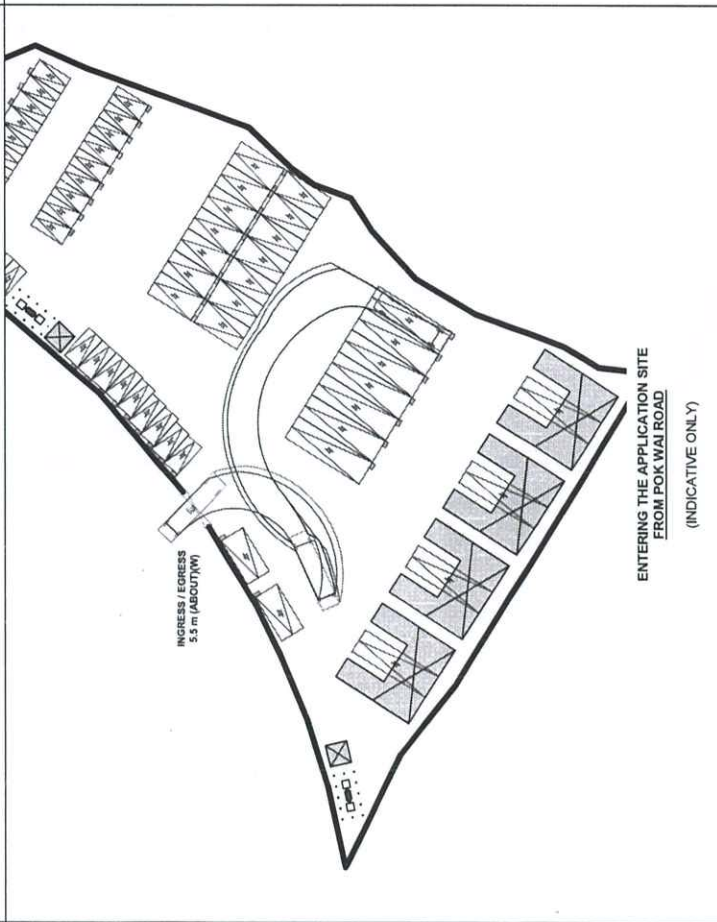
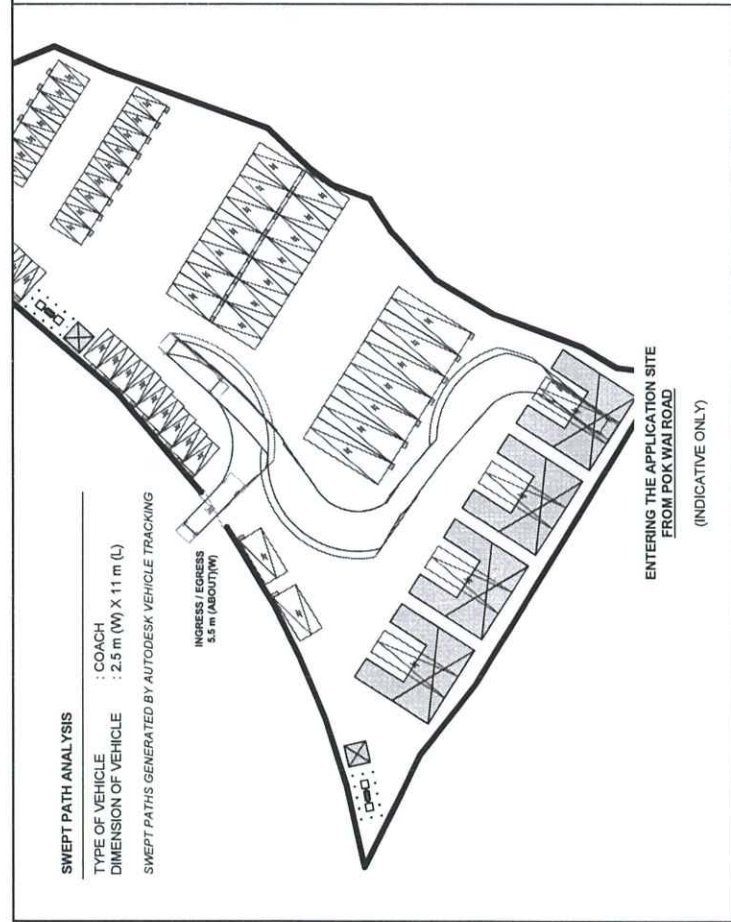
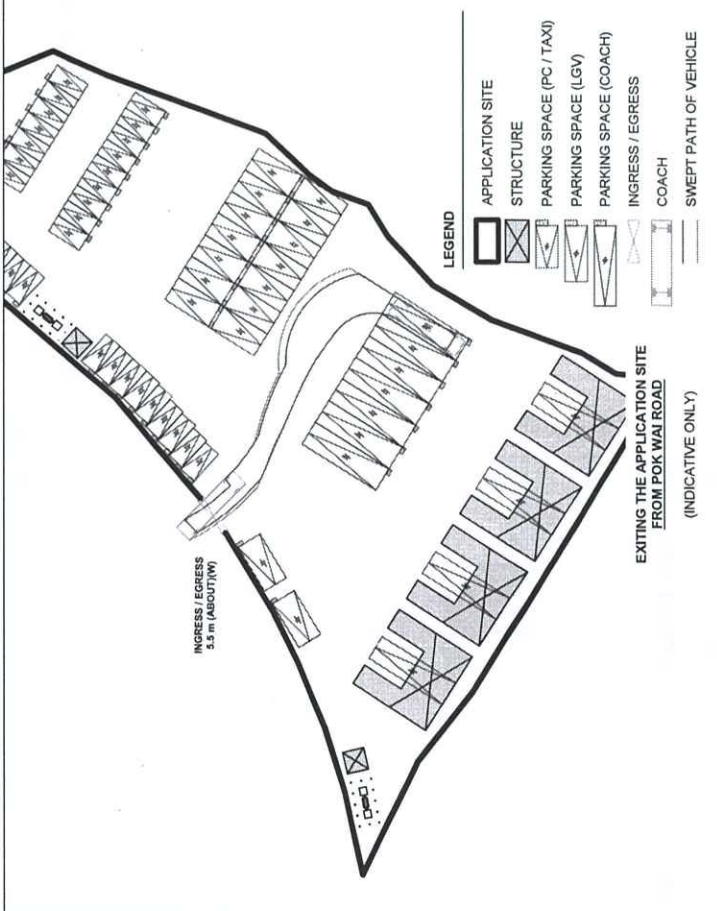
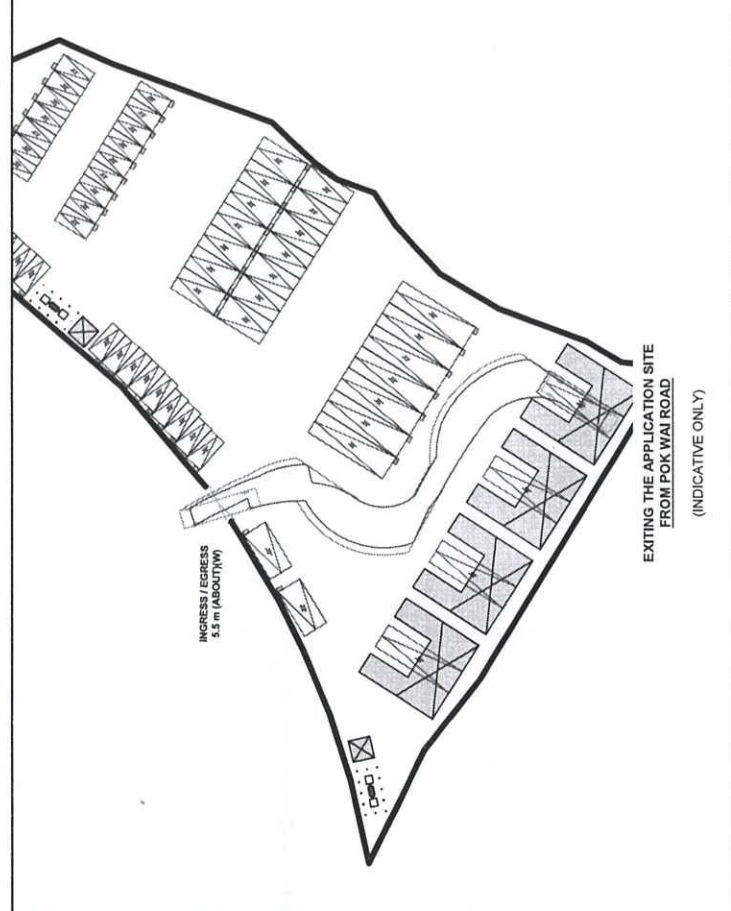
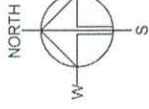
PLANNING CONSULTANT  
**R-Riches**  
Property Consultants Ltd.

PROJECT  
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING WITH VEHICLE) CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

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

SCALE	1 : 1000 @ A4
DRAWN BY	MN
CHECKED BY	
APPROVED BY	
DATE	7.8.2023
DWG. TITLE	FILLING OF LAND
DWG. NO.	PLAN 6
WEEK	001





SWEPT PATH ANALYSIS  
TYPE OF VEHICLE : COACH  
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)  
SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Our Ref. : DD104 Lot 3699 S.A ss.2 & VL  
Your Ref. : TPB/A/YL-NSW/318

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

**By Email**

12 July 2023

Dear Sir,

**Supplementary Information**

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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/318)**

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

- (a) Please be confirmed that the location of the application site (the Site) is Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and 3674 RP in D.D.104. Replacement pages of Application Form are provided (**Appendix I**).
- (b) The Site is proposed to be filled wholly with concrete of not more than 4.5m (about) in depth with gentle slopes ascending northeastward (from +7.1mPD to +7.5mPD) for site formation of structures, parking and circulation space (**Plan 1**). As heavy loading of structures and vehicles would compact the existing soiled ground and weaken the ground surface, concrete site formation is required to meet the operation needs and that has been kept to minimal for the operation of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

Should you require more information regarding the application, please contact our Mr. Orpheus LEE at [REDACTED] or the undersigned at your convenience. Your kind attention to the matter is much appreciated.

---

[REDACTED]

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited**



**Louis TSE**

Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtllam@pland.gov.hk )

(Attn.: Mr. Wilson MAN

email: whyman@pland.gov.hk )



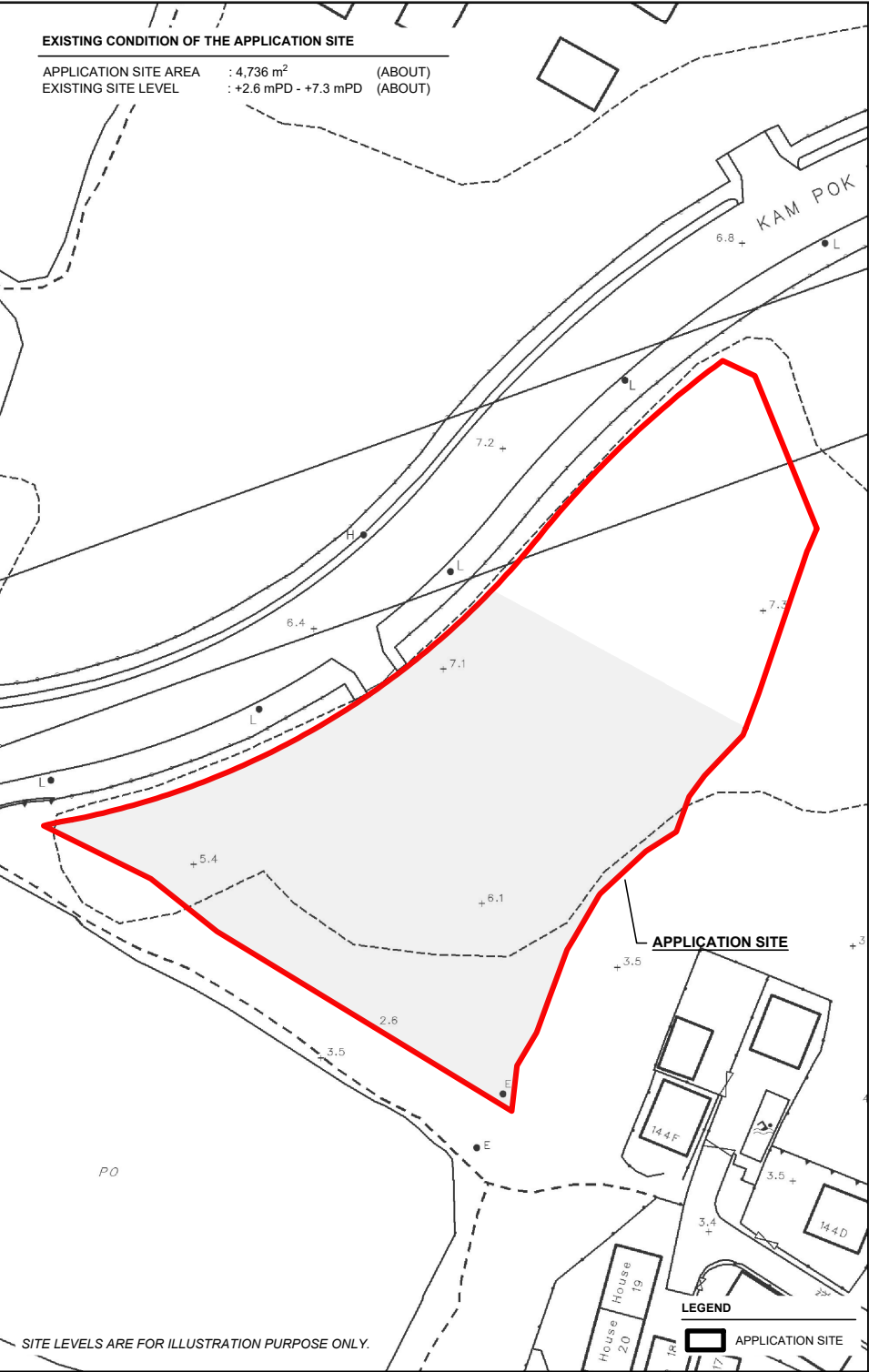


For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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。

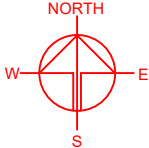
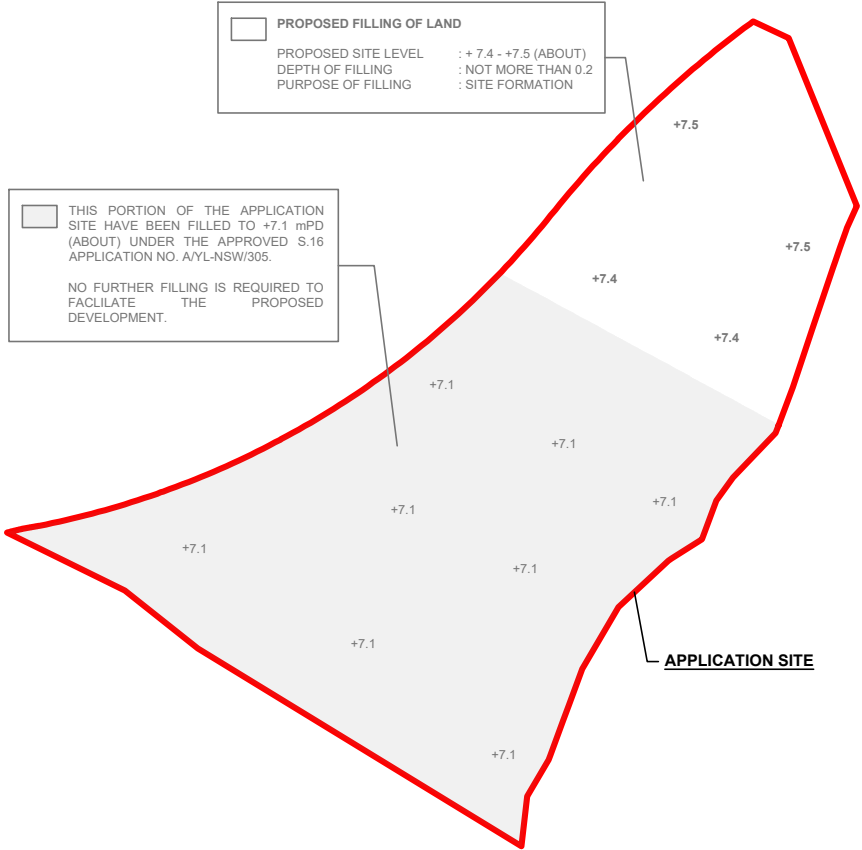
<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Innovative Technology Charging Pile Holdings Limited 創科充電樁集團有限公司	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
R-riches Property Consultants Limited 盈卓物業顧問有限公司	
<b>3. Application Site 申請地點</b>	
(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 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 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 ..... 4,736 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 891 ..... 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

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. ) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 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	4,736 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) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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	891 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.19 <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	7	
	Composite 綜合用途	/	



**PROPOSED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 4,736 m<sup>2</sup> (ABOUT)  
TOTAL FILLED AREA : 4,736 m<sup>2</sup> (ABOUT)  
PROPOSED SITE LEVEL : +7.1 mPD - +7.5 mPD (ABOUT)  
DEPTH OF FILLING : NOT MORE THAN 4.5 m  
MATERIAL OF FILLING : CONCRETE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) WITH ANCILLARY  
ELECTRIC VEHICLE CHARGING  
FACILITY AND OFFICE FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

7.6.2023

CHECKED BY

OL

DATE

11.7.2023

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 1

VER.

002



Our Ref.: DD104 Lot 3669 S.A ss.2 & VL  
Your Ref.: TPB/A/YL-NSW/318

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

**By Email**

28 August 2023

Dear Sir,

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

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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/318)**

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. Orpheus LEE 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**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM  
(Attn.: Mr. Wilson MAN

[REDACTED] )  
[REDACTED] )



Responses-to-Comments

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

(Application No. A/YL-NSW/318)

(i) Clarifications on the subject application:

Modification of the Parking Provisions

- Please be confirmed that a total of 65 parking spaces with electric charging facilities are provided at the application site (the Site), details of the parking provision are shown at **Table 1** below:

**Table 1** - Parking Provisions of the Proposed Development

Type of Parking Space with EV Charging Facility	No. of Space
Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)	38
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	16
Coach Parking Space - 3.5 m (W) x 12 m (L)	11

- A revised application form and layout plan are provided (**Annex I** and **Plan 1**).

Mitigation Measures for the Surrounding Area

- Please be confirmed that no medium/heavy goods vehicles and container vehicles, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exist the Site at all times during the planning approval period.

- 2.5m high solid metal fencing with thickness of 5mm will be erected along the whole site boundary to minimize potential nuisance. At least 2m set back will be places along the site boundary of the Site during the planning approval period to avoid any disturbance. The boundary fencing will be installed properly by licensed contractor and maintenance will be conducted regularly to prevent misalignment of walls and to ensure that there is no gap or silt on boundary fencing.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses								
1. Comments of Director of Environmental Protection (DEP) (Contact Person: Mr. Danny LO; Tel: 2594 6513)										
(a)	How many EV chargers will be provided for each type of parking spaces (private cars, light goods vehicles and coaches)?	<p>A total of 65 parking spaces with electric charging facilities are provided at the application site (the Site), details of the parking provision are shown at <b>Table 2</b> below:</p> <p><b>Table 2</b> - Parking Provisions of the Proposed Development</p> <table><tr><th>Type of Parking Space with EV Charging Facility</th><th>No. of Space</th></tr><tr><td>Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)</td><td>38</td></tr><tr><td>Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)</td><td>16</td></tr><tr><td>Coach Parking Space - 3.5 m (W) x 12 m (L)</td><td>11</td></tr></table>	Type of Parking Space with EV Charging Facility	No. of Space	Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)	38	Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	16	Coach Parking Space - 3.5 m (W) x 12 m (L)	11
Type of Parking Space with EV Charging Facility	No. of Space									
Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)	38									
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	16									
Coach Parking Space - 3.5 m (W) x 12 m (L)	11									



(b)	What is the output power of the proposed EV chargers?	<p>The output power for EV chargers are shown at <b>Table 3</b> below:</p> <p><b>Table 3</b> - Output Power of the Proposed EV Chargers</p> <table><tr><th>Type of Parking Space with EV Charging Facility</th><th>Output Power Formula: (kW) = <math>\sqrt{3} \times (A) \times (V) / 1000</math></th></tr><tr><td>Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)</td><td>63A (41.465kW)</td></tr><tr><td>Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)</td><td>60A (39.490kW)</td></tr><tr><td>Coach Parking Space - 3.5 m (W) x 12 m (L)</td><td>250A (164.545kW)</td></tr></table>	Type of Parking Space with EV Charging Facility	Output Power Formula: (kW) = $\sqrt{3} \times (A) \times (V) / 1000$	Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)	63A (41.465kW)	Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	60A (39.490kW)	Coach Parking Space - 3.5 m (W) x 12 m (L)	250A (164.545kW)
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Private Car (PC) and Taxi Parking Space - 2.5 m (W) x 5 m (L)	63A (41.465kW)									
Light Goods Vehicle (LGV) Parking Space - 3.5 m (W) x 7 m (L)	60A (39.490kW)									
Coach Parking Space - 3.5 m (W) x 12 m (L)	250A (164.545kW)									
(c)	What are the functions of the mentioned mobile app?	The mobile app provides real-time information on the location, parking space and type of charger’s availability at the Site. It allows users to plan and manage their charging stops effectively. Advanced reservations are required through the mobile app when using the parking spaces with EV charging facilities.								
(d)	Will fee-charging payment be required for using these EV chargers? If affirmative, and smart systems (e.g. display boards showing the EV charging space availability information, occupancy sensors, etc.) including payment system will be installed?	Fee-charging payment will be required for using the EV charging facilities. The mobile app will integrate payment functionalities, which allows users to pay for charging services directly through the app (including options for adding payment methods, viewing charging session history and receiving electronic receipts).								
(e)	Please provide a layout plan indicating the proposed locations for the different types of EV chargers to be installed for our reference.	Please note that <u>all</u> the proposed parking spaces will be equipped with electric vehicle charging facilities. The proposed locations for the different types of parking spaces with EC chargers are indicated in <b>Plan 1</b> .								

(f)	Will there be any designated parking spaces reserved for electric taxi?	The parking spaces reserved for electric taxi/private car are indicated in <b>Plan 1</b> . The parking spaces with dimensions of 2.5m (W) x 5m (L) provided at the Site will be shared by private car and taxi, hence, there is no designated parking space for electric taxi <u>only</u> .



<b>7. Anticipated Completion Time of the Development Proposal</b> <b>擬議發展計劃的預計完成時間</b>
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) Jun 2024 ..... ..... ..... ..... .....

<b>8. Vehicular Access Arrangement of the Development Proposal</b> <b>擬議發展計劃的行車通道安排</b>		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Pok Road East via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 38 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 16 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) 11 Coach ..... ..... <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是           No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) ..... ..... <input checked="" type="checkbox"/>

(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	65
	Private Car Parking Spaces 私家車車位	38
	Motorcycle Parking Spaces 電單車車位	/
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	16
	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)	11
	Coach	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	/
	Taxi Spaces 的士車位	/
	Coach Spaces 旅遊巴車位	/
	Light Goods Vehicle Spaces 輕型貨車車位	/
	Medium Goods Vehicle Spaces 中型貨車車位	/
	Heavy Goods Vehicle Spaces 重型貨車車位	/
	Others (Please Specify) 其他 (請列明)	/

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan, Zoning plan, Plan showing the land status of the application site, TPB-PG No. 12C		
Plan showing the paved ratio of the application of site, Swept path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		

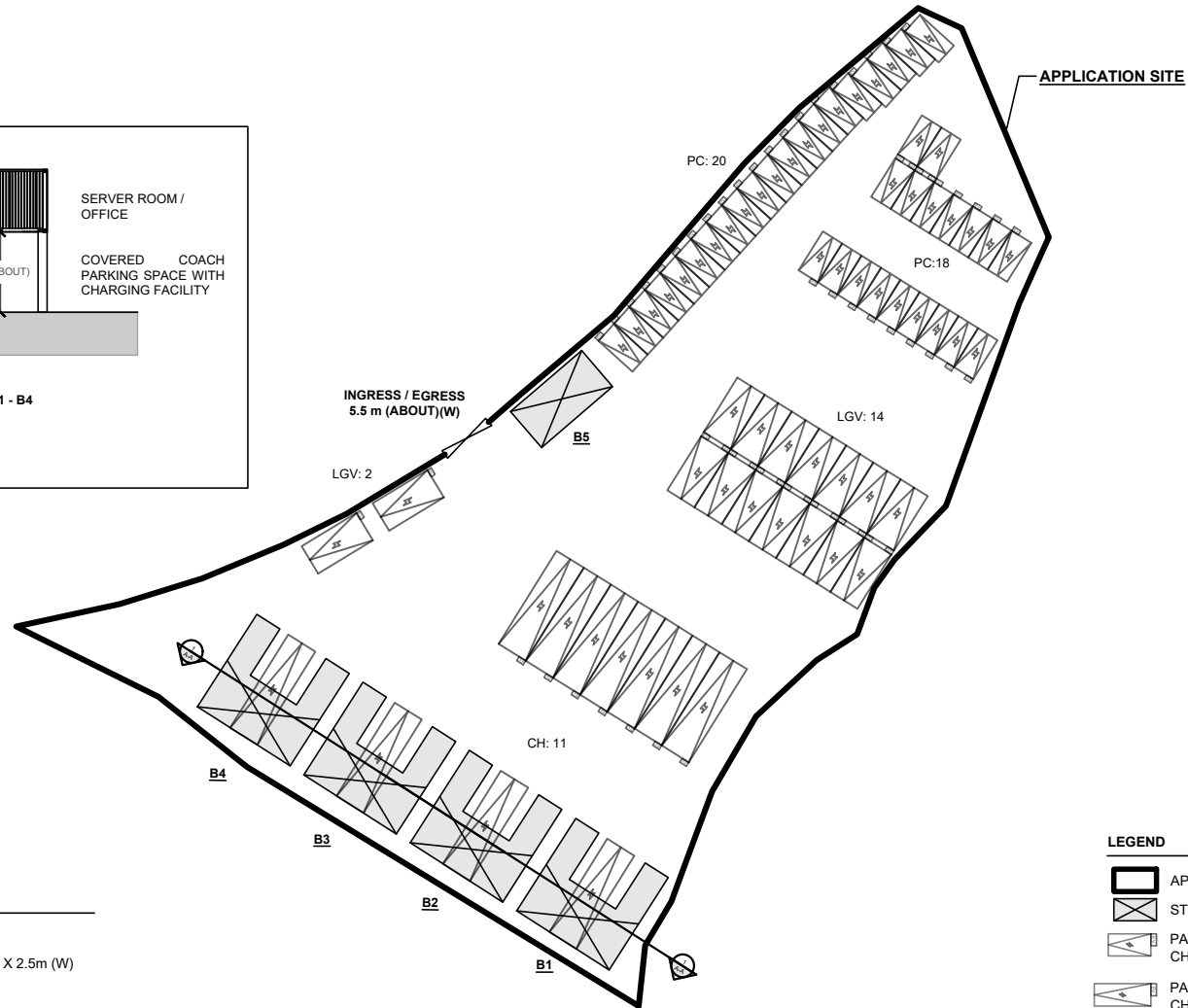
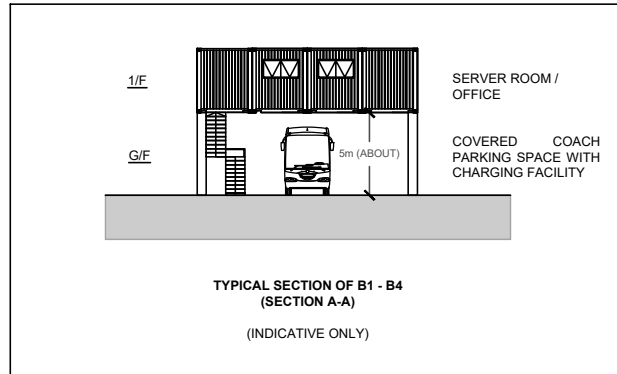
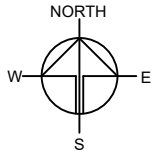
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,736 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 486 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 4,250 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.19	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 918 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 918 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 8 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B2 (1/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B3 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B4 (1/F)	SERVER ROOM	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B5 (G/F)	COVERED PARKING SPACE	108 m <sup>2</sup> (ABOUT)	108 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(2-STOREY)
B5 (1/F)	SITE OFFICE	54 m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		486 m <sup>2</sup> (ABOUT)	918 m <sup>2</sup> (ABOUT)	



## PARKING PROVISIONS

NO. OF PRIVATE CAR AND TAXI PARKING SPACE WITH EV CHARGER	: 38
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE WITH EV CHARGER	: 16
DIMENSION OF PARKING SPACE	: 3.5 m (L) X 7 m (W)
NO. OF COACH PARKING SPACE WITH EV CHARGER	: 11
DIMENSION OF PARKING SPACE	: 12 m (L) X 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE WITH EV CHARGER (PC / TAXI)
	PARKING SPACE WITH EV CHARGER(LGV)
	PARKING SPACE WITH EV CHARGER(COACH)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) WITH ANCILLARY ELECTRIC VEHICLE CHARGING FACILITY AND OFFICE FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1 : 800 @ A4

DRAWN BY

MN

DATE

18.8.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

003

Our Ref.: DD104 Lot 3669 S.A ss.2 & VL  
Your Ref.: TPB/A/YL-NSW/318

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

**By Email**

25 September 2023

Dear Sir,

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

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling 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/318)**

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. Orpheus LEE 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**



**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM  
(Attn.: Mr. Davy LAM

email: [REDACTED] )  
email: [REDACTED] )



**Responses-to-Comments**

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

**(Application No. A/YL-NSW/318)**

(i) A RtoC Table:

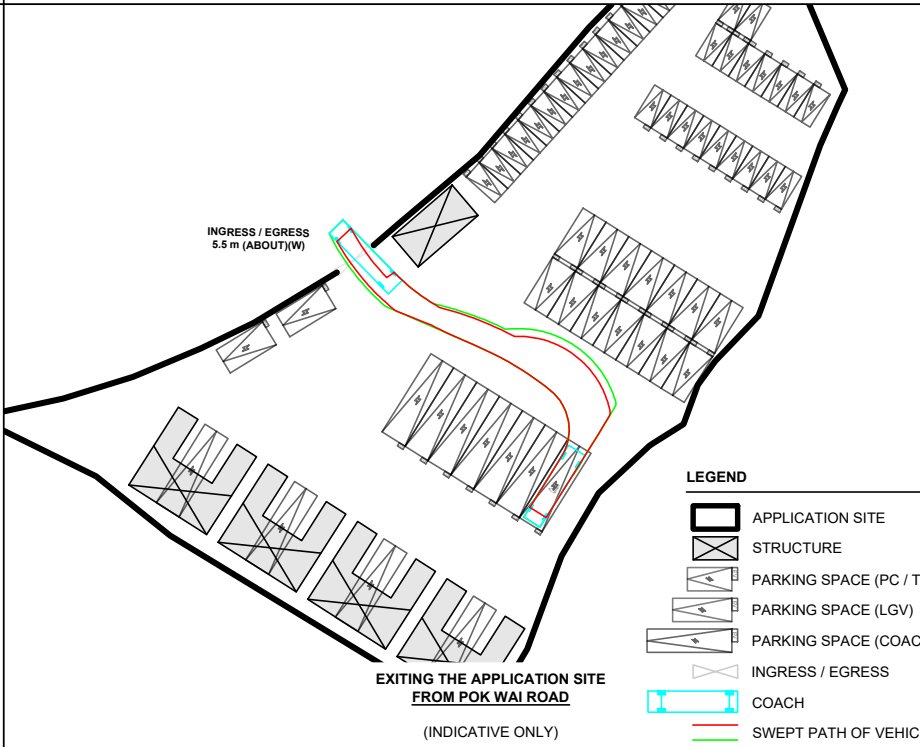
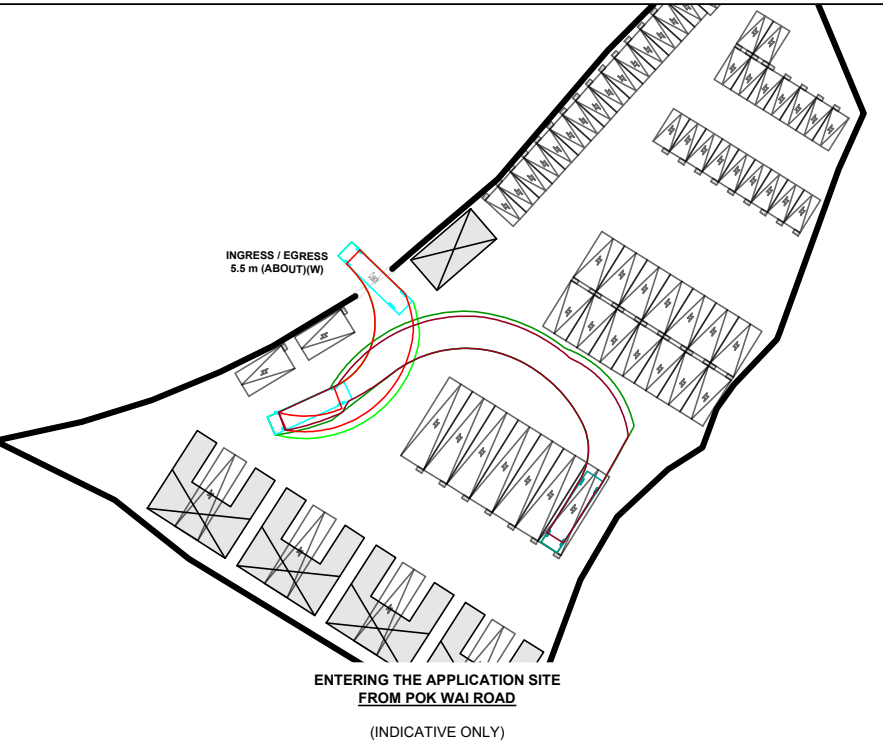
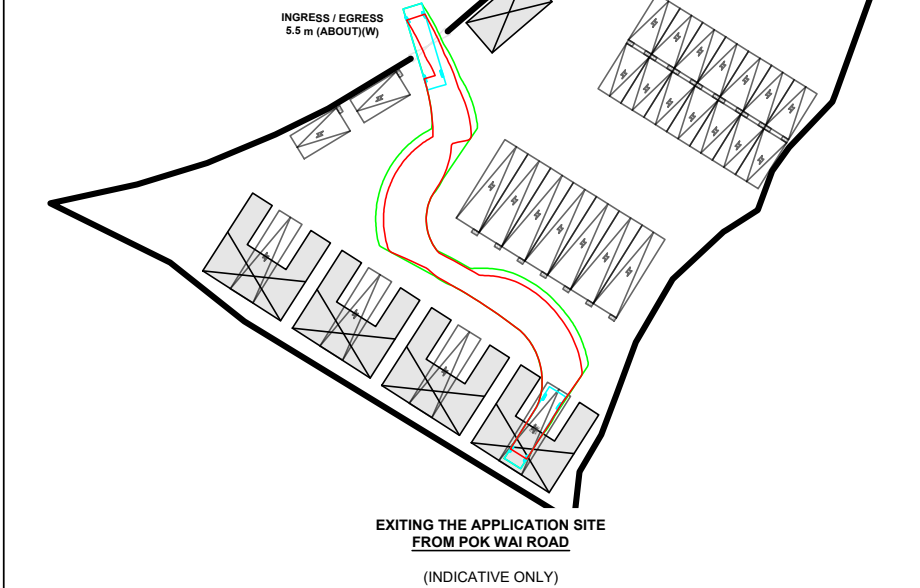
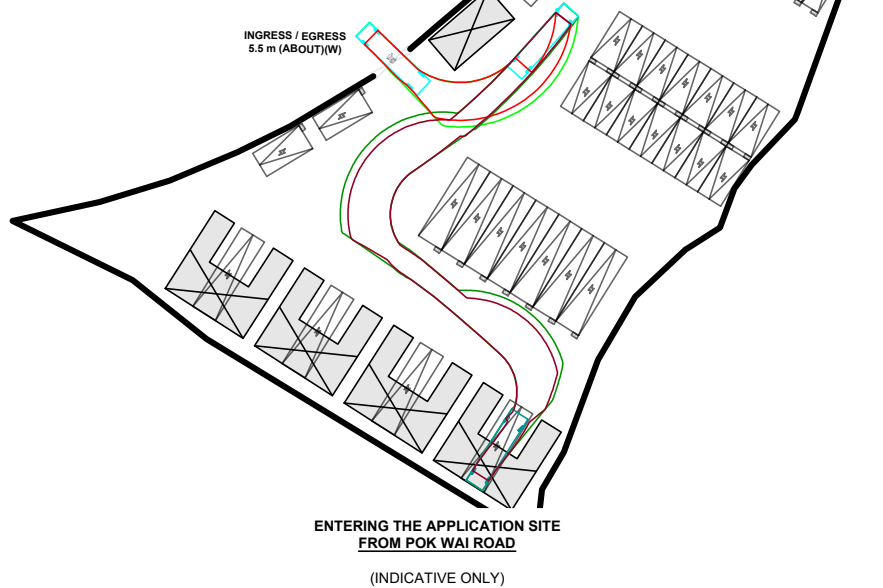
Departmental Comments		Applicant's Responses
<b>1. Comments of Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. LAM Chi Sing; Tel: 2399 2716)</b>		
(a)	Please provide an updated swept path demonstrating the manoeuvrability of vehicles under the updated parking provision with new layout.	An updated swept path analysis is provided for your consideration ( <b>Plan 1</b> ).



SWEPT PATH ANALYSIS

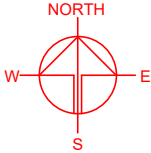
TYPE OF VEHICLE : COACH  
DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC / TAXI)
- PARKING SPACE (LGV)
- PARKING SPACE (COACH)
- INGRESS / EGRESS
- COACH
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY  
PUBLIC VEHICLE PARK  
(EXCLUDING CONTAINER  
VEHICLE) WITH ANCILLARY  
ELECTRIC VEHICLE CHARGING  
FACILITY AND OFFICE FOR A  
PERIOD OF 5 YEARS AND  
ASSOCIATED FILLING OF LAND

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	20.9.2023
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.	VER.
PLAN 1	002

**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**

**Approved Application**

<b>No.</b>	<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration (RNTPC/TPB)</b>
1.	A/YL-NSW/305	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years and associated Filling and Excavation of Land	23.12.2022 Approved by RNTPC

**Government Departments' General Comments**

**1. Land Administration**

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

- The application site (the Site) comprises Old Schedule Agricultural Lots (OSALs). The OSALs are 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; and
- Advisory comments as detailed in **Appendix V**.

**2. Fire Services**

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

- 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;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. The applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval; and
- Advisory comments as detailed in **Appendix V**.

**3. Drainage**

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

- He has no objection in principle to the proposed development from the public drainage point of view; and
- 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.

#### **4. Electricity Safety**

Comments of the Director of Electrical and Mechanical Services (DEMS):

- He has no objection in principle to the application subject to the conditions pertaining to electricity supply safety and reliability, being strictly complied by the applicant and its contractor;
- There are 400kV extra high voltage overhead lines running above the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines; and
- Advisory comments as detailed in **Appendix V**.

#### **5. Others**

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

- Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD);
- 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 (HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, HyD;
- Project Manager (West), Civil Engineering and Development Department (CEDD);
- 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 Secretary for Environment and Ecology that:
- the applicant is suggested to consider installing quick chargers (e.g. with output power of parking spaces for electric commercial vehicles for use, e.g. electric taxis, to act in concert with our aforesaid policy directions on electric commercial vehicles.
- (b) 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 owners 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.
- (c) to note the comments of the Commissioner for Transport, Transport Department (C for T) that:
- 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.*
- (d) 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;
  - HyD shall not be responsible for the maintenance of any access connecting the application site and Kam Pok Road East; and
  - adequate drainage measures should be provided to prevent surface water running from the application site to the nearby public roads and drains.
- (e) 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.
- (f) to note the comments of the Director of Fire Services (D of FS), Fire Services Department that:
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;

- the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
  - the applicant is reminded that if any proposed structures are required to comply with the Building Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans.
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS):
- the applicant should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the Hong Kong Planning Standards and Guidelines (HKPSG) published by the Planning Department and ensure they shall be maintained at any time during and after construction;
  - no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
  - in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
  - the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
  - as regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.
- (h) 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;
  - if the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at 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.



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



**Comments on the Section 16 Application No. A/YL-NSW/318**

03/08/2023 16:33

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

1 attachment



TPB20230803(NSW318).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**

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

Add.: Jockey Club - The Conservancy Association Urban Forestry  
Green Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon

網址 Website: [www.cahk.org.hk](http://www.cahk.org.hk)

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

電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

3<sup>rd</sup> August 2023

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

By e-mail: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-NSW/318

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

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

According to the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C), the application site is located within WBA. The planning 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, limited information is available to prove that potential environmental disturbance would be minimized or mitigated in proper, even the application would be on temporary basis. We opine that this is not in line with the planning intention of WBA.

**2. Increasing environmental disturbance**

There was a similar application A/YL-NSW/305 which was approved with conditions on 23<sup>rd</sup> December 2022. The scale of the current application, compared with the previous one, was increased:

	A/YL-NSW/305	A/YL-NSW/318
Number of structures	1	7
Number parking space for	34	34



# 長春社

Since 1968

## The Conservancy Association

通訊地址: 九龍深水埗欽州街西 26 號賽馬會-長春社綠滿林廊

Add.: Jockey Club - The Conservancy Association Urban Forestry  
Green Hub, 26 Yen Chow Street West, Sham Shui Po, Kowloon

網址Website: [www.cahk.org.hk](http://www.cahk.org.hk)

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

電子郵件 E-mail: [cahk@cahk.org.hk](mailto:cahk@cahk.org.hk)

private car		
Number of parking space for light goods vehicle	21	16
Number of parking space for coach	0	11
Total number of car parking space	51	61

Despite provision of justification, we are still doubtful that the application is too large in scale. Excessive environmental and human disturbance would be generated due to increasing traffic flow.

Yours faithfully,

Chow Oi Chuen

Campaign Officer

The Conservancy Association



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



**A/YL-NSW/318 DD 104 Pok Wai**

04/08/2023 02:42

From:  
To:  
Cc:  
File Ref:



A/YL-NSW/318

Lots 3669 S.A ss.2, 3669 S.B ss.1, 3670 RP (Part), 3671 S.A, 3672 S.A, 3673 S.A and

3674 RP, Pok Wai, Yuen Long

Site area : About 4,736sq.m

Zoning: "VTD"

Applied use : 61 Vehicle Parking / **5 Years / Filling and Excavation of Land**

Dear TPB Members,

Again you are neglecting your duty to make independent assessment of the application by approving 305 without asking any questions and, in view of the illegal operations, accepting the accelerated NO QUESTIONS ASKED formula when there are obviously issues:

*The Committee noted that the **application was selected for streamlining arrangement** and the Planning Department had no objection to the proposed temporary use*

***The Site is currently subject to on-going planning enforcement actions** (No. E/YLNSW/278 and 279) against unauthorised developments (UDs) involving filling of land and storage use respectively. For No. E/YL-NSW/278, Enforcement Notice (EN) and Reinstatement Notice were issued on 22.9.2022 and 24.11.2022 NSW 305 respectively requiring discontinuation of the UD and to remove fill materials (including hard paving) on the land. For No. E/YL-NSW/279, EN was issued on 22.9.2022 to the concerned parties requiring discontinuation of the UD. The case is now under monitoring according to established procedures.*

*The site is currently fenced-off and north-eastern part of the Site is being used for open storage of construction materials and machineries **without valid planning permission** and there are some temporary structures. Southern part of the Site is currently vacant but already filled with materials without valid planning permission.*

Now applicant is back looking for approval of a larger site. However there is clearly evidence of the need to question the true intention. **OVER 70SQ.MTS PER VEHICLE FOR PRIVATE CARS AND LIGHT GOODS VEHICLES????**

This is the type of scenario that the Ombudsman should look into as it is clear evidence that illegal land use is not only tolerated but also supported by PlanD and TPB plays its part by rubber stamping the applications without asking any questions.

Mary Mulvihill

**From:** [REDACTED]  
**To:** tpbpd <tpbpd@pland.gov.hk>  
**Date:** Monday, 28 November 2022 2:50 AM CST  
**Subject:** A/YL-NSW/305 DD 104 Pok Wai

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