

Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-NSW/360

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

By Email

31 March 2026

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.Q ss.1 RP (Part) and 3719 S.Q ss.1 S.I RP (Part) in D.D. 104, Nam Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/360)

We write to submit further information in response to the public comment on the captioned application (*enclosed*).

Should you require more information, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

Christian CHIM
Tai Wah Development Consultants Limited

Further Information

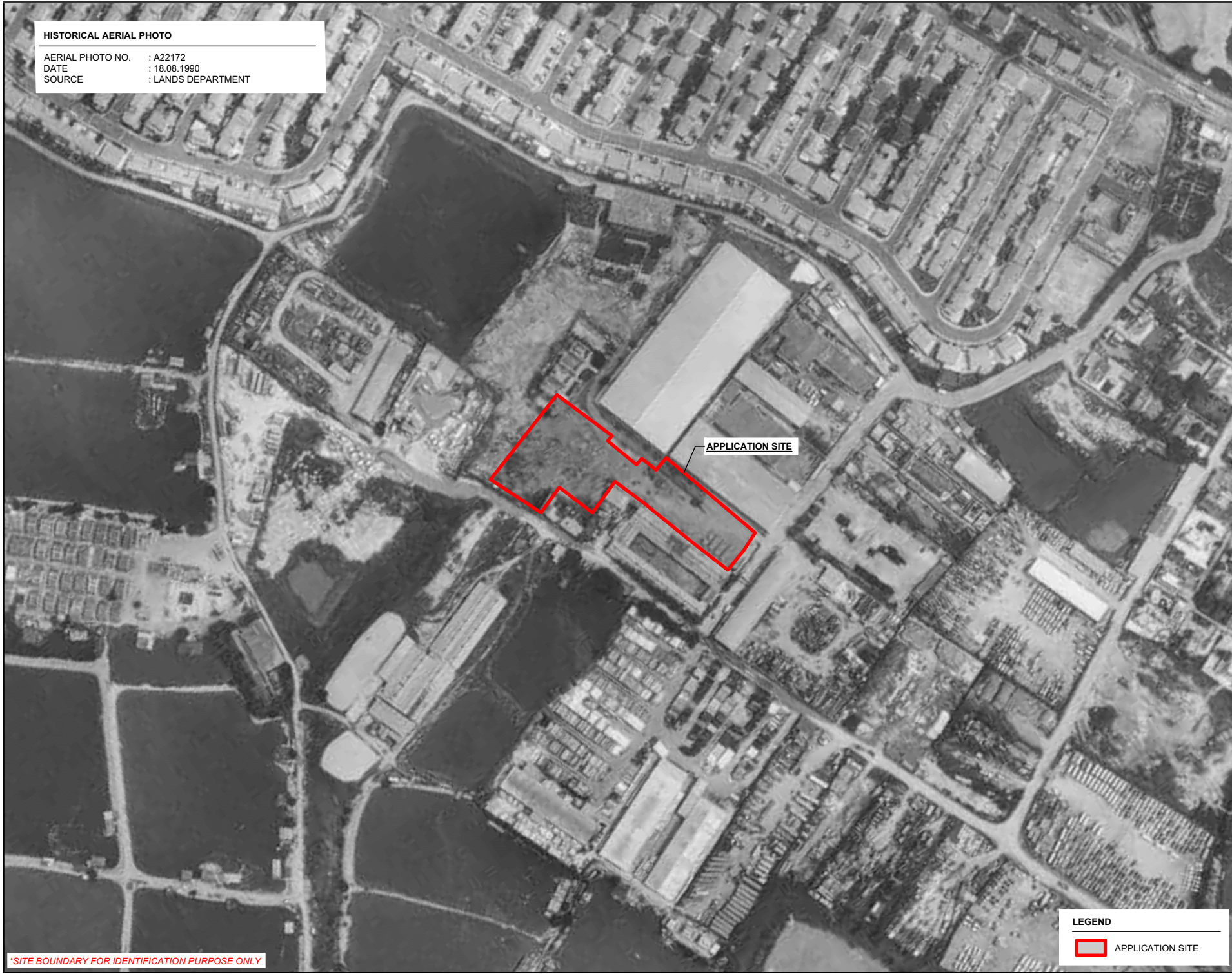
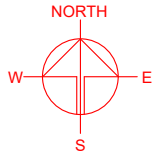
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) Zone, Lots 3719 S.Q ss.1 RP (Part) and 3719 S.Q ss.1 S.I RP (Part) in D.D. 104, Nam Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/360)

- (i) The applicant provides the following information in response to the public comments received during the public inspection period:
- the pond that once existed at the application site had been filled a long time ago and the filling of pond and filling of land had been in existence immediately before the date of the first publication in the Gazette of the notice of the Nam Sang Wai interim development permission area plan (IDPA) Plan No. IDPA/YL-NSW/1, i.e. 17.08.1990 (**Plan 1**). The filling of pond and filling of land have continued since they came into existence; and
 - according to the Notes of the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11, any filling of land/pond shall not be undertaken or continued within the “OU(CDWRA)” zone on or after the date of the first publication in the Gazette of the notice of the IDPA plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. Meanwhile, the covering Notes of the OZP has also stated that no action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the IDPA plan conform to the OZP, provided such use has continued since it came into existence.

HISTORICAL AERIAL PHOTO

AERIAL PHOTO NO. : A22172
DATE : 18.08.1990
SOURCE : LANDS DEPARTMENT



APPLICATION SITE

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING D.G.G.) AND VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3719 S.Q ss.1 RP (PART) AND 3719 S.Q ss.1 S.I RP (PART) IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

N/A

DRAWN BY	DATE
CC	31.03.2026

REVISED BY	DATE

APPROVED BY	DATE

LEGEND

 APPLICATION SITE

DWG. TITLE
HISTORICAL AERIAL PHOTO

DWG NO.	VER.
PLAN 1	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY