



Date : 13<sup>th</sup> March, 2026  
Our Ref. : ADCL/PLG-10331/L004

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

By Hand and Email

Dear Sir/Madam,

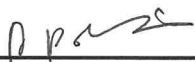
**Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories (Planning Application No. A/YL-NSW/364)**

We refer to our submission dated 28.1.2026 and would like to provide the following items for your onward processing:-

- i. Replacement pages of the Application Form (No. S16-III);
- ii. Replacement pages of the Planning Statement;
- iii. Signed original Authorisation letter from the Applicant;
- iv. Copy of Notice to the registered lot owner.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,  
For and on behalf of  
**Grandmax Surveyors Limited**

  
\_\_\_\_\_  
Thomas Luk  
Planning Consultant

Encl.  
c.c. Client



- ☒ has notified .....<sup>1</sup> "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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
| 1                                                                                             | Lot 592 S.C ss.1 RP in D.D.115                                                                                                                   | 12/3/2026                                                 |
|                                                                                               |                                                                                                                                                  |                                                           |
|                                                                                               |                                                                                                                                                  |                                                           |

(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 \_\_\_\_\_ (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 \_\_\_\_\_ (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****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展**Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**

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

(b) Effective period of permission applied for  
申請的許可有效期☒ year(s) 年 ..... **3** .....☐ month(s) 個月 .....**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積 ..... **3,985** .....sq.m ☒About 約

Proposed covered land area 擬議有上蓋土地面積 ..... **1,042** .....sq.m ☒About 約

Proposed number of buildings/structures 擬議建築物／構築物數目 ..... **11** .....

Proposed domestic floor area 擬議住用樓面面積 ..... **N/A** .....sq.m ☐About 約

Proposed non-domestic floor area 擬議非住用樓面面積 ..... **1,042** .....sq.m ☒About 約

Proposed gross floor area 擬議總樓面面積 ..... **1,042** .....sq.m ☒About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

**Please refer to the attached planning statement.****Proposed number of car parking spaces by types 不同種類停車位的擬議數目**

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) .....

**Proposed number of loading/unloading spaces 上落客貨車位的擬議數目**

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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| Proposed operating hours 擬議營運時間<br><b>7:00 a.m. to 9:00 p.m. daily</b>                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))           |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
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| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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。) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (i) Does the development proposal involve alteration of existing building?<br>擬議發展計劃是否包括現有建築物的改動？                                                                                                                                                                          | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？                                                                                                                                                                                   | Yes 是                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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／範圍)<br><br><input type="checkbox"/> Diversion of stream 河道改道<br><br><input checked="" type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... <b>2,042</b> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... <b>1</b> ..... m 米 <input checked="" type="checkbox"/> About 約<br><br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... <b>2,985</b> ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... <b>0.2</b> ..... m 米 <input checked="" type="checkbox"/> About 約<br><br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
|                                                                                                                                                                                                                                                                            | No 否                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？                                                                                                                                                                                         | <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> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境                                                                                                                                                                                                                                                         | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On traffic 對交通                                                                                                                                                                                                                                                             | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On water supply 對供水                                                                                                                                                                                                                                                        | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On drainage 對排水                                                                                                                                                                                                                                                            | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| On slopes 對斜坡                                                                                                                                                                                                                                                              | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Affected by slopes 受斜坡影響                                                                                                                                                                                                                                                   | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Landscape Impact 構成景觀影響                                                                                                                                                                                                                                                    | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Tree Felling 砍伐樹木                                                                                                                                                                                                                                                          | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Visual Impact 構成視覺影響                                                                                                                                                                                                                                                       | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |
| Others (Please Specify) 其他 (請列明)                                                                                                                                                                                                                                           | Yes 會 <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No 不會 <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                |                    |                                |                                           |                |                                |                                           |                     |                                |                                           |                 |                                |                                           |               |                                |                                           |                          |                                |                                           |                         |                                |                                           |                   |                                |                                           |                      |                                |                                           |                                  |                                |                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gist of Application 申請摘要</b><br>(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.)<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                                                    | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location/address<br>位置／地址                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories</b><br><b>新界元朗東成里丈量約份第115約地段第592號C分段第1小分段餘段 ( 部分 )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                                                          | <div style="text-align: right;">5,027      sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地                      sq. m 平方米 <input type="checkbox"/> About 約)</div>                                                                                                                                                                                                                                                                                                                                                                                                      |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11</b><br><b>南生圍分區計劃大綱草圖編號S/YL-NSW/11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>"Village Type Development"</b><br><b>鄉村式發展</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Type of Application<br>申請類別                                                                                                                                                                                                                                                                                                                                                                                                                | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><div style="text-align: right;"> <input checked="" type="checkbox"/> Year(s) 年 <u>3</u>                      <input type="checkbox"/> Month(s) 月 _____         </div><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期<br><div style="text-align: right;"> <input type="checkbox"/> Year(s) 年 _____                      <input type="checkbox"/> Month(s) 月 _____         </div> |
| Applied use/<br>development<br>申請用途/發展                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years</b><br><b>臨時地盤辦公室連附屬設施及相關填土及填塘工程 ( 為期三年 )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board in support of a planning application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories. The application site area is about 5,027m<sup>2</sup>. No Government Land is involved.

The application site falls within an area zoned "Village Type Development" ("V") on the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11. The applied use is 'Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years', which requires planning permission from the Town Planning Board.

The current application serves to provide site office and ancillary facilities to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site. The applied use involves 11 single-storey structures with height of not more than 4m, providing a gross floor area of about 1,042m<sup>2</sup>. Operation hours will be from 7:00 a.m. to 9:00 p.m. daily. The applied use is justified on the grounds that:-

- The applied use serves to provide site office and ancillary facilities to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site and is considered a temporary supporting use for the approved development;
- The applied use is not in contrary to the planning intention of "V", as there is no small house/ village type development in the subject area and the proposed development is only applied for a temporary period of 3 years;
- The application site is a flat piece of land, located adjacent to an ongoing high-rise development project to the south. Allowing the current application will not result in any substantial changes in planning circumstances;
- The proposed development is small in scale when compared to the adjoining approved development, no adverse infrastructural nor environmental impacts are anticipated; and
- The applied use will not set an undesirable precedent as there are similar applications approved by the Board.

In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.

## 行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會的規劃申請作臨時地盤辦公室連附屬設施及相關填土及填塘工程（為期三年）。該申請所涉及地點位於新界元朗東成里丈量約份第 115 約地段第 592 號 C 分段第 1 小分段餘段（部分）。申請地點面積約為 5,027 平方米，並不涉及政府土地。

申請地點現位於南生圍分區計劃大綱草圖（編號 S/YL-NSW/11）所劃定之「鄉村式發展」地帶內。所申請用途為「臨時地盤辦公室連附屬設施及相關填土及填塘工程（為期三年）」，須經城市規劃委員會批准。

該申請旨在為位於申請地點以南丈量約份第 115 地段第 1696 號地盤進行的發展項目提供地盤辦公室連附屬設施。申請用途涉及 11 座單層建築物，高度均不超過 4 米，提供總樓面面積約 1,042 平方米。營運時間為每日上午 7 時至晚上 9 時。申請用途之合理性基於以下理由：

- (一) 申請用途旨在為位於申請地塊以南丈量約份第 115 地段第 1696 號地塊進行的發展項目提供盤辦公室連附屬設施，此用途被視為已核准發展項目的臨時配套設施；
- (二) 申請用途不違背「鄉村式發展」類規劃意圖，因該區域並無小型屋宇／鄉村式發展，且擬議發展僅申請為期三年的臨時使用；
- (三) 申請地點為平地，南側毗鄰正在進行的高層建築開發項目。批准該申請將不會導致規劃情況出現任何重大變動；
- (四) 相較於毗鄰核准開發項目，擬議發展規模較小，預期不會對基礎設施或環境造成負面影響；以及
- (五) 由於委員會已批准類似申請，申請用途不會造成不良先例。

鑑於以上及此規劃報告書內所提及的詳細規劃理據，懇請城規會酌情考慮批准該申請作為期三年的申請用途。

## S.16 Planning Application

Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years

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### 1. Site Context

- 1.1 The application site can be accessed via Lot No. 1696 in D.D.115 connecting to Long Wo Road (**Figure 1** refers). An ingress/egress and an access gate for pedestrian are designated at the southern and eastern portion of the application site. The application site area is about 5,027m<sup>2</sup> (**Figure 2** refers). No Government Land is involved.
- 1.2 The application site falls within an area zoned “Village Type Development” (“V”) on the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 (**Figure 3** refers). The applied use is ‘Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years’, which requires planning permission from the Town Planning Board.

### 2. Development Proposal

- 2.1 It is proposed to utilise the application site for the applied use with a view to providing site office and ancillary facilities to support an on-going residential development project at Lot No. 1696 in D.D115, situating to the south of the application site. The application site incorporates a setback area of about 1,345m<sup>2</sup>, serving as internal road within the application site, while the remaining area constitutes the development site (3,682m<sup>2</sup>). The indicative layout is presented in **Figure 4**.
- 2.2 To serve the applied use, the development proposal includes a single-storey roofed structure with height of not more than 4m and a covered area of 882m<sup>2</sup>. This roofed structure provides shelter and contains 6 site offices underneath. The roofed structure is equipped with an ancillary staircase for rooftop access. In addition, 3 site offices and a guard house are proposed at the western portion of the application site. The applied use serves to support the construction activities at Lot No. 1696 in D.D.115 only, and operation hours will be from 7:00 a.m. to 9:00 p.m. daily.
- 2.3 The entire application site has been paved with concrete. It is proposed to regularise any filling of land or filling of pond under the current application (**Figure 5** refers).

*Table 1: Key Development Parameters*

|                            |                                                                                                                 |
|----------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Applied Use</b>         | Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years |
| <b>Operation Hours</b>     | From 7:00 a.m. to 9:00 p.m. daily.                                                                              |
| <b>Site Area</b>           | 5,027m <sup>2</sup>                                                                                             |
| Setback Area               | 1,345m <sup>2</sup>                                                                                             |
| Development Site Area      | 3,682m <sup>2</sup>                                                                                             |
| <b>Covered Area</b>        | About 1,042m <sup>2</sup> (About 21%)                                                                           |
| <b>Temporary Structure</b> |                                                                                                                 |
| No(s).                     | 11 (including 1 roofed structure)                                                                               |
| No. of Storey              | Not More Than 1 Storey                                                                                          |
| Maximum Height             | Not More Than 4m                                                                                                |
| Total Floor Area           | About 1,042m <sup>2</sup>                                                                                       |
| <b>Ingress/Egress</b>      | 11m Wide                                                                                                        |
| <b>Filling of Land</b>     |                                                                                                                 |
| Area                       | About 2,985m <sup>2</sup>                                                                                       |
| Depth                      | About 0.2m                                                                                                      |
| Materials                  | Concrete                                                                                                        |
| <b>Filling of Pond</b>     |                                                                                                                 |
| Area                       | About 2,042m <sup>2</sup>                                                                                       |
| Depth                      | About 1m                                                                                                        |
| Materials                  | Concrete                                                                                                        |

#### Vehicular Access Arrangement

- 2.4 Since the applied use intended to support staff for the adjoining on-going development with office and ancillary facilities, no parking spaces and loading/unloading bays will be provided at the application site. No traffic impact arisen from the proposed development is anticipated.

#### Drainage Considerations

- 2.5 The application site is flat and paved. Given that there will be no significant alteration to the site conditions, the applied use is not expected to cause any adverse drainage impacts. Should the current application be approved, the applicant is prepared to submit a detailed drainage proposal, including a comprehensive investigation of the existing drainage system, and to implement any necessary measures to the satisfaction of the Board and relevant government departments.

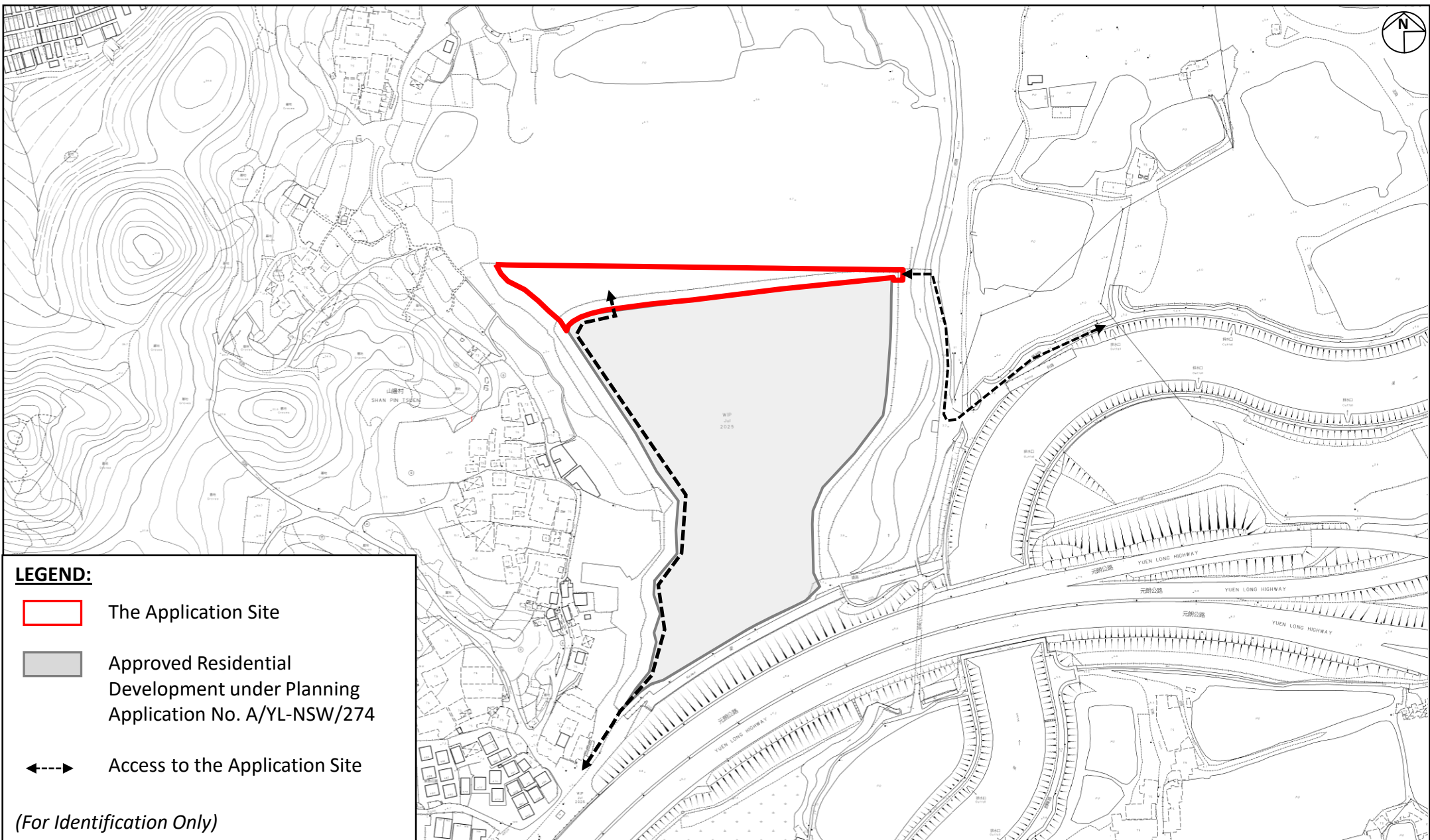
#### Environmental Considerations

- 2.6 No public announcement system or any form of audio amplification system, car repairing, paint spraying, dismantling or other workshop activities will be involved. No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental

protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the applied use is anticipated.

### **3. Justifications and Conclusion**

- 3.1 The applied use serves to provide site office and ancillary facilities to support an on-going development project at Lot No. 1696 in D.D115, situating to the south of the application site and is considered a temporary supporting use for the approved residential development;
- 3.2 The applied use is not in contrary to the planning intention of “V”, as there is no small house/ village type development in the subject area and the proposed development is only applied for a temporary period of 3 years;
- 3.3 The application site is a flat piece of land, located adjacent to an ongoing high-rise development project to the south. Allowing the current application will not result in any substantial changes in planning circumstances;
- 3.4 The proposed development is small in scale when compared to the adjoining approved development, no adverse infrastructural nor environmental impacts are anticipated; and
- 3.5 The applied use will not set an undesirable precedent as there are similar applications approved by the Board.
- 3.6 In view of the above, it is sincerely hoped that the Board will give favourable consideration to approve the current application for a temporary period of 3 years.



**Project:**  
Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories

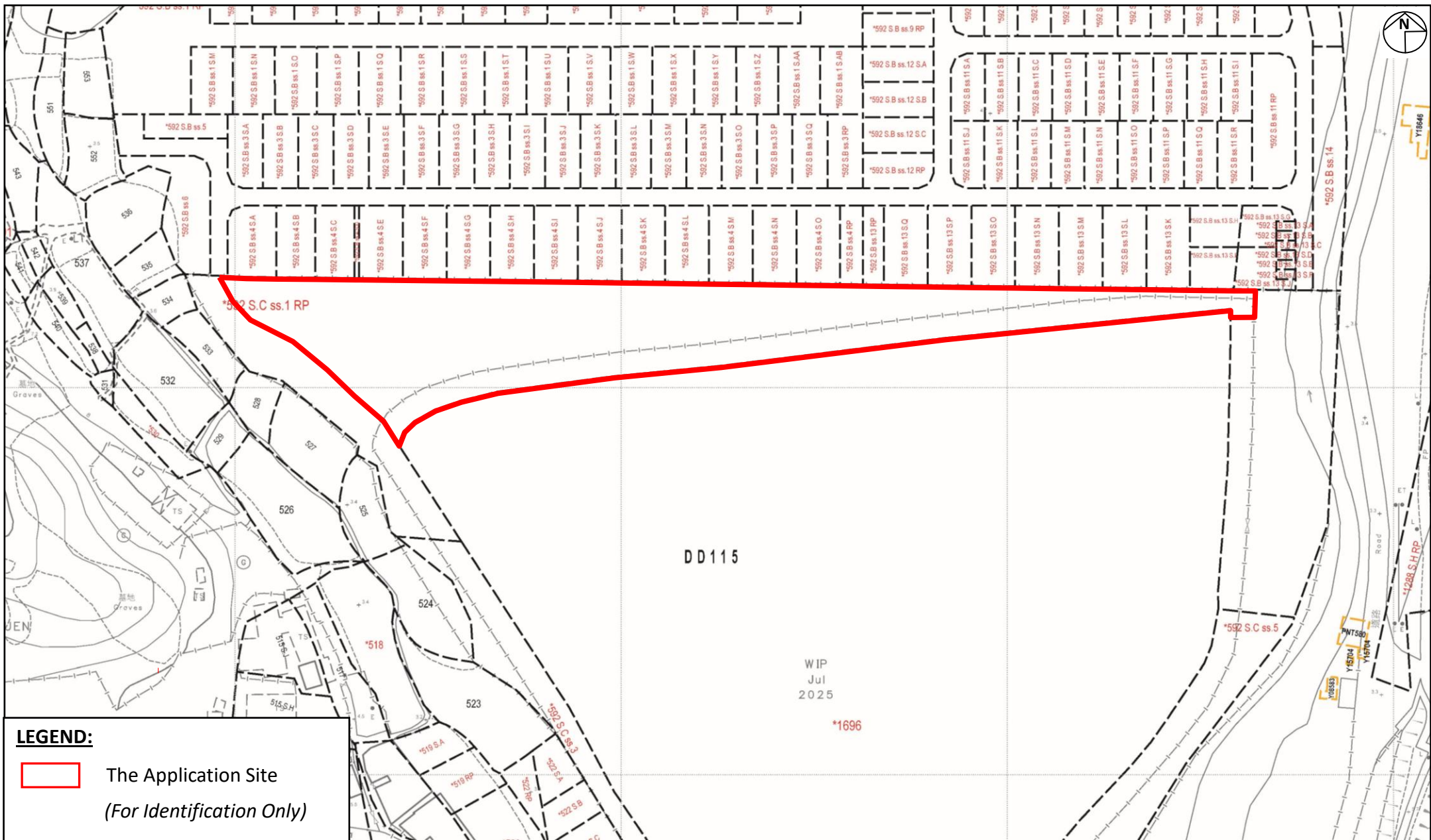
**Title:**  
Location Plan

**Figure:**  
1

**Scale:**  
Not to Scale

**Date:**  
Mar 2026

Ref.: ADCL/PLG-10331/R001/F001



**Project:**

Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories

**Title:**

Extract of Lot Index Plan

**Figure:**

2

**Scale:**

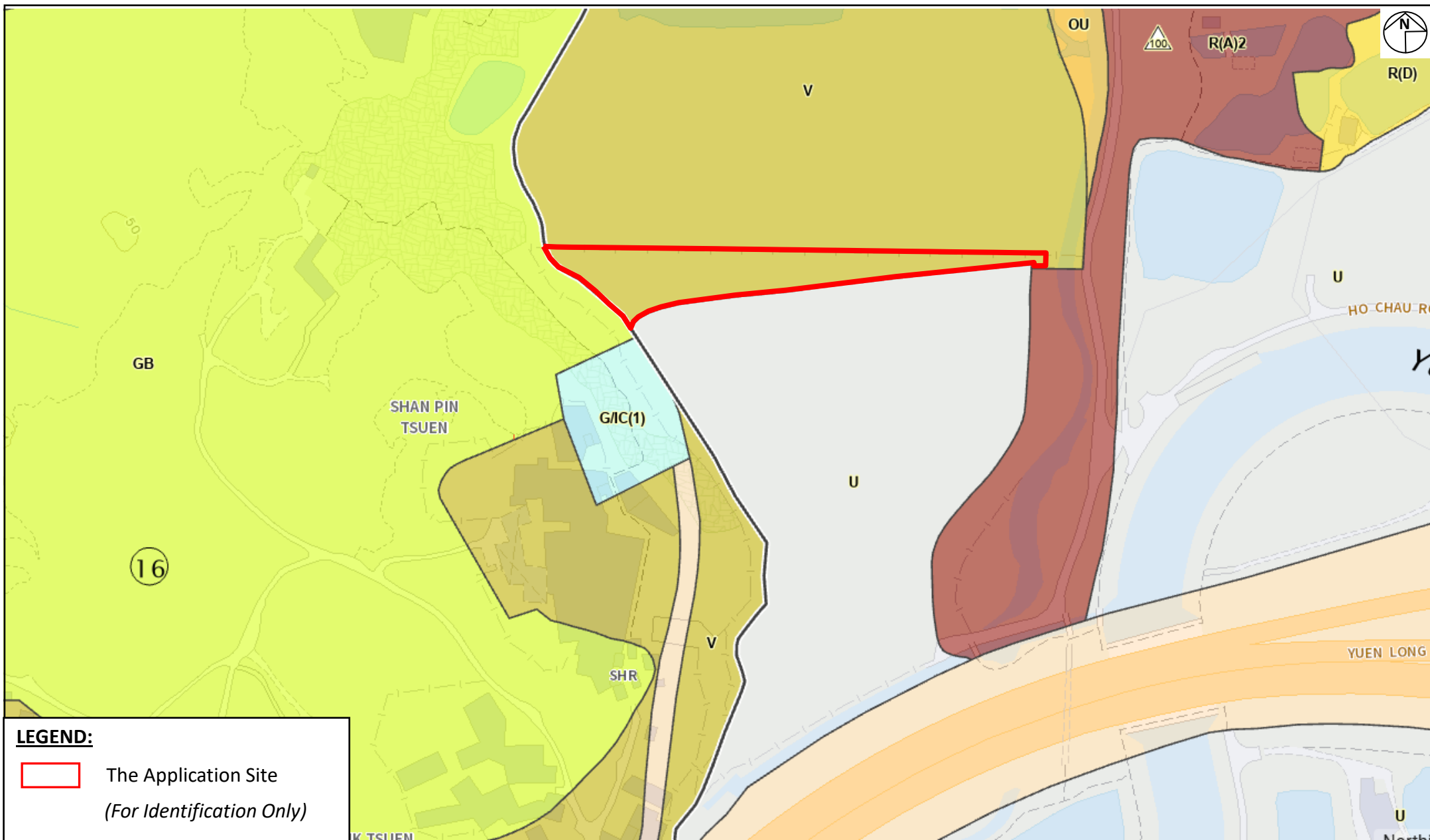
Not to Scale

**Date:**

Mar 2026



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司



**Project:**

Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories

**Title:**

Extract of the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11

**Figure:**

3

**Scale:**

Not to Scale

**Date:**

Mar 2026

Ref.: ADCL/PLG-10331/R001/F003



GRANDMAX SURVEYORS LIMITED  
俊滙測量師行有限公司

**DEVELOPMENT PARAMETERS**

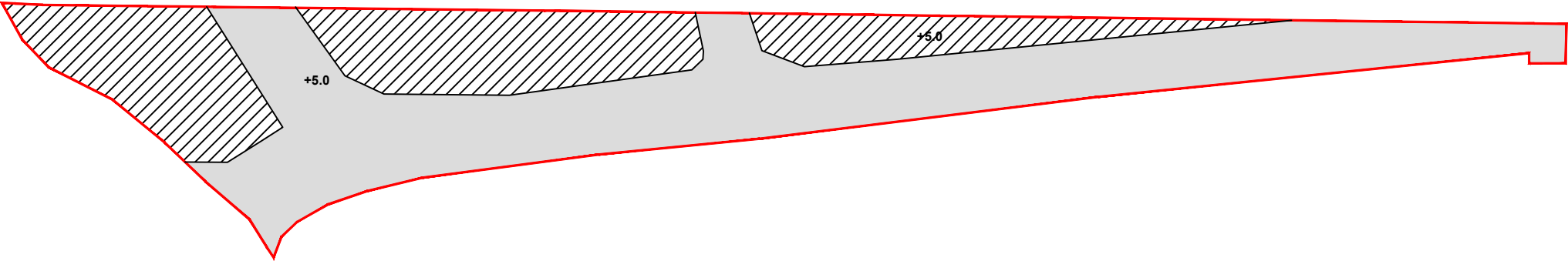
|                       |   |                     |
|-----------------------|---|---------------------|
| APPLICATION SITE AREA | : | 5,027 SQ.M. (ABOUT) |
| EXISTING FILLED AREA  | : | 5,027 SQ.M. (ABOUT) |
| FILLING OF LAND       | : | 2,985 SQ.M. (ABOUT) |
| DEPTH OF LAND FILLING | : | 0.2M (ABOUT)        |
| POND FILLING          | : | 2,042 SQ.M. (ABOUT) |
| DEPTH OF LAND FILLING | : | 1M (ABOUT)          |
| SITE LEVEL            | : | +5.0mPD (ABOUT)     |
| FILLING MATERIAL      | : | CONCRETE            |

REMARKS: THE APPLICATION SITE HAS ALREADY BEEN PAVED. NO FURTHER FILLING OF LAND OR FILLING OF POND WILL BE CARRIED OUT AT THE APPLICATION SITE UPON RECEIVING PLANNING APPROVAL.

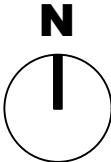
**LEGEND**

- APPLICATION SITE BOUNDARY
- EXISTING FILLING OF LAND FOR REGULARIZATION
- EXISING FILLING OF POND FOR REGULARIZATION
- +5.0

 EXISTING SITE LEVEL



**LAND FILLING PLAN**  
SCALE 1:1000  
Figure 5





# 新輝城建工程有限公司

## Sanfield Engineering Construction Ltd.

新鴻基地產發展有限公司及新輝建築有限公司附屬機構  
Subsidiary Of Sun Hung Kai Properties Ltd. and Sanfield Building Contractors Ltd.

10<sup>th</sup> March, 2026

Our Ref.: TSL1696(AHW)/L/040

Town Planning Board  
15/F., North Point Government Offices,  
333 Java Road, North Point, Hong Kong  
(To Whom It May Concern)

Dear Sir/Madam,

**Re: Authorization Letter for Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories**

We, *SANFIELD ENGINEERING CONSTRUCTION LIMITED* (Certificate of Incorporation No.: 420417), being the Applicant of the captioned application, hereby authorize Messrs. *GRANDMAX SURVEYORS LIMITED* (Certificate of Incorporation No.: 1097008) to act on our behalf to apply to the Town Planning Board for a planning permission under section 16 of the Town Planning Ordinance for Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at the captioned address.

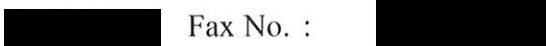
Kindly direct relevant correspondences to *GRANDMAX SURVEYORS LIMITED* of which the details are shown as follows:-

Address :



Contact : Dr. Thomas LUK

Tel No. : Fax No. :



Yours faithfully,

For and on behalf of

**SANFIELD ENGINEERING CONSTRUCTION LIMITED**



Lau Siu Chuen  
Project Director

SCL/MKC/LL





# 新輝城建工程有限公司

## Sanfield Engineering Construction Ltd.

新鴻基地產發展有限公司及新輝建築有限公司附屬機構  
Subsidiary Of Sun Hung Kai Properties Ltd. and Sanfield Building Contractors Ltd.

10<sup>th</sup> March, 2026

Our Ref.: TSL1696(AHW)/L/041

RICH DUTY DEVELOPMENT LIMITED



To Whom It May Concern,

**Re: Notice of Section 16 Planning Application for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long, New Territories**

Notice is hereby given to RICH DUTY DEVELOPMENT LIMITED, that we intend to apply for planning permission under section 16 of the Town Planning Ordinance for Temporary Site Office with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot 592 S.C ss.1 RP in D.D.115, owned by you or any part thereof the said lots. Please forward this notice to the relevant owner if you are not the owner of the aforementioned application site.

Thank you for your kind attention.

Yours Faithfully,

For and on behalf of

**SANFIELD ENGINEERING CONSTRUCTION LIMITED**



Lau Siu Chuen  
Project Director

SCL/MKC/LL



# Track and Trace

Item Number:

**RH090577284HK** Local Registered Letter

PLG-10331

上環郵政局  
Sheung Wan Post Office**Destination**  
HONG KONG**Posting Date**  
12-03-2026**Posting Time**  
14:37**Drop-off Point**  
Sheung Wan Post Office收據編號 Receipt No.: SWN-260312-0000277  
(非作郵件追蹤之用 / Not for mail tracking)日期 / 時間: 12-03-2026 14:37  
Date / Time

掛號郵件 Registered Mail

| 郵件編號                          | 目的地 | 投寄類別 | 重量   | 掛號    | 全數           |
|-------------------------------|-----|------|------|-------|--------------|
| Item No.                      | DES | CAT  | TYPE | WGT   | FEE Postage  |
| RH090577284HK                 | HK  | L    | P    | 0.013 | \$15.5 \$2.2 |
| 郵件總額 Item Total               |     |      |      |       | \$17.7       |
| 郵件總數 / Total Number of Items: |     |      |      |       | 1            |
| 實付金額 Net Amount               |     |      |      |       | \$17.7       |

總額 Total \$17.7

八達通付款 Octopus Payment

八達通號碼 Octopus No. [REDACTED]

機號 Device No. 40E9E7

扣除金額 Amount Deducted \$17.7

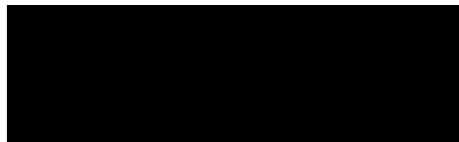
餘額 Remaining Value \$318.2

上一次於 2026-03-07 現金增值

Last add value by Cash on 2026-03-07

寄件資料 Posting Information  
RH090577284HK

RICH DUTY DEVELOPMENT LTD



## Tracking Details <sup>1</sup>

Accepted by post office

Being processed

Left Origin

Arrived at destination

**Delivered**

| Date & Time *    | Location  | Delivery Status <sup>2</sup> |
|------------------|-----------|------------------------------|
| 12-03-2026 14:37 | HONG KONG | Posted                       |
| 13-03-2026 06:57 | HONG KONG | Arrived at delivery office   |
| 13-03-2026 10:40 | HONG KONG | Delivered                    |

\* Local time at location