

收到・城市
及文件截止

10 MAR 2025

I received on
I will formally acknowledge
the application only upon
of all the information and documentsForm No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議*

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。

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

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500307

7/2

By Anna

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-NSW/343
	Date Received 收到日期	10 MAR 2025

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

1. Name of Applicant 申請人姓名/名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Vily Field Investment Limited 維田投資有限公司	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
Tai Wah Development Consultants Limited 大華發展顧問有限公司	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 12,980 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 19,974 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai OZP No.: S/YL-NSW/9
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone
(f) Current use(s) 現時用途	Open Storage (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 05/02/2025 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 05/02/2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(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

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land 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 2,928sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 10,052sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 19,974sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 19,974sq.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)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	WAREHOUSE FOR STORAGE OF VEHICLES	9,922 m ² (ABOUT)	19,844 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR LUL ACTIVITIES	130 m ² (ABOUT)	130 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,052 m ² (ABOUT)	19,974 m ² (ABOUT)	

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 6

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

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 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 N/A

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 4

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Pok Road East via Kam Pok Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)																															
	No 否	<input type="checkbox"/>																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 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) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 12,980 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 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"/>
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	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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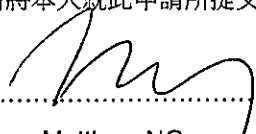
(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

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

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

Signature
簽署


.....
Matthew NG

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

Name in Block Letters
姓名（請以正楷填寫）

Planning and Development Manager
Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會
☐ RPP 註冊專業規劃師
Others 其他

MRTPI, MPPI, CMILT

on behalf of
代表

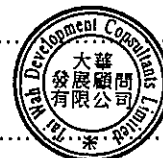
Tai Wah Development Consultants Limited 大華發展顧問有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

07/02/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories
Site area 地盤面積	12,980 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai OZP No.: S/YL-NSW/9
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	19,974 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7 - 11 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	77 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	Private Car Parking Spaces 私家車車位		6
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		N/A
	Medium Goods Vehicle Spaces 中型貨車車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		N/A
	Container Vehicle Spaces		4

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Plans showing the location/zoning/land status of the Site; Plan showing the filling of land at the Site; and Swept path analysis.</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 The application intends to facilitate the relocation of business premises, which will be affected by government development projects. As such, the approval of the application can facilitate relocation of the affected warehouse business prior to land resumption, thereby minimize the impact on the implementation programme of government development projects.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area (“OU(CDWRA)”) on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. According to the Notes of the OZP, ‘warehouse’ is not a column 1 nor a column 2 use within the “OU(CDWRA)” zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site currently falls within area zoned “OU(CDWRA)”, the Site has been occupied by brownfield development (i.e. open storage use) since the early-1990s. As ‘open storage’ would likely create significant dust and noise nuisance to the surrounding environment, the applicant intends to alleviate these adverse environmental impacts by erecting of boundary fencing and enclosed structures for storage use, so that adverse environmental impacts by the proposed development to the surrounding area would be minimal.
- 2.3 The proposed development with low-rise structures is also considered not incompatible with surrounding areas, which are dominated by sites occupied by temporary structures for warehouses, logistics centres and open storage yards etc. Given that the proposed development is temporary in nature, approval of the application on a temporary basis of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone and would better utilize previous land resources in the New Territories.

- 2.4 Similar applications (Nos. A/YL-NSW/107 & 178) for the same applied use had been approved by the Board on a temporary basis for a period of 3 years within the same "OU(CDWRA)" zone in the vicinity of the Site. Despite the applied use is not in line with the planning intention of "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the application would not set an undesirable precedent for the "OU(CDWRA)" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 12,980 m² (about) (**Plan 3**). The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays. 2 nos. of temporary structures are proposed for warehouse (excl. D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total gross floor area (GFA) of 19,974 m² (about) (**Plan 4**). The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. It is estimated that the proposed development would accommodate about 8 nos. of staff. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

Table 1 – Development Parameters

Site Area	12,980 m ² (about)
Covered Area	10,052 m ² (about)
Uncovered Area	2,928 m ² (about)
Plot Ratio	1.5 (about)
Site Coverage	77% (about)
No. of Structure	2
Total GFA	19,974 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	19,974 m ² (about)
Building Height	7 m to 11 m (about)
No. of Storey	1 to 2

- 3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving, where the existing levels range from approximately +3.8 mPD to +4.2 mPD (**Plan 5**). The filling of land is intended to

facilitate a flat surface for manoeuvring of vehicle and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development.

- 3.4 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**). A total of 10 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	6
L/UL Space for Container Vehicle (CV) - 3.5 m (W) x 16 m (L)	4

- 3.5 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. Delivery operations will only be conducted during non-peak hours i.e. between 10:00 and 18:00. As the trip generated/attracted by the proposed development is expected to be minimal, adverse traffic impact arising from the proposed development is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	5	0	2	0	7
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	5	0	2	7
Average trip per hour (10:00 – 18:00)	0	0	2	2	4

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. The applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval

period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department to minimize adverse environmental impacts and nuisance to the surrounding area.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Adequate mitigation measures will be provided by the applicant, i.e. submission of fire service installations and drainage proposals after obtaining planning permission from the Board to mitigate any adverse impact arising from the proposed development.
- 4.2 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **'Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'**.

Tai Wah Development Consultants Limited

January 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Plan showing the filling of land/pond at the Site
Plan 6	Swept path analysis

LOCATION OF THE APPLICATION SITE

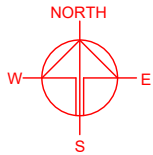
APPLICATION SITE AREA : 12,980 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD

APPLICATION SITE



PLANNING CONSULTANT

TAI WAH

DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

5.2.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND



APPLICATION SITE

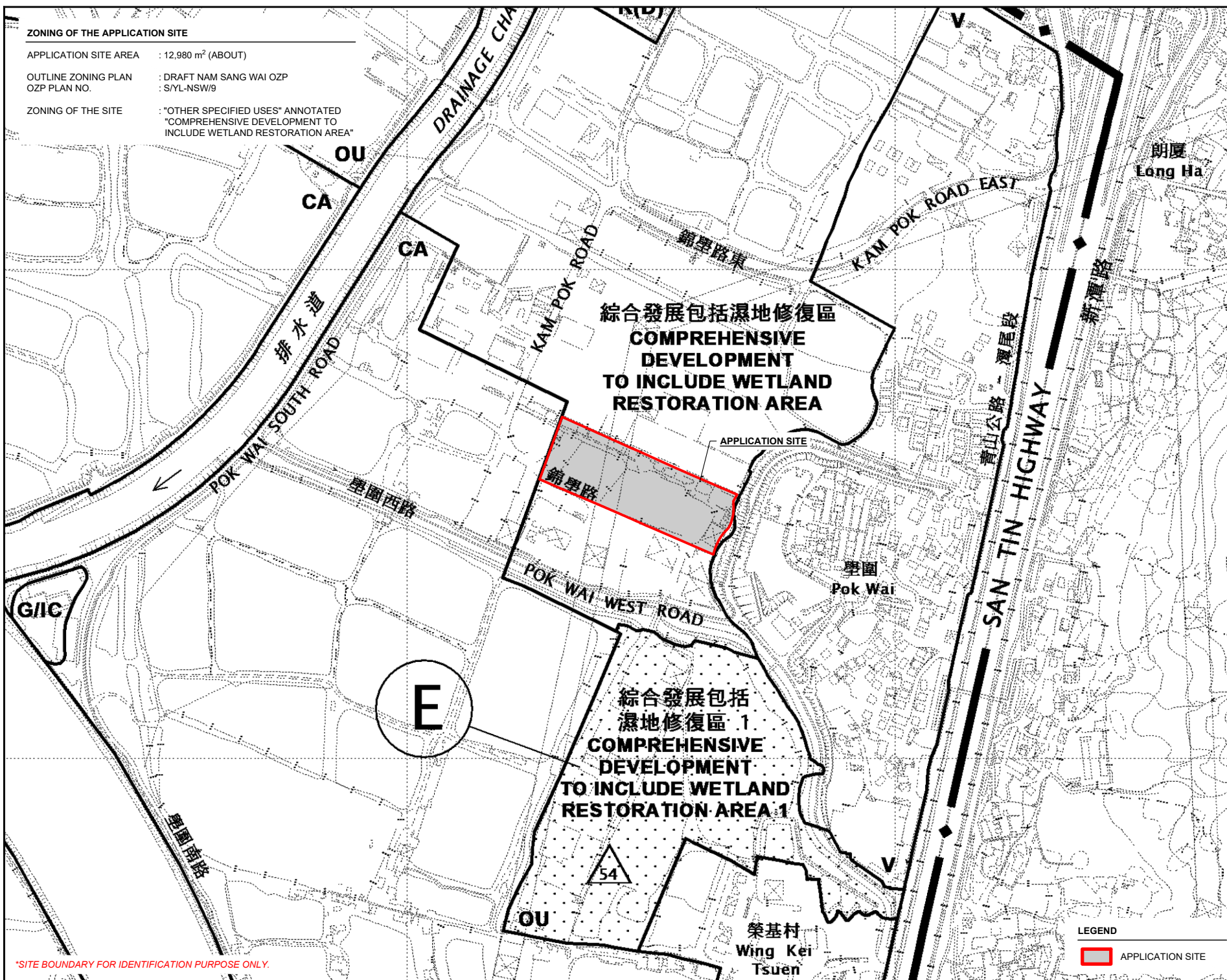
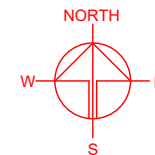
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 12,980 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
OZP PLAN NO. : S/YL-NSW/9

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED
"COMPREHENSIVE DEVELOPMENT TO
INCLUDE WETLAND RESTORATION AREA"



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT

TAI WAH

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

3.2.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

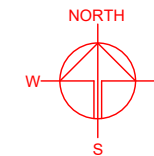
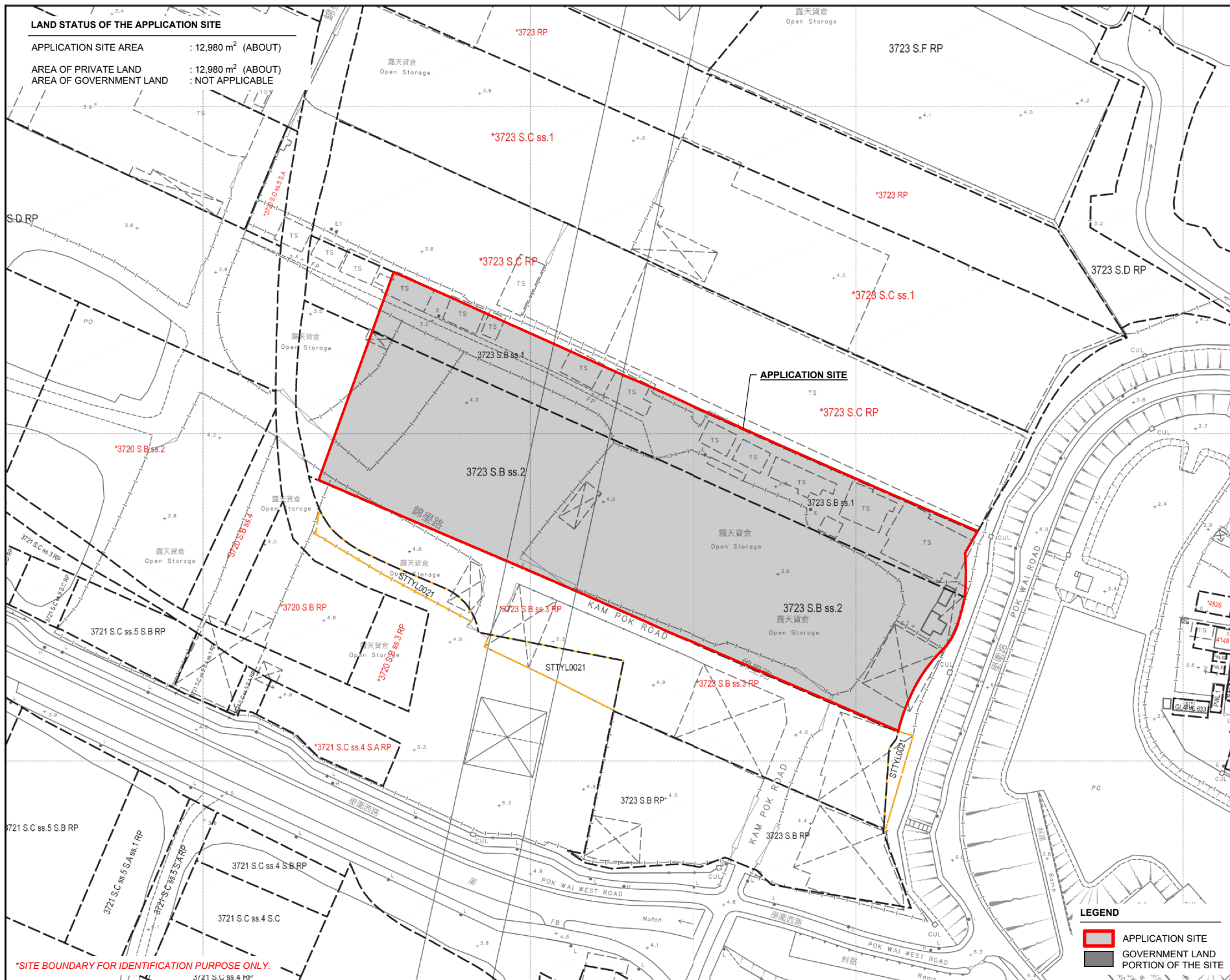
DWG. NO.

PLAN 2

VER.

001

APPLICATION SITE AREA	: 12,980 m ² (ABOUT)
AREA OF PRIVATE LAND	: 12,980 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



PLANNING CONSULTANT

**TAI
WAH**

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED TEMPORARY
WAREHOUSE (EXCLUDING
DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND
3723 S.B ss.2 (PART) IN D.D. 104,
TAI SANG WAI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

MIN

REVISÉD BY

APPROVED BY

3

3	DWG. TITLE
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LAND STA

DWG NO.

PLAN 3

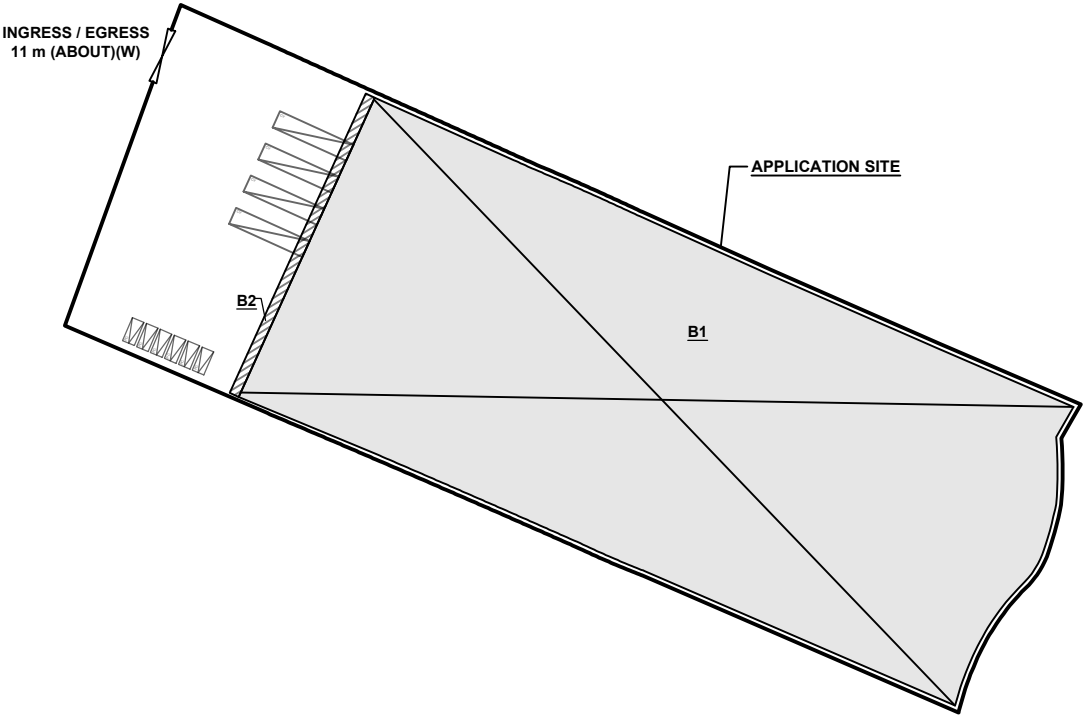
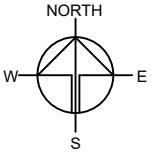
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DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,980 m ²	(ABOUT)
COVERED AREA	: 10,052 m ²	(ABOUT)
UNCOVERED AREA	: 2,928 m ²	(ABOUT)
PLOT RATIO	: 1.5	(ABOUT)
SITE COVERAGE	: 77 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 19,974 m ²	(ABOUT)
TOTAL GFA	: 19,974 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF VEHICLES	9,922 m ² (ABOUT)	19,844 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/U/L ACTIVITIES	130 m ² (ABOUT)	130 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,052 m ² (ABOUT)	19,974 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE	: 4
DIMENSION OF L/U/L SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT

TAI WAH | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

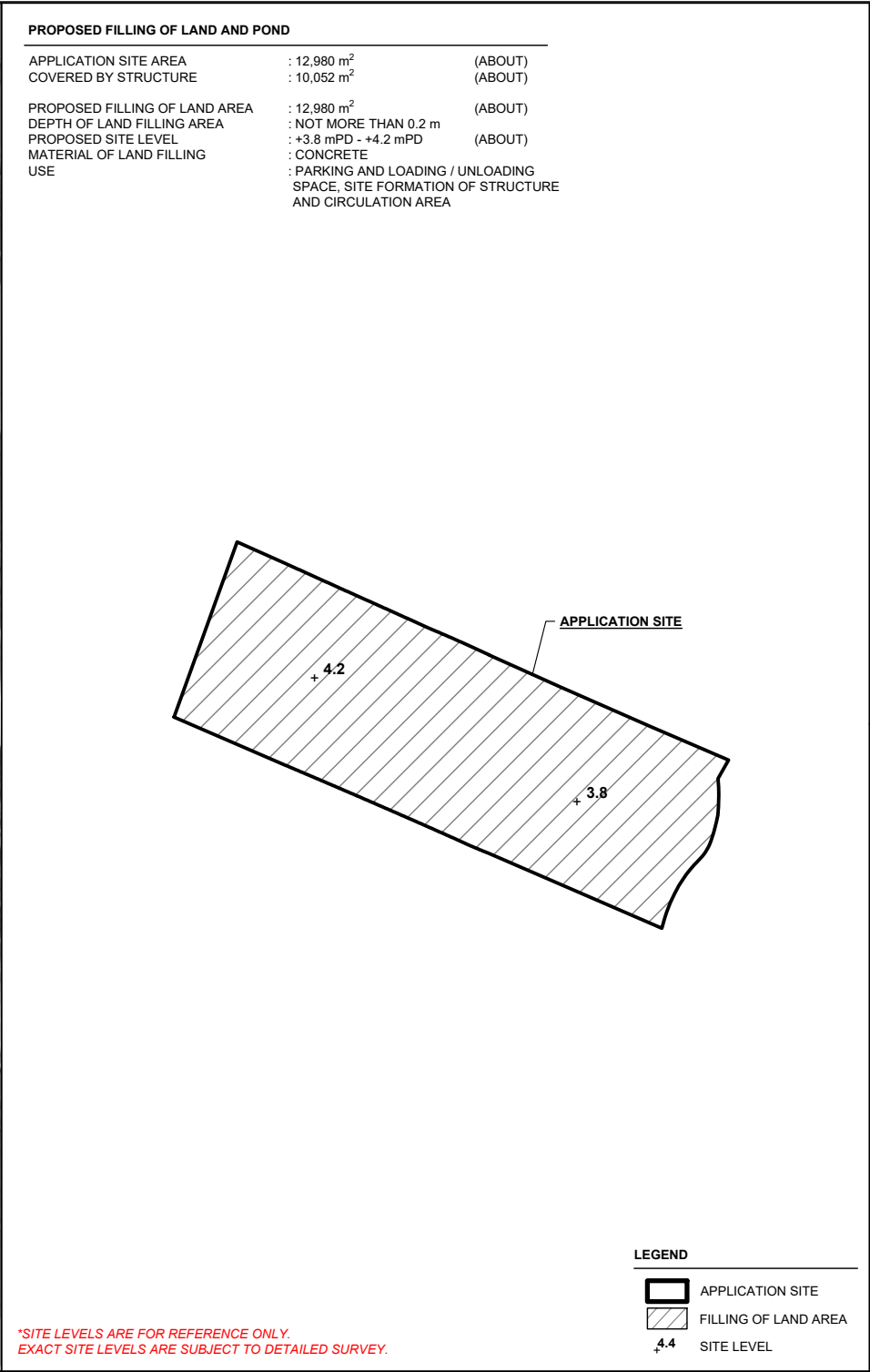
SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	3.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

NORTH

PLANNING CONSULTANT

TAI WAH

DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 / 2500 @ A4

DRAWN BY

MN

DATE

5.2.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 5

VER.

001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.

KAM POK ROAD

STRUCTURES WILL BE DEMOLISHED

FENCING WILL BE DEMOLISHED

INGRESS / EGRESS 11 m (ABOUT)(W)

FROM KAM POK ROAD TO THE APPLICATION SITE

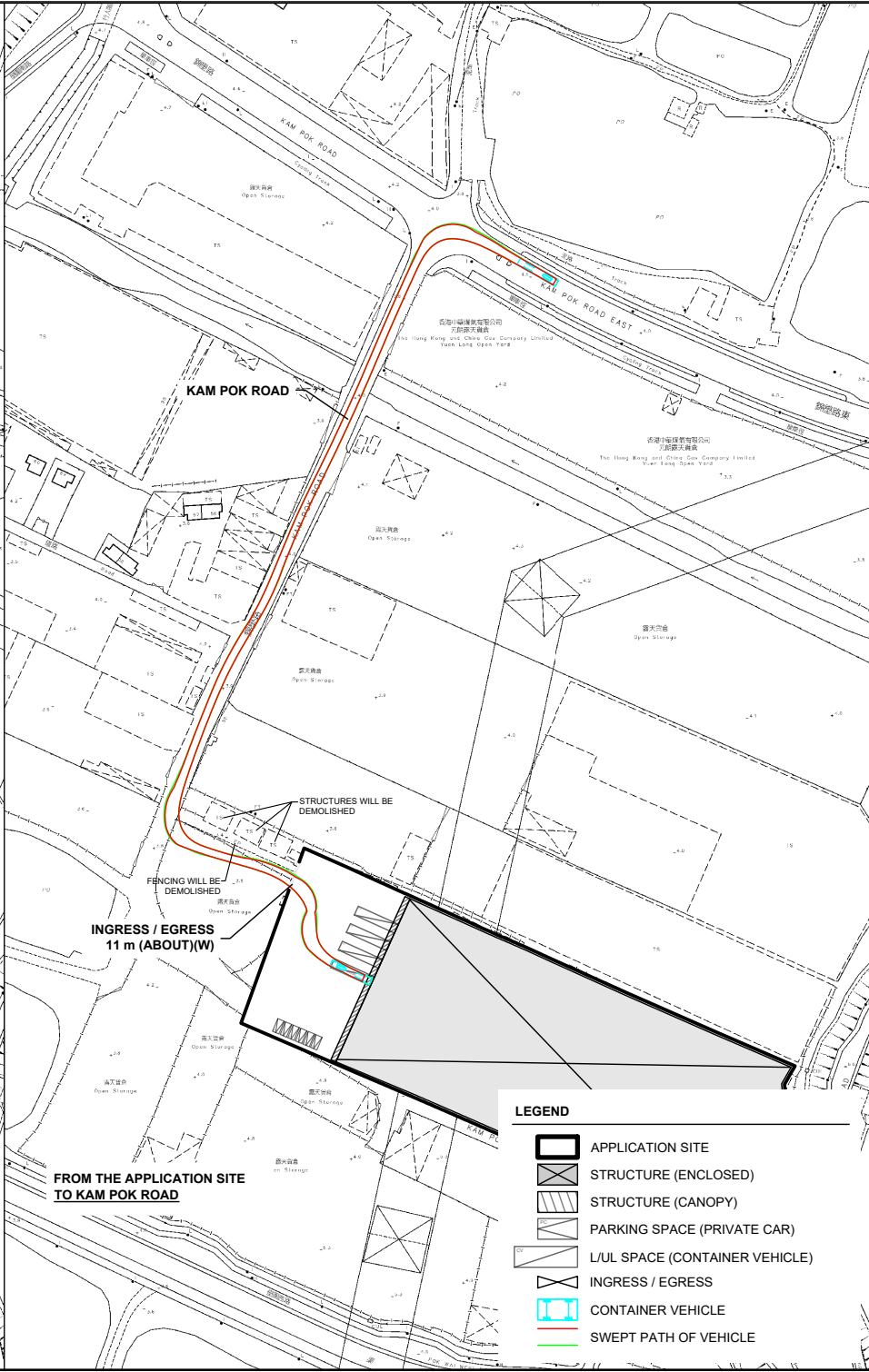
***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.

STRUCTURES WILL BE
DEMOLISHED

**FROM KAM POK ROAD TO
THE APPLICATION SITE**

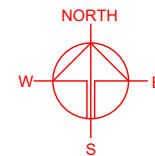
***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**



STRUCTURES WILL BE

FROM THE APPLICATION SITE
TO KAM POK ROAD

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT

TAI
WAH

DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED WAREHOUSE WITH DANGEROUS GOODS (EXCLUDING GODOWN) AND ANCILLARY FACILITIES ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND
3723 S.B ss.2 (PART) IN D.D. 104,
TAI SANG WAI, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 2000 @ A4

DRAWN BY	DATE
MN	5.2.2025

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

DWG NO.	VER.
PLAN 6	00

Our Ref.: DD 104 Lot 3723 S.B ss.1 & 3723 S.B ss.2
Your Ref.: TPB/A/YL-NSW/343

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

By E-mail

11 March 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/343)

We write to provide supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our [REDACTED] [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
Tai Wah Development Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtlam@pland.gov.hk)
email: mckso@pland.gov.hk)



Supplementary Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/343)

1. **Vily Field Investment Limited**, the applicant, is authorised by **Jaguar Cool Chain Co., Limited**, the affected business operator, to facilitate the relocation of its existing business premises in Ngau Tam Mei. Please refer to the following further justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- 1.1 The current application intends to facilitate the relocation of the existing business operator's affected premises on various lots in D.D. 104 due to land resumption and to pave way for the development of the Ngau Tam Mei New Development Area (NTM NDA) (**Plan A1**). Details of the existing business operator and the affected premises are enclosed at **Annex 1**.
- 1.2 The affected premises falls within an area zoned "Comprehensive Development Area" ("CDA") on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14 (**Plan A1**). Besides, the affected premises situates within an area indicated as 'Comprehensive Residential Neighbourhood' on the Broad Land Use Concept Plan in the development proposal of NTM NDA (**Plan A2**). As the concerned land parcel is expected to be resumed and reverted to the Government in the near future, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 1.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex 2**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

Same applied use as the affected premises

- 1.4 The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development.

The applied use is the same as that at the affected premises. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1: Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	7,226 m ²	12,980 m ²	+5,754 m ² , +80%

- 1.5 Although the site area is larger than that of the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for storage, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to the overall economic development of Hong Kong.
- 1.6 The Site is also geographically close to the border area with convenient access to nearby highway networks, which help facilitate the efficient cross-border movement of goods, reduce cross-district traffic cost for goods delivery and enhance the overall supply chain.

To echo with Government's policy on upgrading/restructuring the open storage industry

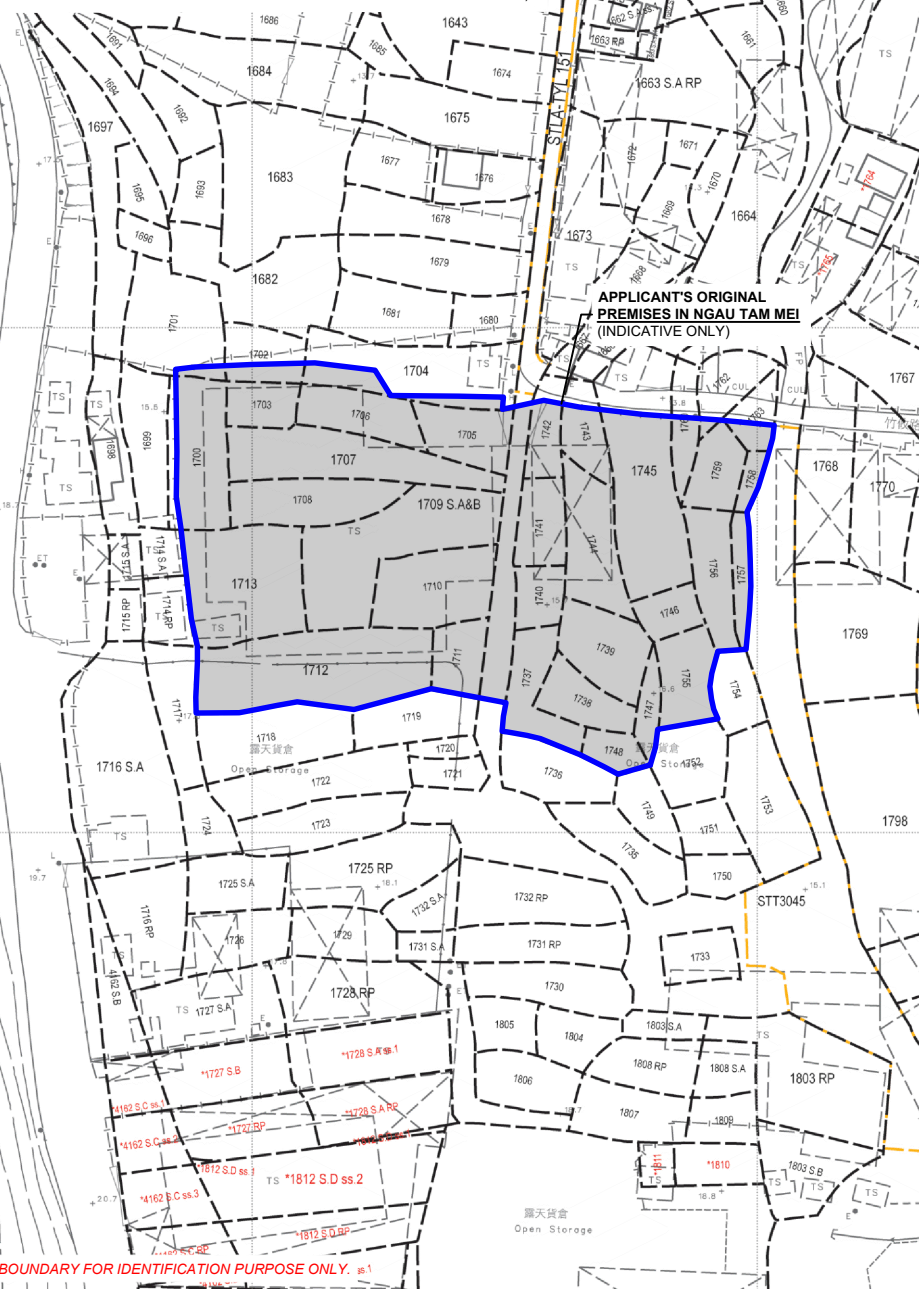
- 1.7 According to the Government's Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for industrial uses. The proposed development would echo with the Government's intention to consolidate brownfield operations in a more land-efficient manner.
- 1.8 The proposed development would also support the transformation of brownfield operations in the New Territories. The relocation of the open storage activities from the affected premises to the proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

ORIGINAL PREMISES LOCATION : VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 7,226 m² (ABOUT)

USE OF ORIGINAL PREMISES : OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

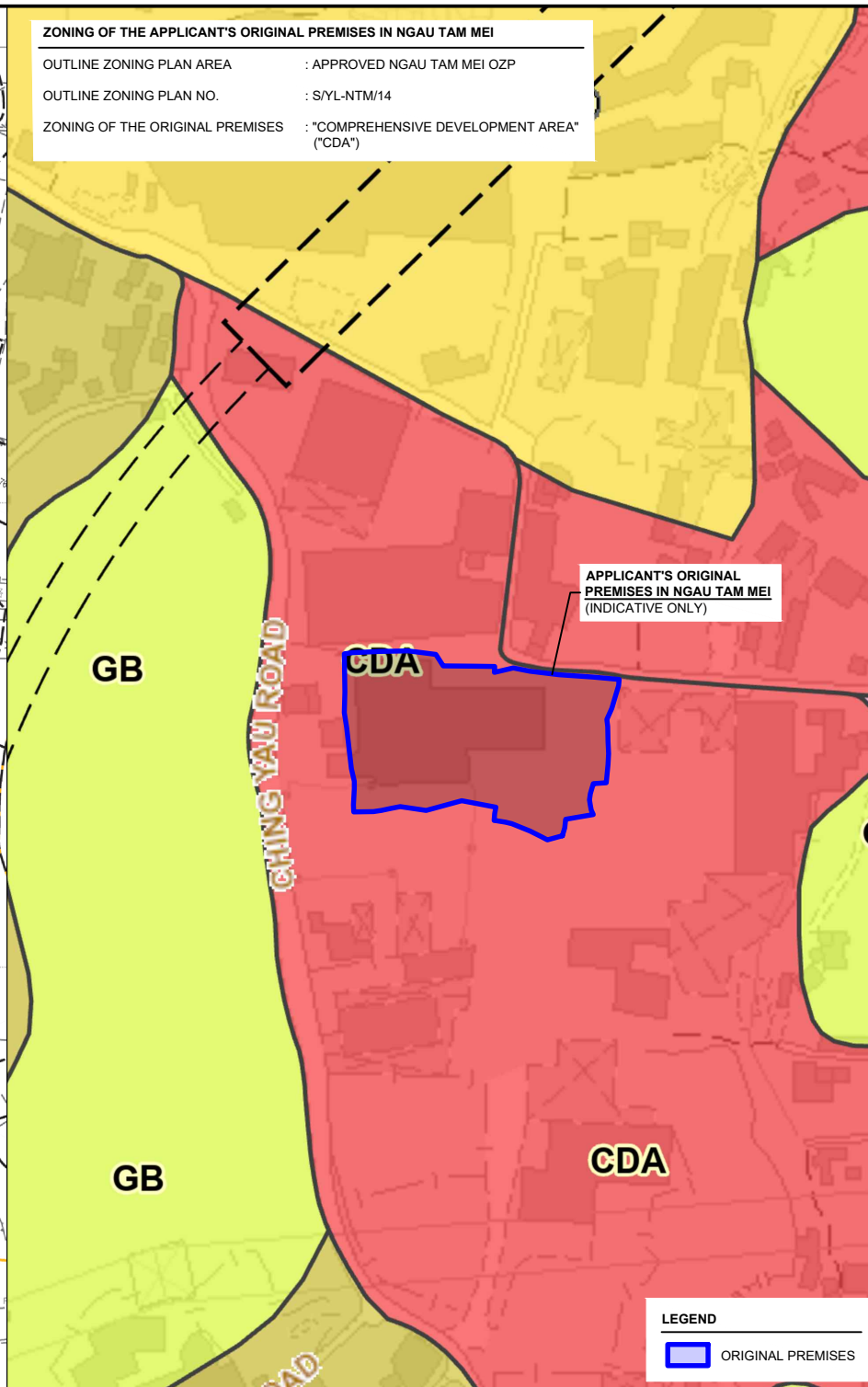


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

OUTLINE ZONING PLAN AREA : APPROVED NGAU TAM MEI OZP

OUTLINE ZONING PLAN NO. : S/YL-NTM/14

ZONING OF THE ORIGINAL PREMISES : "COMPREHENSIVE DEVELOPMENT AREA" ("CDA")



PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 / 3000 @ A4

DRAWN BY

MN

DATE

26.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & ZONING)

DWG. NO.

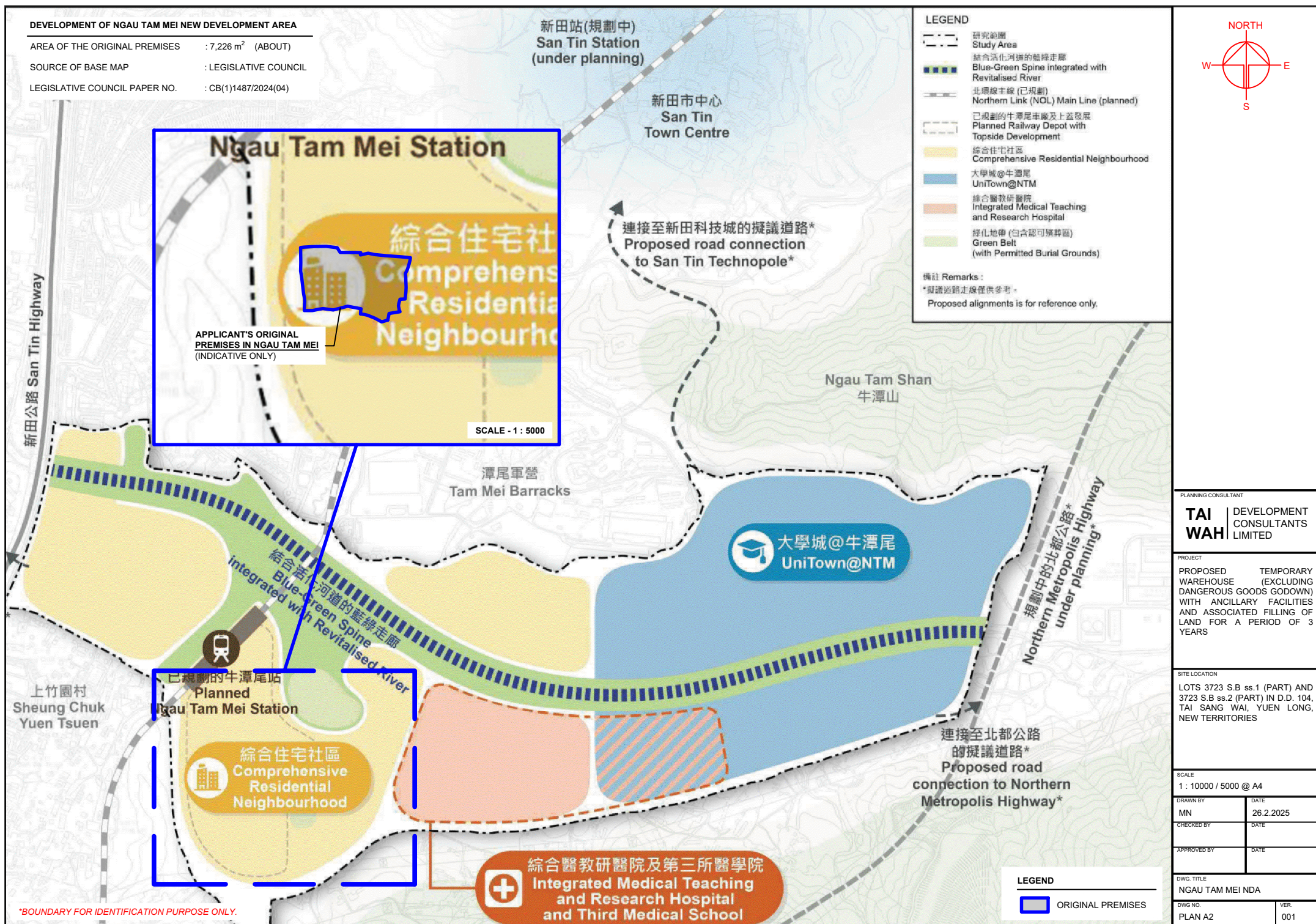
PLAN A1

VER.

001

DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 7,226 m² (ABOUT)
SOURCE OF BASE MAP : LEGISLATIVE COUNCIL
LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1: 10000 / 5000 @ A4

DRAWN BY

MN

DATE

26.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NGAU TAM MEI NDA

DWG NO.

PLAN A2

VER.

001

Annex 1

Details of the Affected Business Premises

Annex 1 – Details of the Affected Business Premises

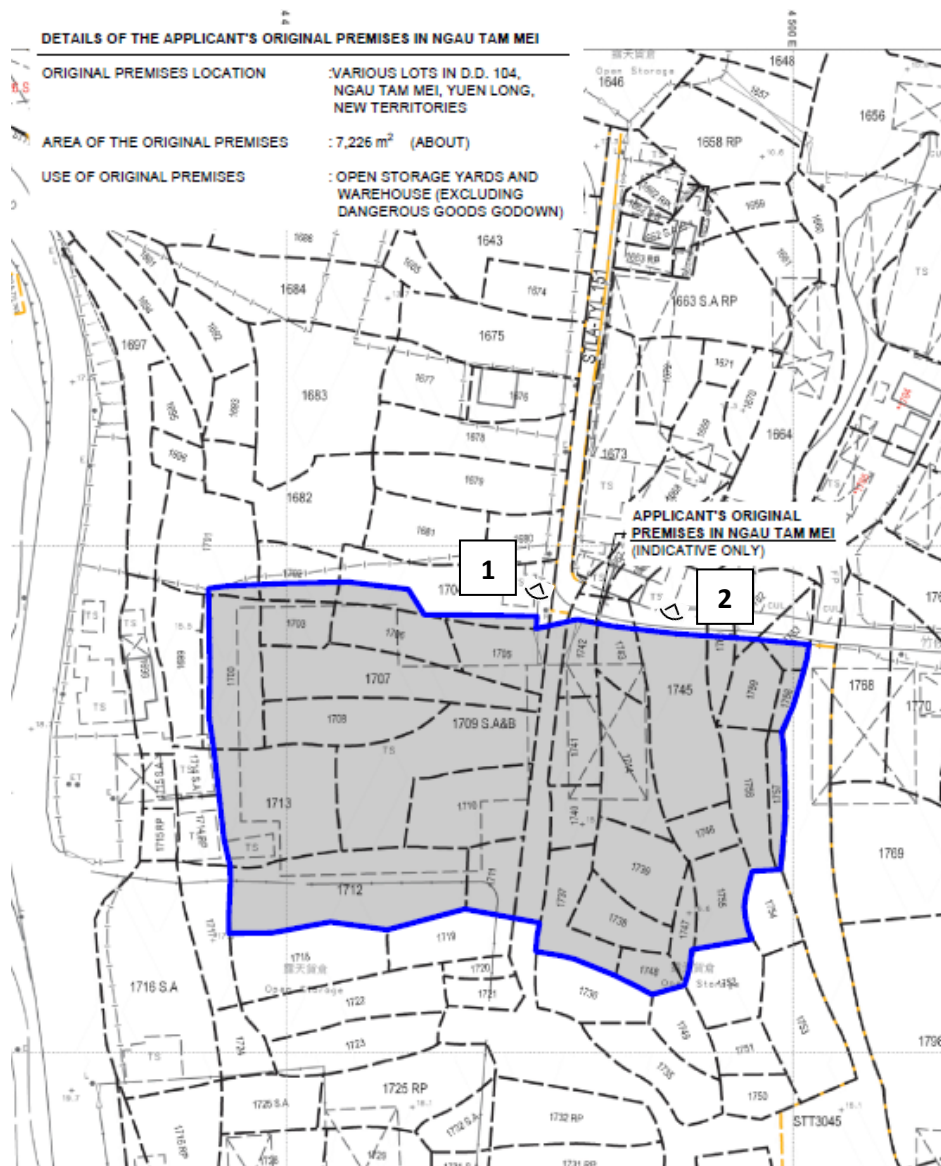
Company Name: **Jaguar Cool Chain Co., Limited**

嘉達倉儲有限公司

Details of Business Premises

Location: Lots 1700 (Part), 1701 (Part), 1702 (Part), 1703, 1704 (Part), 1705, 1706, 1707, 1708, 1709 S.A&B, 1710, 1711, 1712, 1713, 1737, 1738, 1739, 1740, 1741, 1742 (Part), 1743 (Part), 1744, 1745 (Part), 1746, 1747, 1748, 1755, 1756, 1757, 1758, 1759, 1760 (Part), 1762 (Part) and 1763 (Part) in D.D. 104 and adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Use of Premises: Warehouse





Source: Google Map



Source: Google Map

Annex 2

Details of Alternative Sites for Relocation

Annex 2 – Details of Alternative Sites for Relocation

Alternative Sites/ The Site	Site 1	Site 2	Site 3	Site 4	Site 5	The Site
Location	Various Lots in D.D. 86, Man Kam To, N.T.	Various Lots in D.D. 93, Ma Tso Lung, N.T.	Various Lots in D.D. 122, Ping Shan, N.T.	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, N.T.	Various Lots in D.D. 103, Kam Tin, Yuen Long, N.T.	Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, N.T.
Site Area	3,678 m ² (about)	30,190 m ² (about)	2,815 m ² (about)	10,740 m ² (about)	540 m ² (about)	12,980 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Kam Pok Road East via Kam Pok Road
Distance from Original Premises	14.9 km (about)	10.1 km (about)	7.8 km (about)	16.4 km (about)	3.9 km (about)	2.5 km (about)
Outline Zoning Plan	Draft Man Kam To OZP No. S/NE-MKT/5	Approved Ma Tso Lung & Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Draft Nam Sang Wai OZP No. S/YL-NSW/9
Zoning	“Green Belt” (“GB”)	“Conservation Area” (“CA”)	“CA”	“GB”	“Agriculture”	“OU(CDWRA)”
Existing Condition	Covered by tree groups and vegetation	Mostly vacant, covered by vegetation and occupied by fishpond	Woodland and partly vacant	Covered by vegetation and woodland	Vacant and covered with vegetation	Generally flat and vacant, entirely covered with concrete
Surrounding Area	Surrounded by residential development and woodland	Surrounded by vegetation, pond, some residential and G/IC uses	Surrounded by woodland and graves	Surrounded by tree groups, temporary structures for open storage and residential uses	Surrounded by open storage, some G/IC uses, woodland and residential structures	Surrounded by open storage and temporary structures for warehouse use
Suitability for Relocation	<u>Not suitable</u> for relocation: - much smaller than the original premises - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - much larger than the original premises - within the “CA” zone - tenancy for portion of the site is not feasible - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the original premises - not compatible with the surrounding area - within the “CA” Zone - tree felling is required	<u>Not suitable</u> for relocation: - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Suitable</u> for relocation: - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible - no sensitive receivers in the vicinity

Our Ref.: DD 104 Lot 3723 S.B ss.1 & 3723 S.B ss.2
Your Ref.: TPB/A/YL-NSW/343

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

By E-mail

21 March 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/343)

We write to provide further information to clarify the details of the affected business operator mentioned in the Supplementary Information received by the Town Planning Board on 11.3.2025.

Should you require more information regarding the application, please contact our [REDACTED] [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

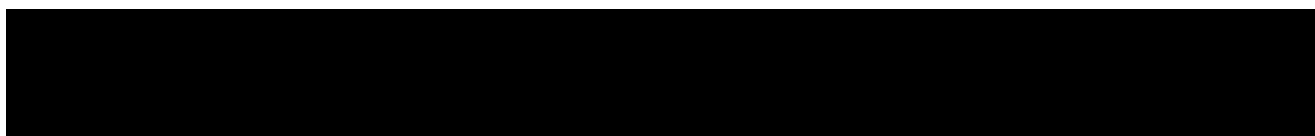
For and on behalf of
Tai Wah Development Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, Pland

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk)
email: mckso@pland.gov.hk)



1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/343)

1. **Vily Field Investment Limited**, the applicant, is authorised by **Jaguar Cool Chain Co., Limited**, the affected business operator, to facilitate the relocation of its existing business premises in Ngau Tam Mei. **The Memorandum of Understanding signed by both parties is enclosed at Annex 1.** Please refer to the following further justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- 1.1 The current application intends to facilitate the relocation of the existing business operator's affected premises on various lots in D.D. 104 due to land resumption and to pave way for the development of the Ngau Tam Mei New Development Area (NTM NDA) (**Plan A1**). Details of the existing business operator and the affected premises are enclosed at **Annex 2**.
- 1.2 The affected premises falls within an area zoned "Comprehensive Development Area" ("CDA") on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14 (**Plan A1**). Besides, the affected premises situates within an area indicated as 'Comprehensive Residential Neighbourhood' on the Broad Land Use Concept Plan in the development proposal of NTM NDA (**Plan A2**). As the concerned land parcel is expected to be resumed and reverted to the Government in the near future, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

- 1.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex 3**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

Same applied use as the affected premises

- 1.4 The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development.

The applied use is the same as that at the affected premises. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1: Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	11,045 m ²	12,980 m ²	+1,935 m ² , +18%

- 1.5 Although the site area is larger than that of the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for storage, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to the overall economic development of Hong Kong.
- 1.6 The Site is also geographically close to the border area with convenient access to nearby highway networks, which help facilitate the efficient cross-border movement of goods, reduce cross-district traffic cost for goods delivery and enhance the overall supply chain.

To echo with Government's policy on upgrading/restructuring the open storage industry

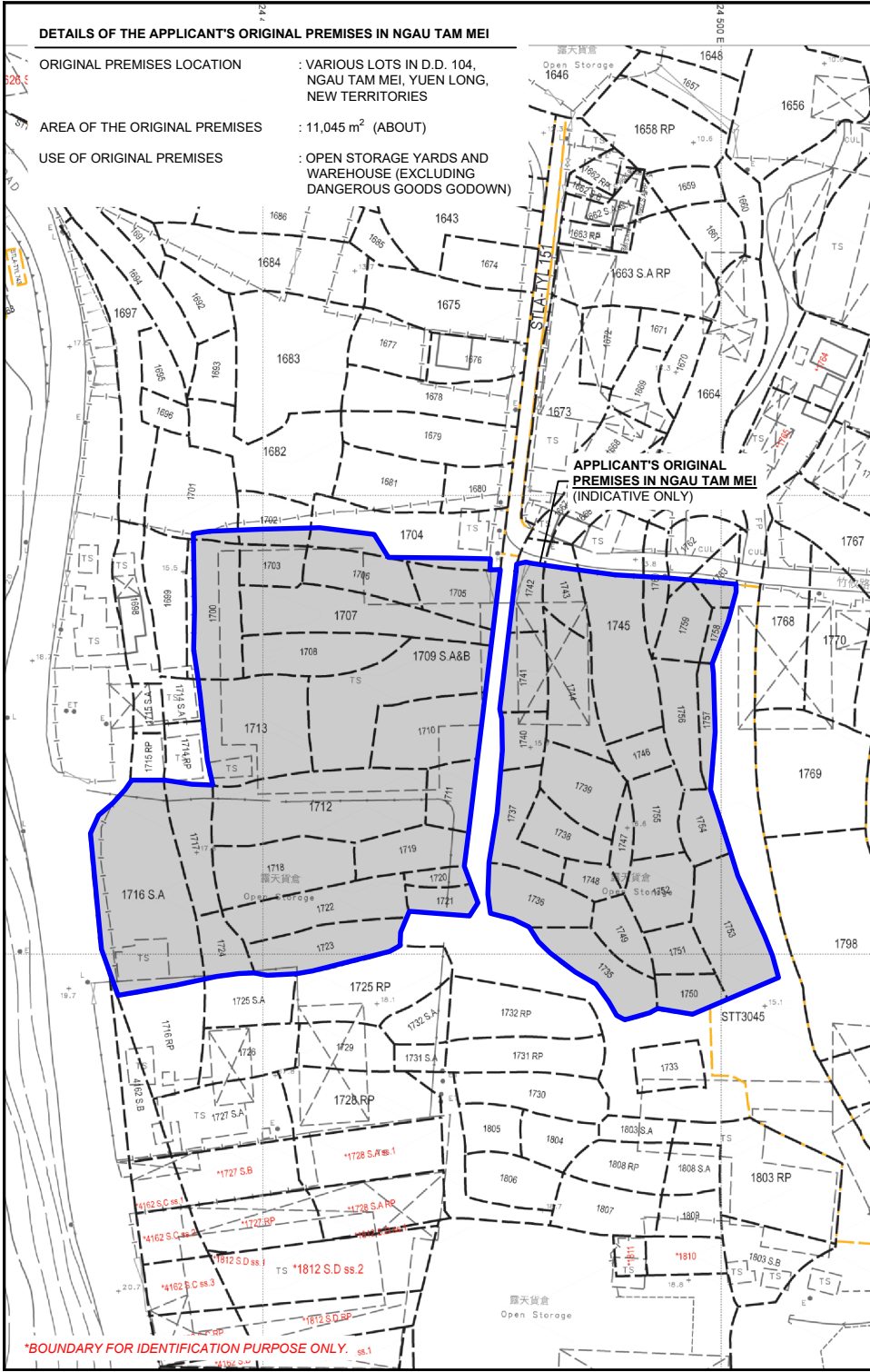
- 1.7 According to the Government's Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for industrial uses. The proposed development would echo with the Government's intention to consolidate brownfield operations in a more land-efficient manner.
- 1.8 The proposed development would also support the transformation of brownfield operations in the New Territories. The relocation of the open storage activities from the affected premises to the proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

ORIGINAL PREMISES LOCATION : VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 11,045 m² (ABOUT)

USE OF ORIGINAL PREMISES : OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

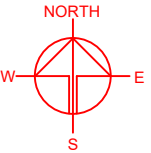
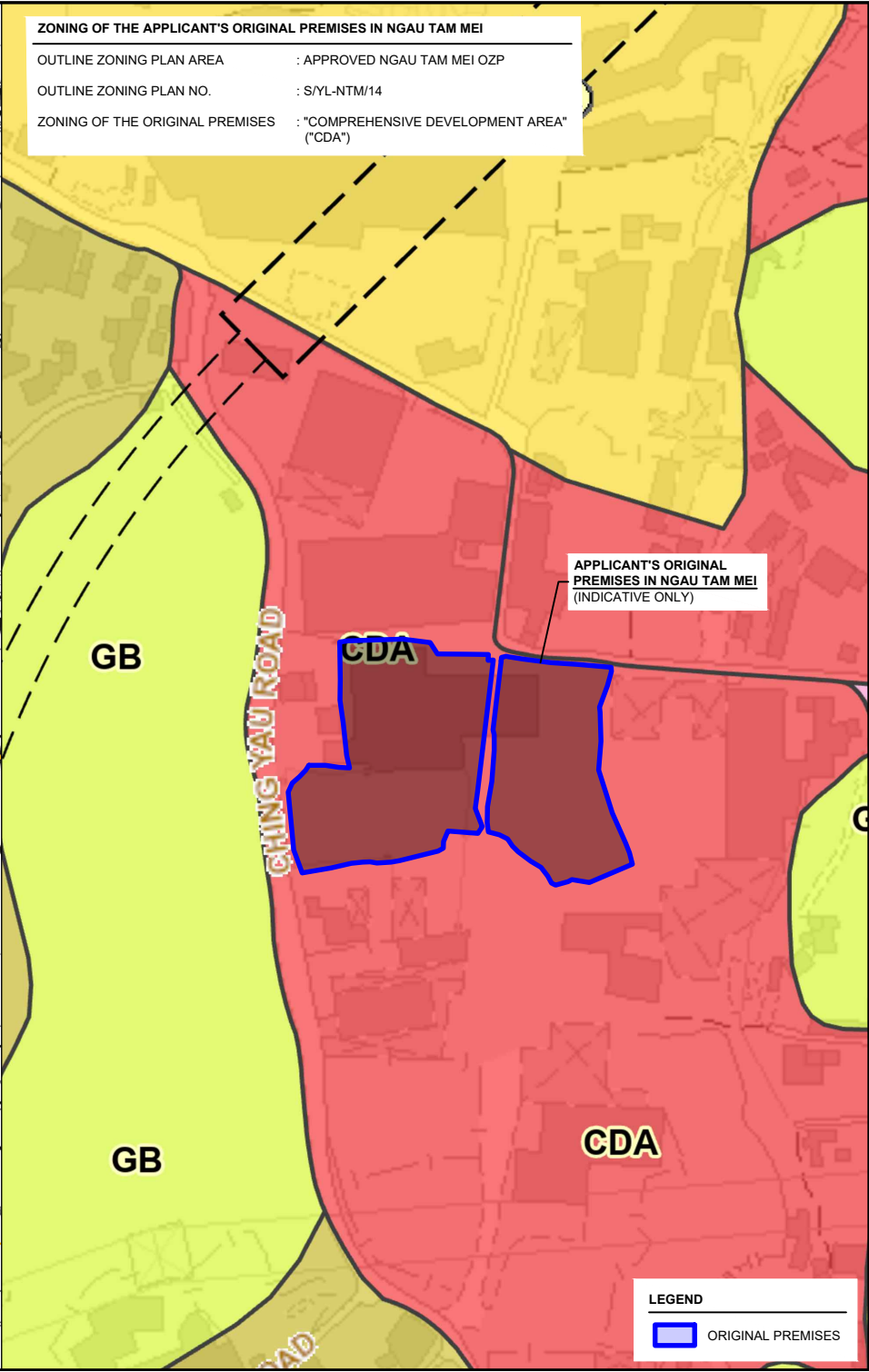


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

OUTLINE ZONING PLAN AREA : APPROVED NGAU TAM MEI OZP

OUTLINE ZONING PLAN NO. : S/YL-NTM/14

ZONING OF THE ORIGINAL PREMISES : "COMPREHENSIVE DEVELOPMENT AREA" ("CDA")



PLANNING CONSULTANT

TAI WAH | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 / 3000 @ A4

DRAWN BY

MN

DATE

20.3.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & ZONING)

DWG NO.

PLAN A1

VER.

001

LEGEND



ORIGINAL PREMISES

DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 11,045 m² (ABOUT)
SOURCE OF BASE MAP : LEGISLATIVE COUNCIL
LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)

APPLICANT'S ORIGINAL
PREMISES IN NGAU TAM MEI
(INDICATIVE ONLY)

SCALE - 1 : 5000

新田站(規劃中)
San Tin Station
(under planning)

新田市中心
San Tin
Town Centre

連接至新田科技城的擬議道路*
Proposed road connection
to San Tin Technopole*

Ngau Tam Shan
牛潭山

潭尾軍營
Tam Mei Barracks

大學城@牛潭尾
UniTown@NTM

規劃中的北部公路*
Northern Metropolis Highway
under planning*

連接至北部公路
的擬議道路*
Proposed road
connection to Northern
Metropolis Highway*

綜合醫教研醫院及第三所醫學院
Integrated Medical Teaching
and Research Hospital
and Third Medical School

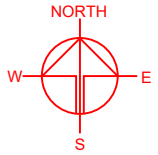
LEGEND

- 研究範圍
Study Area
- 結合活化河道的藍綠走廊
Blue-Green Spine integrated with
Revitalised River
- 北環線主線(已規劃)
Northern Link (NOL) Main Line (pl)
- 已規劃的牛潭尾車廠及上蓋發展
Planned Railway Depot with
Topside Development
- 綜合住宅社區
Comprehensive Residential Neigh
- 大學城@牛潭尾
UniTown@NTM
- 綜合醫教研醫院
Integrated Medical Teaching
and Research Hospital
- 綠化地帶(包含認可殯葬區)
Green Belt
(with Permitted Burial Grounds)

備註 Remarks:

*擬議道路走線僅供參考。

Proposed alignments is for reference only.



PLANNING CONSULTANT

TAI WAH DEVELOPMENT
CONSULTANTS
LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 / 5000 @ A4

DRAWN BY

MN

DATE

20.3.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NGAU TAM MEI NDA

DWG NO.

PLAN A2

VER.

001

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Annex 1

Memorandum of Understanding

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : 嘉達倉儲有限公司
Jaguar Cool Chain Co., Limited

公司註冊證明書 / 商業登記證號碼 : [REDACTED]

規劃許可申請人 (乙方) : 維田投資有限公司
Vily Field Investment Limited

公司註冊證明書 / 商業登記證號碼 : [REDACTED]

甲方 為位於丈量約份第 104 約多個地段的業務經營者，由於受到牛潭尾新發展區之收地計畫影響，需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 104 約地段第 3723 號 B 分段第 1 小分段 (部分) 及第 3723 號 B 分段第 2 小分段 (部分) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。

乙方 作為規劃許可申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。

For and on behalf of
Jaguar Cool Chain Co., Limited
嘉達倉儲有限公司

.....
Authorized Signature(s)

嘉達倉儲有限公司 (甲方)
業務經營者簽署

For and on behalf of
維田投資有限公司
VILY FIELD INVESTMENT LIMITED

.....
Authorized Signature(s)

維田投資有限公司 (乙方)
規劃許可申請人簽署

2025 年 3 月 10 日

Annex 2

Details of the Affected Business Premises

Annex 2 – Details of the Affected Business Premises

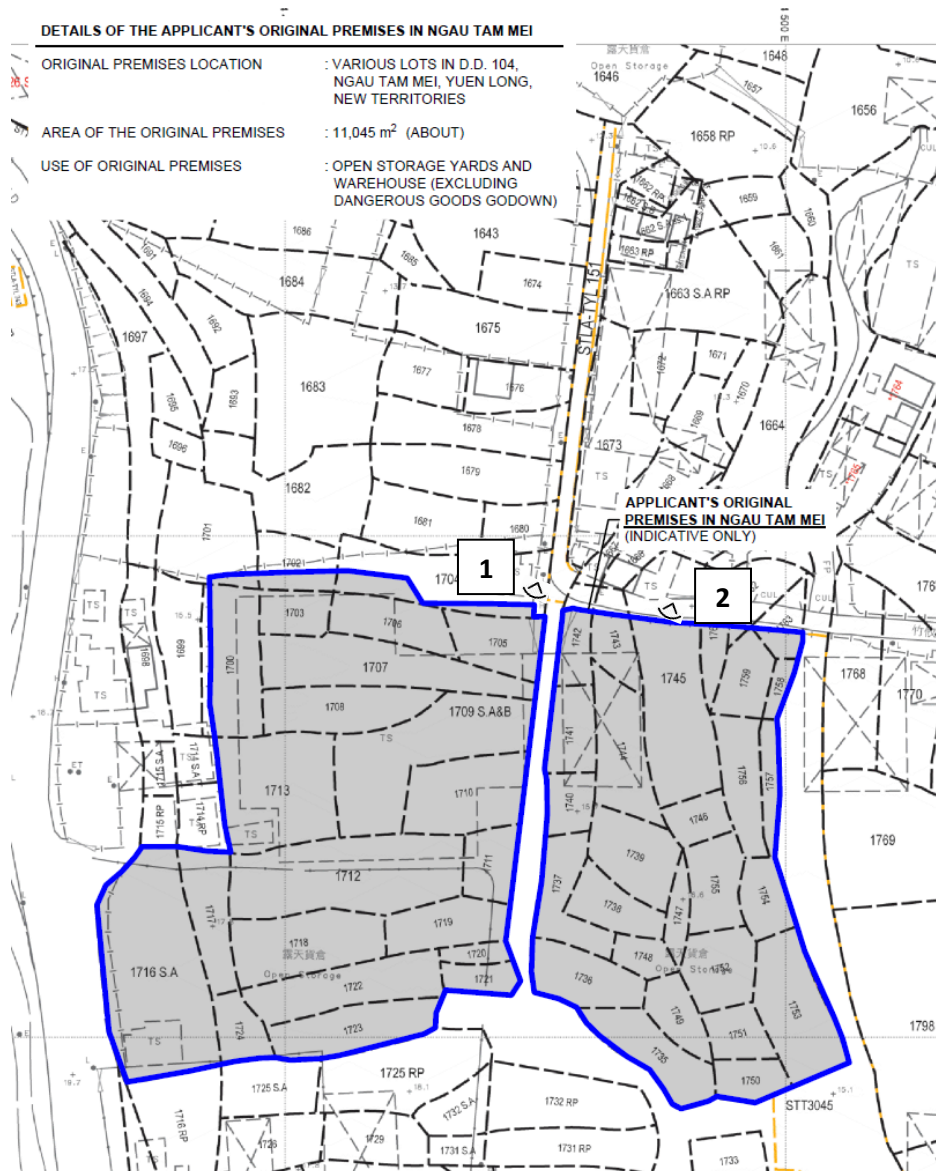
Company Name: **Jaguar Cool Chain Co., Limited**

嘉達倉儲有限公司

Details of Business Premises

Location: Lots 1700 (Part), 1701 (Part), 1702 (Part), 1703, 1704 (Part), 1705, 1706, 1707, 1708, 1709 S.A&B, 1710, 1711, 1712, 1713, **1716 S.A, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1735, 1736**, 1737, 1738, 1739, 1740, 1741, 1742 (Part), 1743 (Part), 1744, 1745 (Part), 1746, 1747, 1748, **1749, 1750, 1751, 1752, 1753, 1754**, 1755, 1756, 1757, 1758, 1759, 1760 (Part), 1762 (Part) and 1763 (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Use of Premises: **Warehouse**





Source: Google Map



Source: Google Map

Annex 3

Details of Alternative Sites for Relocation

Annex 3 – Details of Alternative Sites for Relocation

Alternative Sites/ The Site	Site 1	Site 2	Site 3	Site 4	Site 5	The Site
Location	Various Lots in D.D. 86, Man Kam To, N.T.	Various Lots in D.D. 93, Ma Tso Lung, N.T.	Various Lots in D.D. 122, Ping Shan, N.T.	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, N.T.	Various Lots in D.D. 103, Kam Tin, Yuen Long, N.T.	Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, N.T.
Site Area	3,678 m ² (about)	30,190 m ² (about)	2,815 m ² (about)	10,740 m ² (about)	540 m ² (about)	12,980 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Kam Pok Road East via Kam Pok Road
Distance from Original Premises	14.9 km (about)	10.1 km (about)	7.8 km (about)	16.4 km (about)	3.9 km (about)	2.5 km (about)
Outline Zoning Plan	Draft Man Kam To OZP No. S/NE-MKT/5	Approved Ma Tso Lung & Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Draft Nam Sang Wai OZP No. S/YL-NSW/9
Zoning	“Green Belt” (“GB”)	“Conservation Area” (“CA”)	“CA”	“GB”	“Agriculture”	“OU(CDWRA)”
Existing Condition	Covered by tree groups and vegetation	Mostly vacant, covered by vegetation and occupied by fishpond	Woodland and partly vacant	Covered by vegetation and woodland	Vacant and covered with vegetation	Generally flat and vacant, entirely covered with concrete
Surrounding Area	Surrounded by residential development and woodland	Surrounded by vegetation, pond, some residential and G/IC uses	Surrounded by woodland and graves	Surrounded by tree groups, temporary structures for open storage and residential uses	Surrounded by open storage, some G/IC uses, woodland and residential structures	Surrounded by open storage and temporary structures for warehouse use
Suitability for Relocation	<u>Not suitable</u> for relocation: - much smaller than the original premises - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - much larger than the original premises - within the “CA” zone - tenancy for portion of the site is not feasible - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the original premises - not compatible with the surrounding area - within the “CA” Zone - tree felling is required	<u>Not suitable</u> for relocation: - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Suitable</u> for relocation: - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible - no sensitive receivers in the vicinity

Our Ref. : DD104 Lot 3723 S.B ss.1 & VL
Your Ref. : TPB/A/YL-NSW/343

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

By Email

28 April 2025

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, N. T.

(S.16 Planning Application No. A/YL-NSW/343)

We write to submit further information to address departmental comment of subject application (**Appendix I**).

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

Yours faithfully,

Louis TSE
Tai Wah Development Consultants Limited

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk)
email: mckso@pland.gov.hk)

Response-to-Comment

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, N. T.

(Application Nos. A/YL-NSW/343)

- (i) The applicant would like to provide clarifications on the subject application. Details are as follows:
- (a) Sufficient space is reserved for the existing Kam Pok Road. 2.5 m solid metal wall will be installed by the applicant to separate the proposed development and the existing Kam Pok Road. A revised application form and plans are provided (**Annex I** and **Plans 1 to 3**).
 - (b) When compared with the affected business premises in Ngau Tam Mei (i.e. 11,045m²) and the proposed development (i.e. 12,980m²), the site area is slightly increased to meet the operational needs (i.e. +1,935m²). Although the site area is larger than that of the affected premises, the proposed 2-storey warehouse is intended to provide additional space to alleviate the pressing demand for indoor storage space, as well as to enhance operational efficiency, competitiveness and growth of the local logistics sectors, thereby contributing to the overall economic development of Hong Kong. Besides, the proposed development would also support the transformation of brownfield operations in the New Territories. The proposed warehouses at the application site (the Site) will enhance storage conditions by protecting items from environmental harm and mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

- (ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Planning Officer/Fanling, Sheung Shui & Yuen Long East, Planning Department (DPO/FSYLE, PlanD) (Contact Person: Mr. Alexander MAK; Tel: 3168 4048)		
(a)	Please submit sufficient information regarding the land status of the affected original brownfield site in NTM (such as STT and STW covering the site), including but not limited to the relationship between the applicant of relevant STT and STW (if any) and the on site brownfield operator.	<p>The owner of the affected original brownfield site will apply the Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the business operation of the original business premises in Ngau Tam Mei.</p> <p>The applicant and the affected business operator co-signed a Memorandum of Understanding (MoU), authorising the applicant to submit the application on behalf of the affected business operator. The MoU was submitted to the Town</p>

S.16 Planning Application Nos. A/YL-NSW/343

		Planning Board together with the Further Information on 21.3.2025.
(b)	Please also reconfirm if the original brownfield site would be affected by the NOL development.	The affected premises partly situate within an area indicated as 'Comprehensive Residential Neighbourhood' on the Board Land Use Concept Plan in the development of Ngau Tam Mei New Development Area and partly within the project area of Northern Link Main Line Development Area. As the concerned land parcel is expected to be resumed and reverted to the Government in the near future, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.
(c)	Please clarify the type of goods being stored at the affected premises in NTM and the intended goods to be stored in the application site of A/YL-NSW/343.	The proposed development is intended for storage of miscellaneous goods (i.e. apparel, packaged food, footwear, electronic goods, furniture etc.). No storage of dangerous goods will be allowed.
(d)	Please clarify if dangerous goods would be stored on the Site and if workshop or open storage activities will be carried out at the Site.	Please be confirmed that there will not be any dangerous goods stored on the Site, nor any workshop or open storage activities would be carried out on the Site.
(e)	It is observed that some part of the Site intrudes into the existing Kam Pok Road, please consider to revise the layout plan to avoid such intrusion if appropriate.	The layout of the Site has been revised accordingly (Plans 1 to 3). The existing Kam Pok Road will be preserved.
(f)	According to aerial photo, there is scattered trees at the Site. Please advise if all them are felled to make way for the proposed development.	The entire Site has already been covered with existing hard-paving. No tree has been identified within the Site.
(g)	Please advise if you have any information regarding the known long-term planned development covering the Site.	Although the sites fall within "OU(CDWRA)" zone, the sites currently do not fall within any known long-term planned development programme. Therefore, approval of the current application on a temporary basis of 3 years would better utilise land parcels and would not jeopardise the long-term planning intention of the "OU(CDWRA)" zone.

S.16 Planning Application Nos. A/YL-NSW/343

(h)	Please advise if there is any commitment from the applicant to reinstate the Site to an amenity area upon the planning approval period.	The applicant will reinstate the Site to an amenity area upon the planning approval period.
-----	---	---

Annex I

Revised Application Form

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	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月																								
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 3,380sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 9,600sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 2 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 19,084sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 19,084sq.m <input checked="" type="checkbox"/> 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)																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> <th></th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE FOR STORAGE OF VEHICLES</td> <td>9,484 m² (ABOUT)</td> <td>18,968 m² (ABOUT)</td> <td>11 m (ABOUT)(2-STOREY)</td> <td>.....</td> </tr> <tr> <td>B2</td> <td>SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES</td> <td>116 m² (ABOUT)</td> <td>116 m² (ABOUT)</td> <td>7 m (ABOUT)(1-STOREY)</td> <td>.....</td> </tr> <tr> <td colspan="2" style="text-align: center;">TOTAL</td> <td>9,600 m² (ABOUT)</td> <td>19,084 m² (ABOUT)</td> <td></td> <td>.....</td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT		B1	WAREHOUSE FOR STORAGE OF VEHICLES	9,484 m ² (ABOUT)	18,968 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)	B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)	TOTAL		9,600 m² (ABOUT)	19,084 m² (ABOUT)	
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT																					
B1	WAREHOUSE FOR STORAGE OF VEHICLES	9,484 m ² (ABOUT)	18,968 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)																				
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)																				
TOTAL		9,600 m² (ABOUT)	19,084 m² (ABOUT)																					
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 6 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A 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 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) Container Vehicle Spaces 4																									

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	19,084 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.47 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	2	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	7 - 11 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 - 2 <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	74 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	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) _____ _____		6 N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		4
	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) Container Vehicle Spaces _____ _____		N/A N/A N/A N/A N/A 4

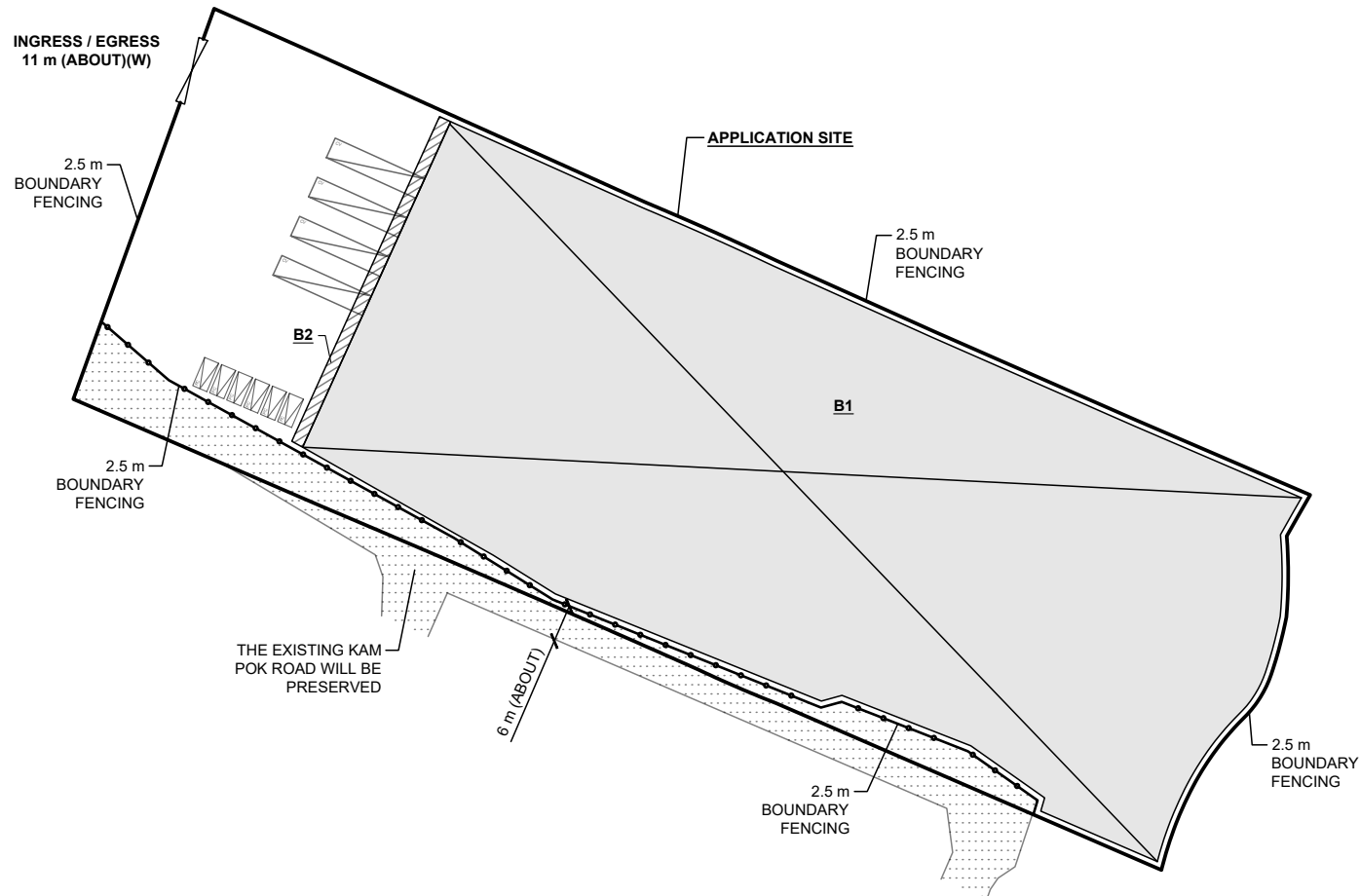
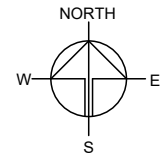
REVISED PLANS

- | | |
|---------------|--|
| Plan 1 | Layout Plan |
| Plan 2 | Plan Showing the Filling of Land and Pond Area of the Application Site |
| Plan 3 | Swept Path Analysis |

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 12,980 m ²	(ABOUT)
COVERED AREA	: 9,600 m ²	(ABOUT)
UNCOVERED AREA	: 3,380 m ²	(ABOUT)
PLOT RATIO	: 1.47	(ABOUT)
SITE COVERAGE	: 74 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 19,084 m ²	(ABOUT)
TOTAL GFA	: 19,084 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 11 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE FOR STORAGE OF VEHICLES SITE OFFICE, WASHROOM	9,484 m ² (ABOUT)	18,968 m ² (ABOUT)	11 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	116 m ² (ABOUT)	116 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		<u>9,600 m² (ABOUT)</u>	<u>19,084 m² (ABOUT)</u>	



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (CONTAINER VEHICLE)
	INGRESS / EGRESS

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY MN DATE 15.4.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

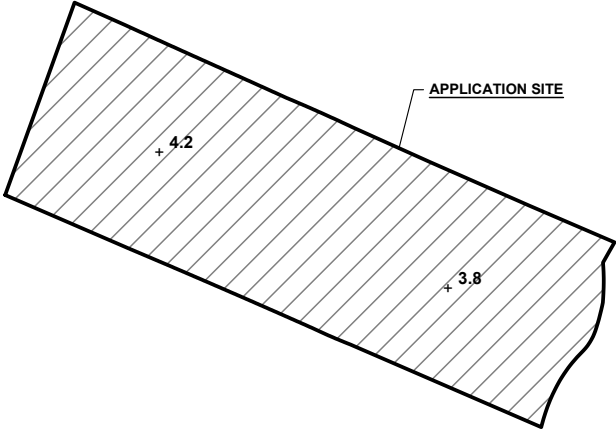
LAYOUT PLAN

DWG NO. PLAN 1 VER. 002

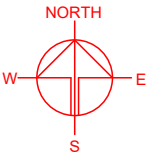


PROPOSED FILLING OF LAND AND POND

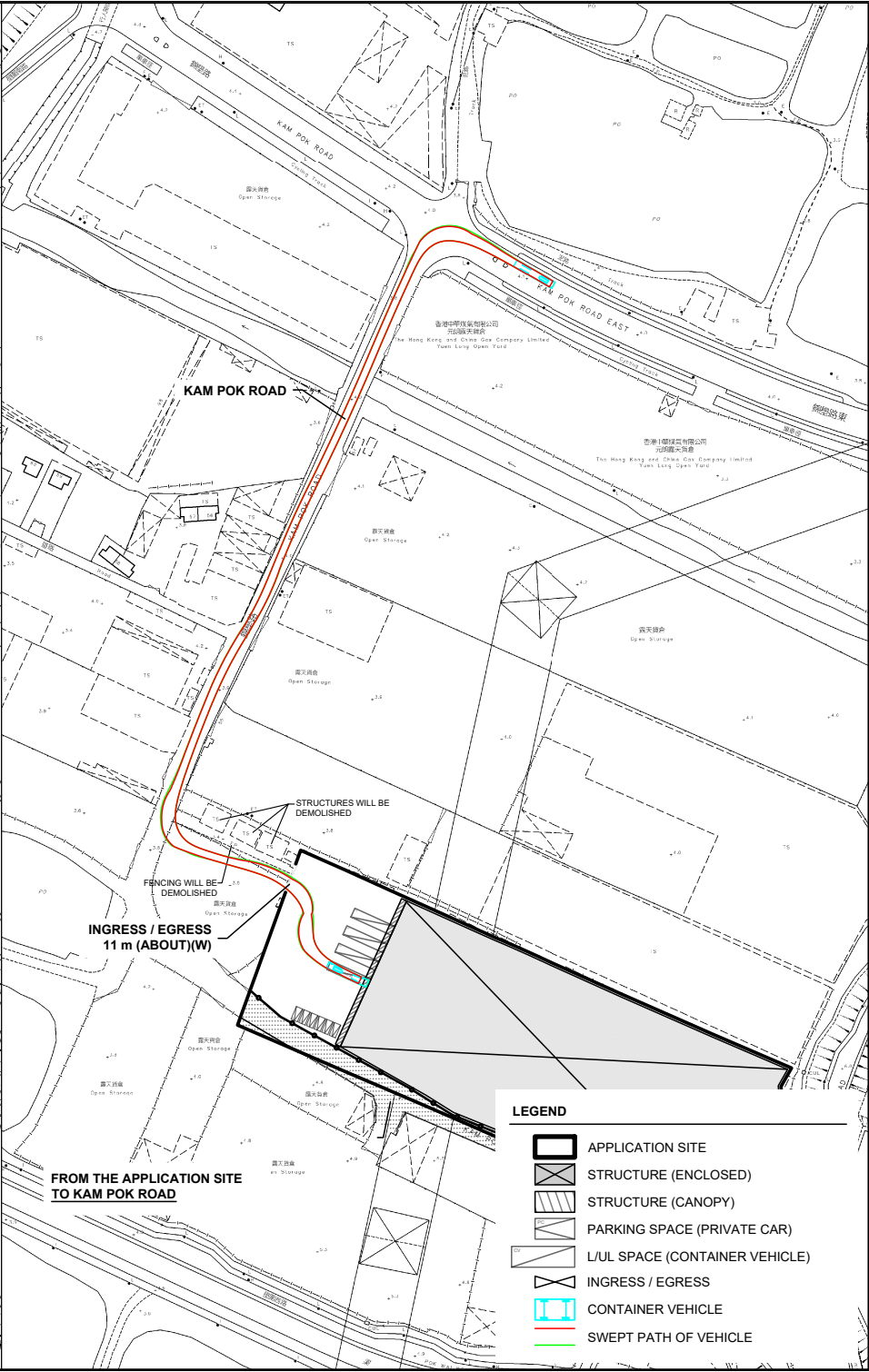
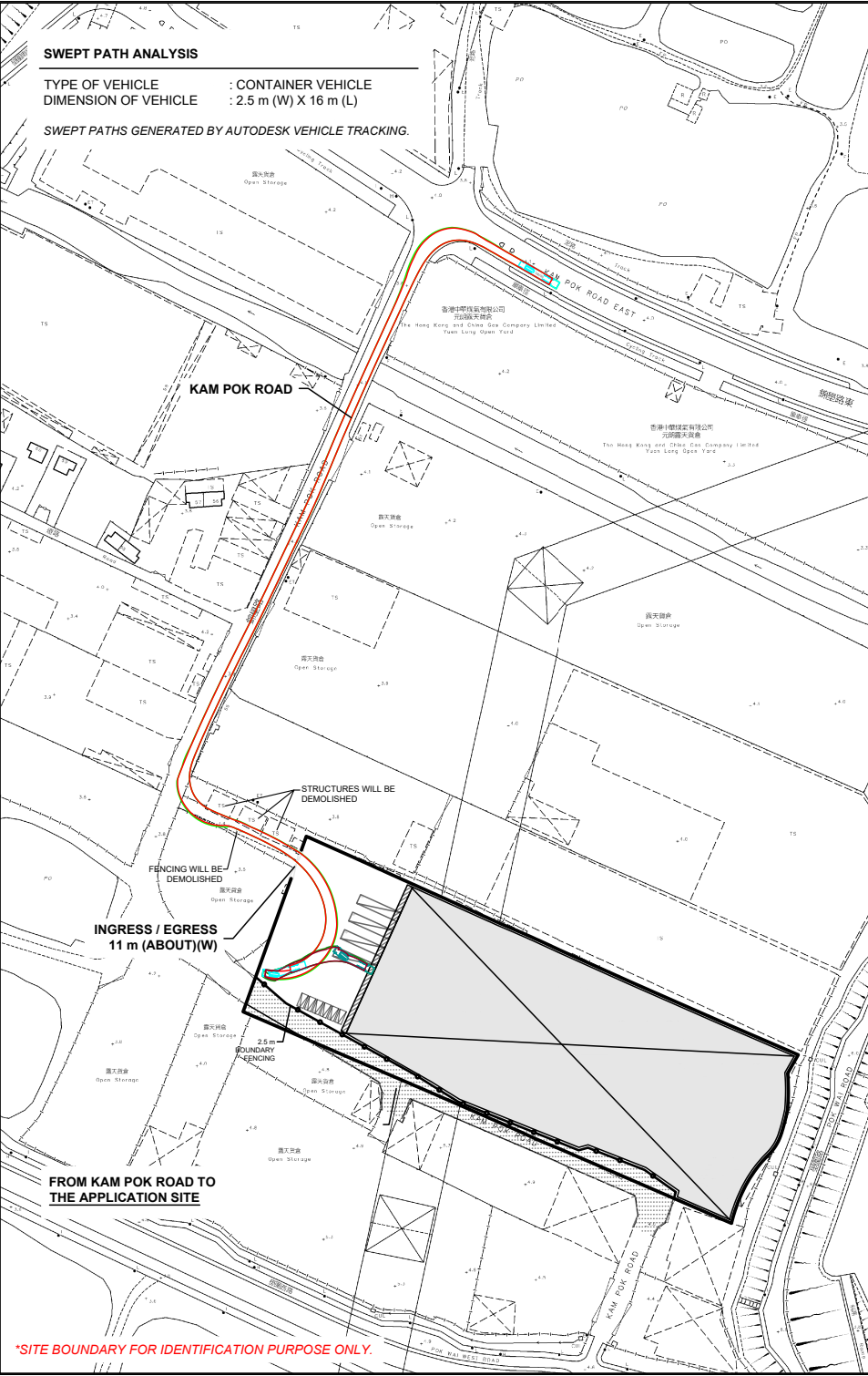
APPLICATION SITE AREA	: 12,980 m ²	(ABOUT)
COVERED BY STRUCTURE	: 9,600 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 12,980 m ²	(ABOUT)
DEPTH OF LAND FILLING AREA	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVEL	: +3.8 mPD ~ +4.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE, CIRCULATION AREA AND KAM POK ROAD	



**SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.*



PLANNING CONSULTANT	
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND	
SITE LOCATION	
LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 / 2500 @ A4	
DRAWN BY	DATE
MN	15.4.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND	
DWG NO.	VER.
PLAN 2	002



- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - PARKING SPACE (PRIVATE CAR)
 - L/UL SPACE (CONTAINER VEHICLE)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEPT PATH OF VEHICLE

NORTH

W E S

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOTS 3723 S.B ss.1 (PART) AND 3723 S.B ss.2 (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 3

VER.

002

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

Wetland Buffer Area (WBA)

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

Appendix A

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

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

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

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

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

Previous s.16 Applications covering the Application Site

Rejected Applications

Application No.	Use(s)/Development(s)	Date of Consideration (Rural and New Town Planning Committee (RNTPC)/Town Planning Board (TPB))	Rejection Reason(s)
A/YL-NSW/38 [#]	Temporary open storage of light vehicles (Private cars and lorries), container trailer park and repairing workshop for container trailers on a temporary basis for a period of 12 months	6.2.1998 (RNTPC)	(1) to (4) & (6)
A/YL-NSW/71 [#]	Proposed Temporary Open Storage of New Unlicensed Light and Medium Vehicles for a Period of 12 Months	18.2.2000 (RNTPC)	(1) to (5)

[#] The Site was zoned "REC" at the time of consideration

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention of the "Recreation" zone which is for recreational uses. There is no justification to merit a departure from the planning intention even on a temporary basis.
- (2) The proposed development is not in line with the "Town Planning Board Guidelines for Applications for Development with Deep Bay Buffer Zones" in that there are inadequate information in the submission to demonstrate that the proposed development will not have significant impact on the environment, ecology, drainage, sewerage and/or traffic in the area.
- (3) The proposed development is not compatible with the adjacent land uses in the north and east which included the major residential development of Fairview Park and Man Yuen Tsuen and a school/as well as the fish ponds to its further south-east.
- (4) The approval of the application will set an undesirable precedent for similar applications leading to general degradation of the environment in the area.
- (5) The development is likely to cause noise and dust nuisances on the surrounding residential developments as the vehicular access to the application site is via Kam Pok Road which passes through Man Yuen Chuen before connecting to Fairview Park Boulevard.
- (6) No information in the submission to demonstrate that the proposed access via Kam Pok Road would be appropriate for container traffic.

**Similar s.16 Applications within the “OU(CDWRA)” Zone
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

Approved Application

Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
A/YL-NSW/334	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	11.4.2025 (RNTPC)

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in principle objection to the application; and
- advisory comments are at **Appendix V**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant:
 - i. the submission of a drainage impact assessment before the commencement of any construction works or operations including site formation works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
 - ii. in relation to (a) above, the provision of drainage facilities before the commencement of any operation to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
 - iii. in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period.

3. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

4. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application;
- it is noted that two structures and associated filling of land are proposed in the application; and
- advisory comments are at **Appendix V**.

5. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the Site is situated in an area of miscellaneous rural fringe landscape character and under category 4 area in TPB PG-No. 13G. The Site is also located within the Wetland Buffer Area (WBA) in TPB PG-No. 12C. The Site comprises vacant land, temporary structures, open storage and scattered tree groups. The proposed use is generally not incompatible with the surrounding landscape character; and
- according to the site photos, the Site is vacant. No significant landscape resources are observed within the Site. Significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

6. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- based on the information provided, there are 400kV extra high voltage overhead lines running across the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines published by the PlanD. We have no objection in principle to the application subject to the advisory clauses pertaining to electricity supply safety and reliability as set out in paragraph (j) of **Appendix V** being strictly complied by the applicant and its contractor.

7. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

8. Other Departments

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

- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), Civil Engineering and Development Department;

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD; and
- Chief Engineer/Construction, Water Supplies Department.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) the permission is given to the development/uses and structures under the application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
 - there are unauthorised structures within the private lots. The lots owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
 - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - the Site is connected to Kam Pok Road East via a section of a local access road which is not managed by Transport Department. The land status of the local access should be clarified with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - HyD shall not be responsible for the maintenance of the proposed access connecting between the Site and Kam Pok Road East, including the adjoining section of Kam Pok Road and local track; and
 - adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;

(g) to note the comments of the Director of Fire Services that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised on the following points:
 - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection that:

- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
- the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by the EPD”;
- the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- the applicant shall meet the statutory requirements under relevant environmental legislation;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA,

they are UBW under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

(j) to note the comments of the Director of Electrical and Mechanical Services that:

- the applicant shall observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;
- no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices shall be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
- CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming in any time during and after construction;
- the applicant shall observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines; and
- the applicant is warned of possible undue interference to some electronic equipment in the vicinity, if any, regarding the electric and magnetic fields arising from the transmission overhead lines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: [REDACTED]
Sent: 2025-04-05 星期六 08:05:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/343 DD 104 Tai Sang Wai

A/YL-NSW/343

Lots 3723 S.B ss.1 (Part) and 3723 S.B ss.2 (Part) in D.D. 104, Tai Sang Wai, Yuen Long

Site area: About 12,980sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Warehouse / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Relocation of brownfield operations to sites in proximity to high density residential nodes is not appropriate. This is only one of a number of applications for the same use in the same district. The cumulative negative impact would not be insignificant.

The planned use is not only incompatible with the zoning, the area is not included in the Cat 2 provision that encourages such operations to operate in clusters.

The application should be rejected.

Mary Mulvihill