

2025年 3月 1 2日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

12 MAR 2025

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

Form 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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ 7C-NSW/399
	Date Received 收到日期	12 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

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

United Power Asset Management Limited 合力資產管理有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

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 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (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 15,878 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 21,143 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan 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 "
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

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

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

- ☒ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 25/01/2025 (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 24/01/2025 (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 and Pond for a Period 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 5,194sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 10,684sq.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 21,143sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 21,143sq.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 (EXCLUDING D.G.G.)	10,459 m ² (ABOUT)	20,918 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR LUL ACTIVITIES	225 m ² (ABOUT)	225 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,684 m ² (ABOUT)	21,143 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 ☒ 6

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday.																																	
(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 West via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>																															
	No 否																																
(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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 7,049 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 0.5 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 15,878 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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)
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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	<input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件 <input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 <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： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	<input type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月

7. Justifications 理由

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

Please refer to the supplementary statement.

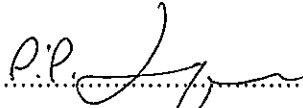
8. Declaration 聲明

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, MPIA, 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

24/01/2025

(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 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories
Site area 地盤面積	15,878 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area")
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 3 <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 and Pond for a Period 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	21,143 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.3 <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 m 米 <input type="checkbox"/> (Not more than 不多於)	
		N/A Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	7m - 13m (about) m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 - 2 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	67 % <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) <hr/>		6 N/A N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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 <input checked="" type="checkbox"/> <hr/>		N/A N/A N/A N/A N/A 6

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>Plan showing the location, zoning and land status, Aerial photo, Plan showing land filling area of the application site, 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 *Various Lots in D.D. 104, Tai Sang Wai, Yuen Long (the Site)* for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (proposed development) (**Plan 1**).
- 1.2 The application intends to facilitate the relocation of an affected warehouse business, which will be affected by the government development projects. Approval of the current application can facilitate the 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 falls within "Other Specified Use" annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") zone on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/9. According to the Notes of the OZP, the applied use is not a column one nor two use within the "OU(CDWRA)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 Although the Site falls within area zoned "OU(CDWRA)", portion of the Site has been occupied by warehouse before the first publication in the Gazette of the notice of the Nam Sang Wai Interim Development Permission Area Plan No. IDPA/YL-NSW/1, hence, such operation is considered as an 'existing use'. Furthermore, the proposed development with low-rise structure is also considered not incompatible with surrounding areas, which are dominated by temporary structures for warehouses, logistic 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.
- 2.3 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an

undesirable precedent for the "OU(CDWRA)" zone.

3) Development Proposal

- 3.1 The Site occupied an area of 15,878 m² (about) (**Plan 3**). The operation hours of Site are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. Two single-storey structures are proposed at the Site for warehouse (excluding D.G.G.), site office and washroom uses with total gross floor area (GFA) of 21,143 m² (about) (**Plan 4**). The ancillary site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. It is estimated that the Site would be able to accommodate 10 staff. As the Site is proposed for 'warehouse' use with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1**.

Table 1 – Major Development Parameters

Application Site Area	15,878 m ² (about)
Covered Area	10,684 m ² (about)
Uncovered Area	5,194 m ² (about)
Plot Ratio	1.3 (about)
Site Coverage	67% (about)
Number of Structure	2
Total GFA	21,143 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	21,143 m ² (about)
Building Height	7 m - 13 m (about)
No. of Storey	1 - 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 +3.6 mPD to +3.7 mPD (**Plan 5**). The filling of land is 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.
- 3.3 According to the aerial photo and survey map prepared by the Survey and Mapping Office, Lands Department, the pond within the Site had been filled in the early-1990s. The

application intends to reflect the current state by regularising the filling of pond at the Site. No further filling of pond is required after obtaining planning permission from the Board (**Plan 5**).

- 3.4 The Site is accessible from Fairview Park Boulevard via a local access (**Plan 1**). A total of 12 parking and L/UL spaces are provided at the Site (**Plan 4**). Details are shown at **Table 2**.

Table 2 – Parking and L/UL Provisions

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

- 3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As traffic generated and attracted by the proposed development is minimal (as shown at **Table 3**), adverse traffic impact should not be anticipated.

Table 3 – Estimated Trip Generation and Attraction

Time Period	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	6	0	2	0	8
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	6	0	2	8
Traffic trip per hour (10:00 – 18:00)	0	0	3	3	6

- 3.6 2.5 m high solid metal wall be erected along the site boundary to minimize the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.7 The applicant will strictly follow 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. 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 follow the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)* for sewage treatment at the Site.

4) Conclusion

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage and fire service installations proposals, to mitigate any adverse impact arising from the proposed development after planning approval has been granted by the Board.
- 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 and Pond for a Period of 3 Years**'.

Tai Wah Development Consultants Limited

January 2025

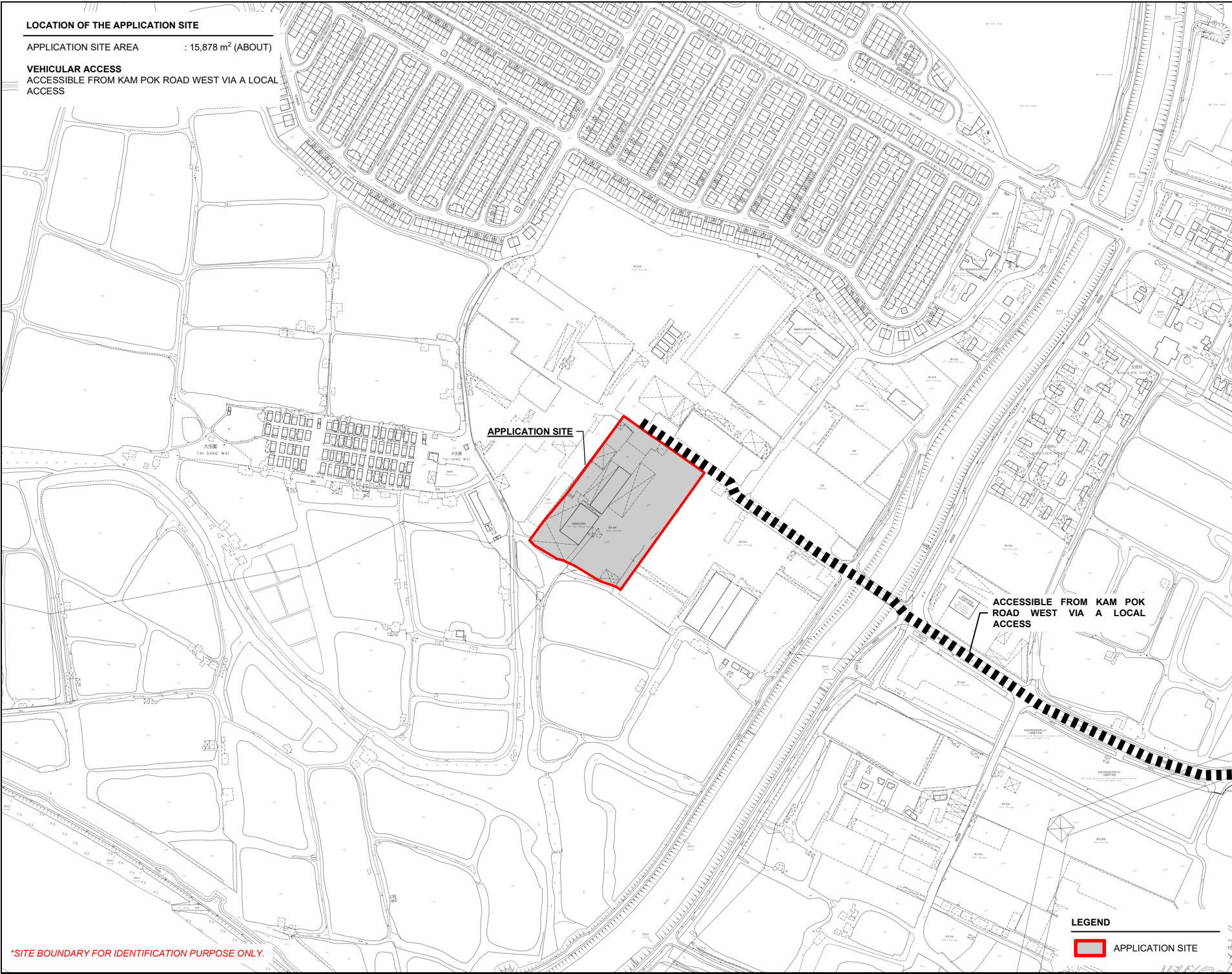
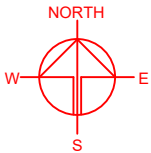
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Plan Showing the Zoning of the Application Site
Plan 3	Plan Showing the Land Status of the Application Site
Plan 4	Layout Plan
Plan 5	Plan Showing the Filling of Land and Pond Area of the Application Site
Plan 6	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,878 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM POK ROAD WEST VIA A LOCAL
ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

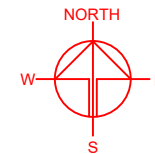
PLANNING CONSULTANT	
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	22.1.2025
REVISED BY	DATE
LT	5.2.2025
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,878 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"



大生圍
Tai Sang Wai

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

文苑村
Man Yuen Chuen

R(D)

OU

CA

CA

綜合發展包括濕地修復區
**COMPREHENSIVE
DEVELOPMENT
TO INC
REST**

LEGEND

 APPLICATION SITE

*SITE 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 AND POND FOR A PERIOD OF 3 YEARS

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

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY MN DATE 22.1.2025

REVISED BY LT DATE 5.2.2025

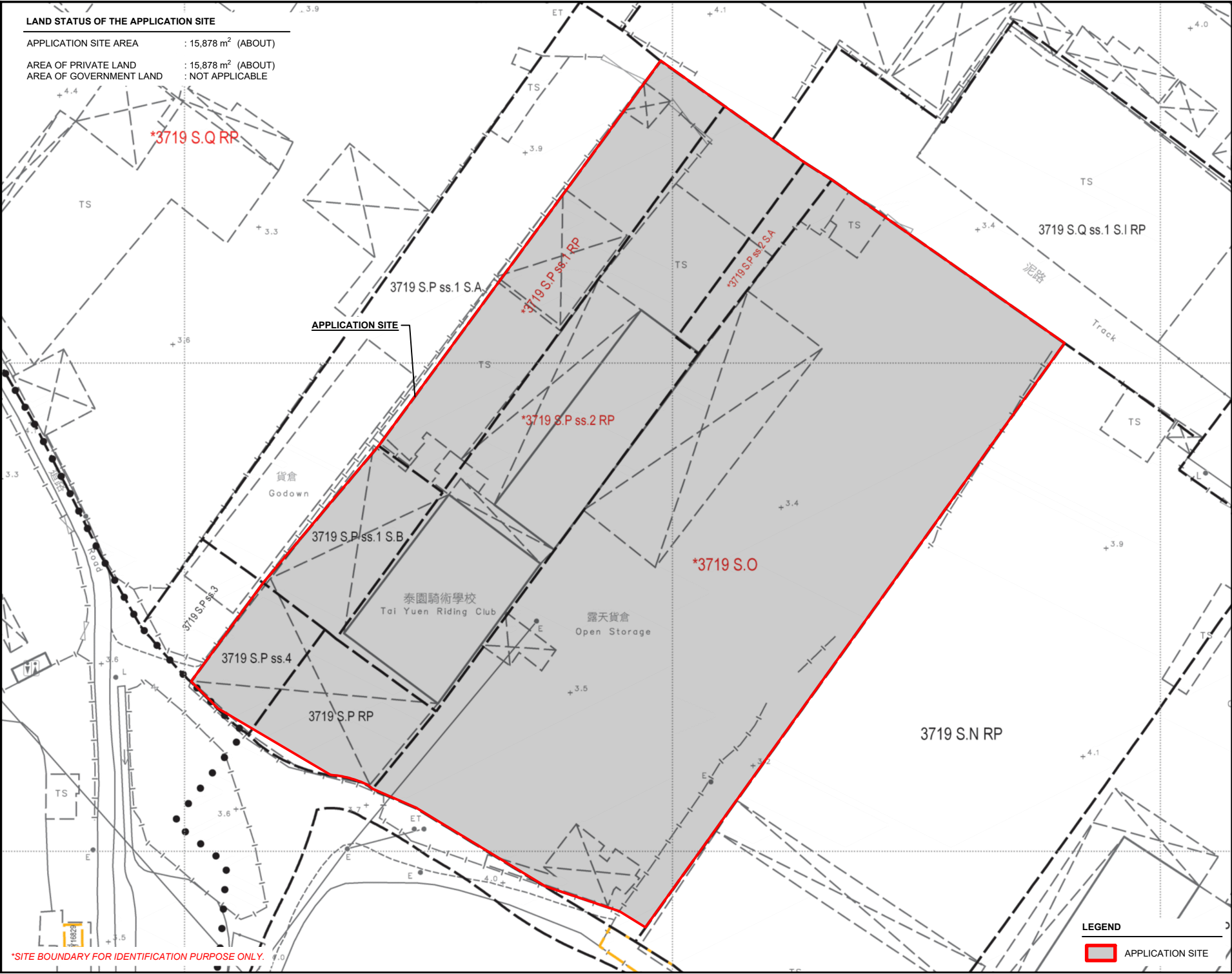
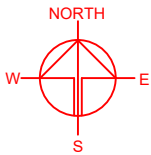
APPROVED BY DATE

DWG. TITLE
ZONING PLAN

DWG NO. PLAN 2 VER. 001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 15,878 m ² (ABOUT)
AREA OF PRIVATE LAND	: 15,878 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

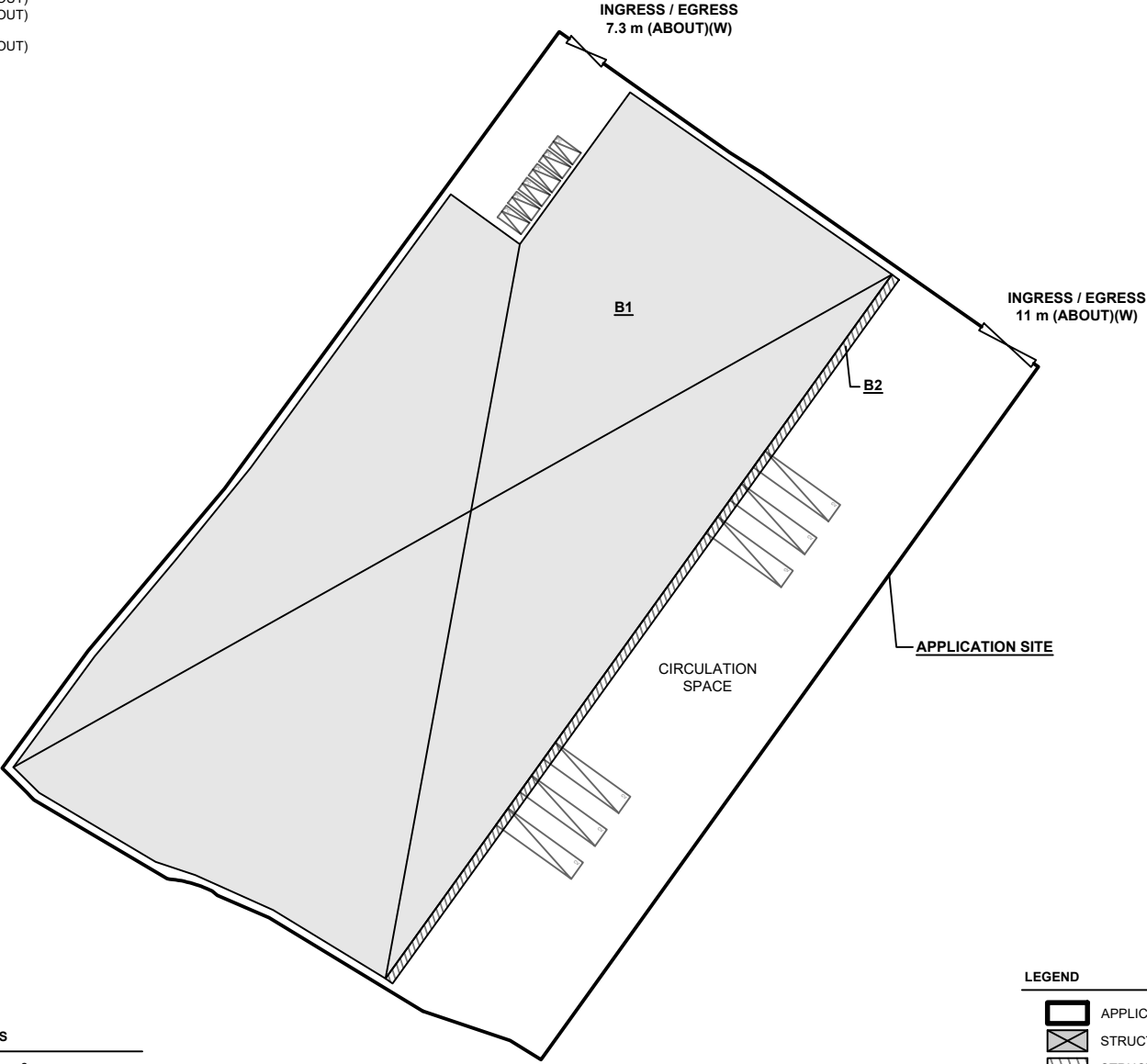
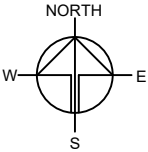


PLANNING CONSULTANT	
TAI WAH	DEVELOPMENT CONSULTANTS LIMITED
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	22.1.2025
REVISED BY	DATE
LT	5.2.2025
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS OF THE SITE	
DWG NO.	VER.
PLAN 3	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 15,878 m ²	(ABOUT)
COVERED AREA	: 10,684 m ²	(ABOUT)
UNCOVERED AREA	: 5,194 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 67 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 21,143 m ²	(ABOUT)
TOTAL GFA	: 21,143 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	10,459 m ² (ABOUT)	20,918 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	225 m ² (ABOUT)	225 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,684 m ² (ABOUT)	21,143 m ² (ABOUT)	

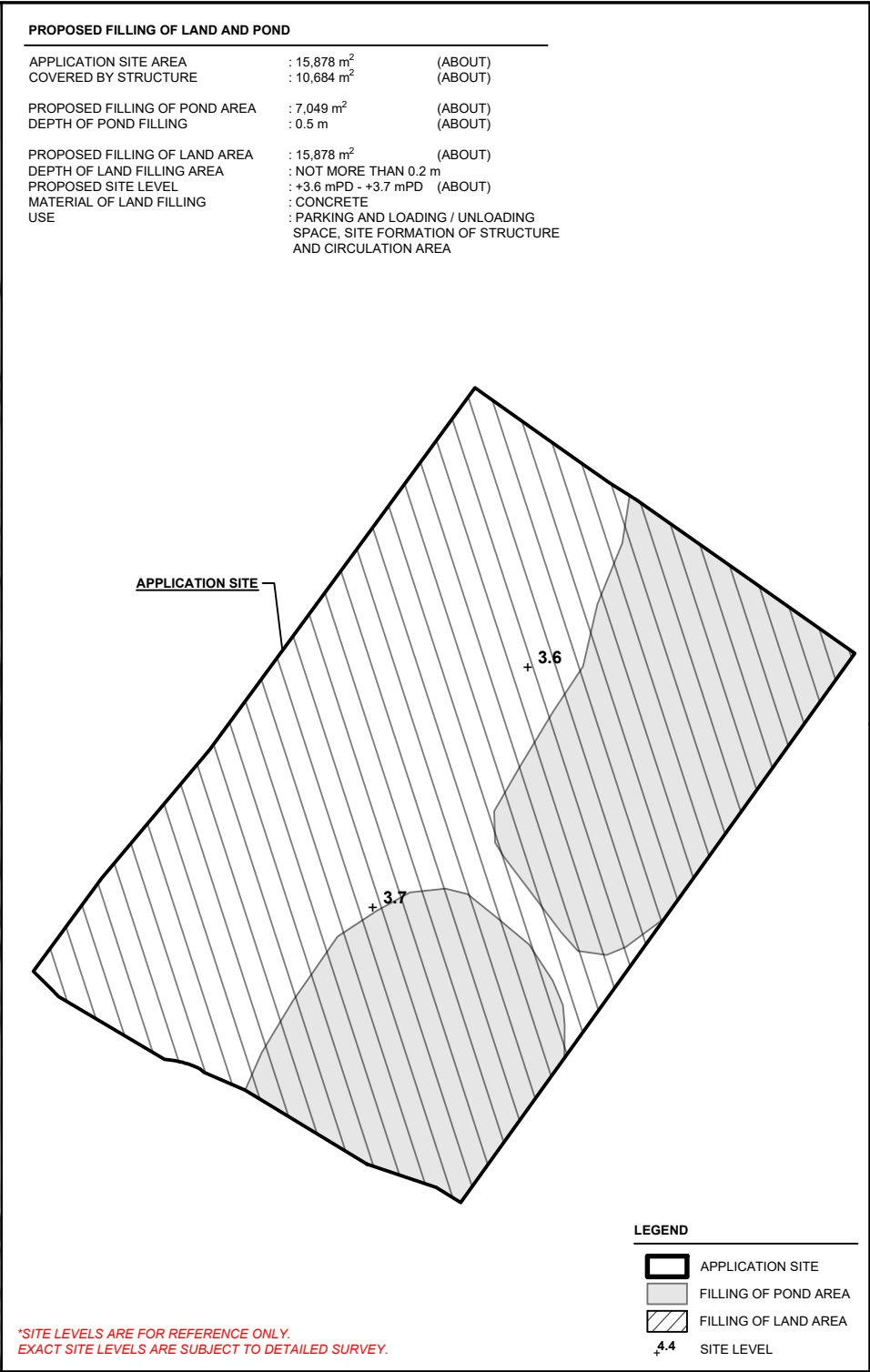


PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 6
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 AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1200 @ A4	
DRAWN BY	DATE
MN	22.1.2025
CHECKED BY	DATE
LT	5.2.2025
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001



NORTH

PLANNING CONSULTANT

TAI WAH

DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

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

SCALE

1 : 2000 / 1500 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

LT

DATE

5.2.2025

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.

PLAN 5

VER.

001

Our Ref. : DD104 Lot 3719 S.P RP & VL
Your Ref. : TPB/A/YL-NSW/344

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

By Email

17 March 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land and Pond for a Period of 3 Years in "Other Specified Uses"
annotated "Comprehensive Development to include Wetland Restoration Area" Zone,
Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/344)

We write to submit supplementary information for the 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)

Supplementary Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/344)

1. **United Power Asset Management Limited**, the applicant, is authorized 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 I**.
- 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 II**). 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)	<i>Difference (b) – (a)</i>
Site Area	18,766 m ²	15,878 m ²	-2,888 m ² , -15.4%

- 1.5 The area of the Site (i.e. 15,878m², -15.4%) is similar to the original 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 support the local warehouse industry. This 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 and 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 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	: 18,766 m ² (ABOUT)
USE OF ORIGINAL PREMISES	: OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)

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

DD 104

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

USE OF ORIGINAL PREMISES	: OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
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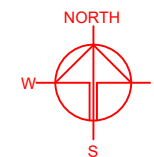
ZONING OF THE ORIGINAL PREMISES : "COMPREHENSIVE DEVELOPMENT AREA"
("CDA")

DD 104

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

***BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

 ORIGINAL PREMISES

TAI
WAH

DEVELOPMENT
CONSULTANTS
LIMITED

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

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

SCALE
1 : 2000 / 4000 @ A4

DRAWN BY	DATE
MN	26.2.2025

CHECKED BY	DATE
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APPROVED BY	DATE
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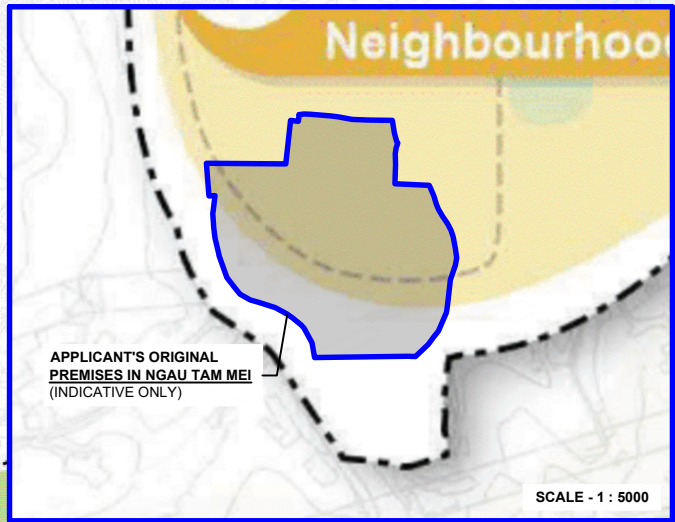
DWG. TITLE
OP (LOCATION & ZONING)

DWG NO.
PLAN A1-1

VER.	00
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DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 18,766 m² (ABOUT)
SOURCE OF BASE MAP : LEGISLATIVE COUNCIL
LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)



SCALE - 1 : 5000

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

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*

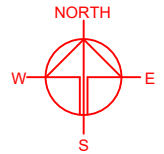
LEGEND

- 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 (planned)
- 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 Neighbourhood
- 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 (包含認可墳葬區)
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 AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS 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	VER. 001
DWG. NO. PLAN A1-2	

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Annex I

Details of the Affected Business Premises



Source: Google Map



Source: Google Map

Annex II

Details of Alternative Sites for Relocation

Annex II – 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 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 and 3719 S.P RP 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)	15,878 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)	3.3 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 3719 S.P RP & VL
Your Ref. : TPB/A/YL-NSW/344

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

By Email

25 March 2025

Dear Sir,

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/344)

We write to submit further information to provide clarifications on 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)

1st Further Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/344)

1. **United Power Asset Management Limited**, the applicant, is authorized 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 I.** 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 II**.
- 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 III**). 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	10,050 m ²	15,878 m ²	+5,828 m ² , +58%

- 1.5 Although the area of the Site (i.e. 15,878m², +58%) is larger than 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. This 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 and restructuring the open storage industry

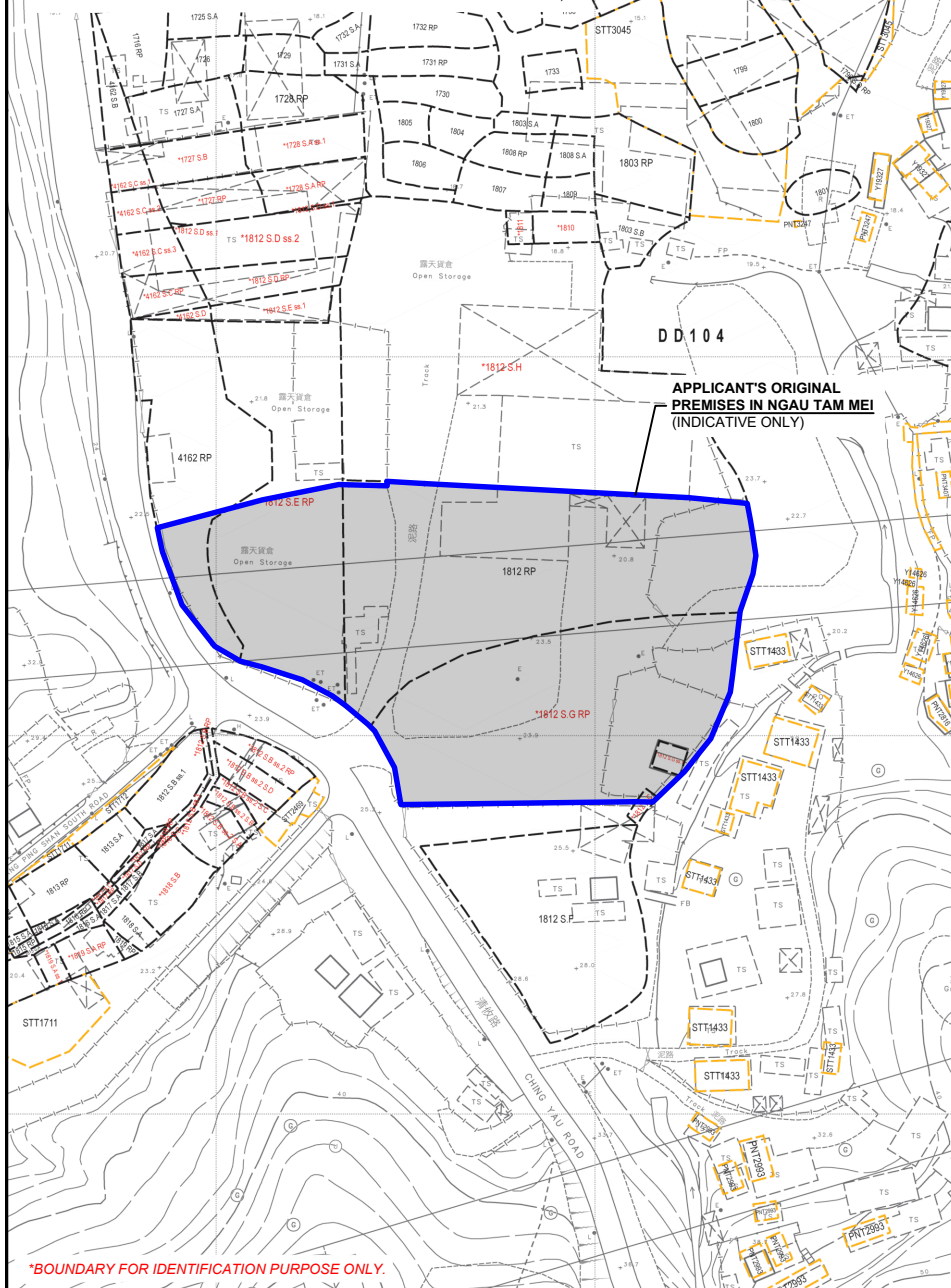
- 1.7 According to the Government's Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for 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 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 : 10,050 m² (ABOUT)

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

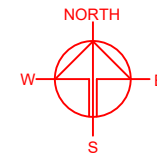
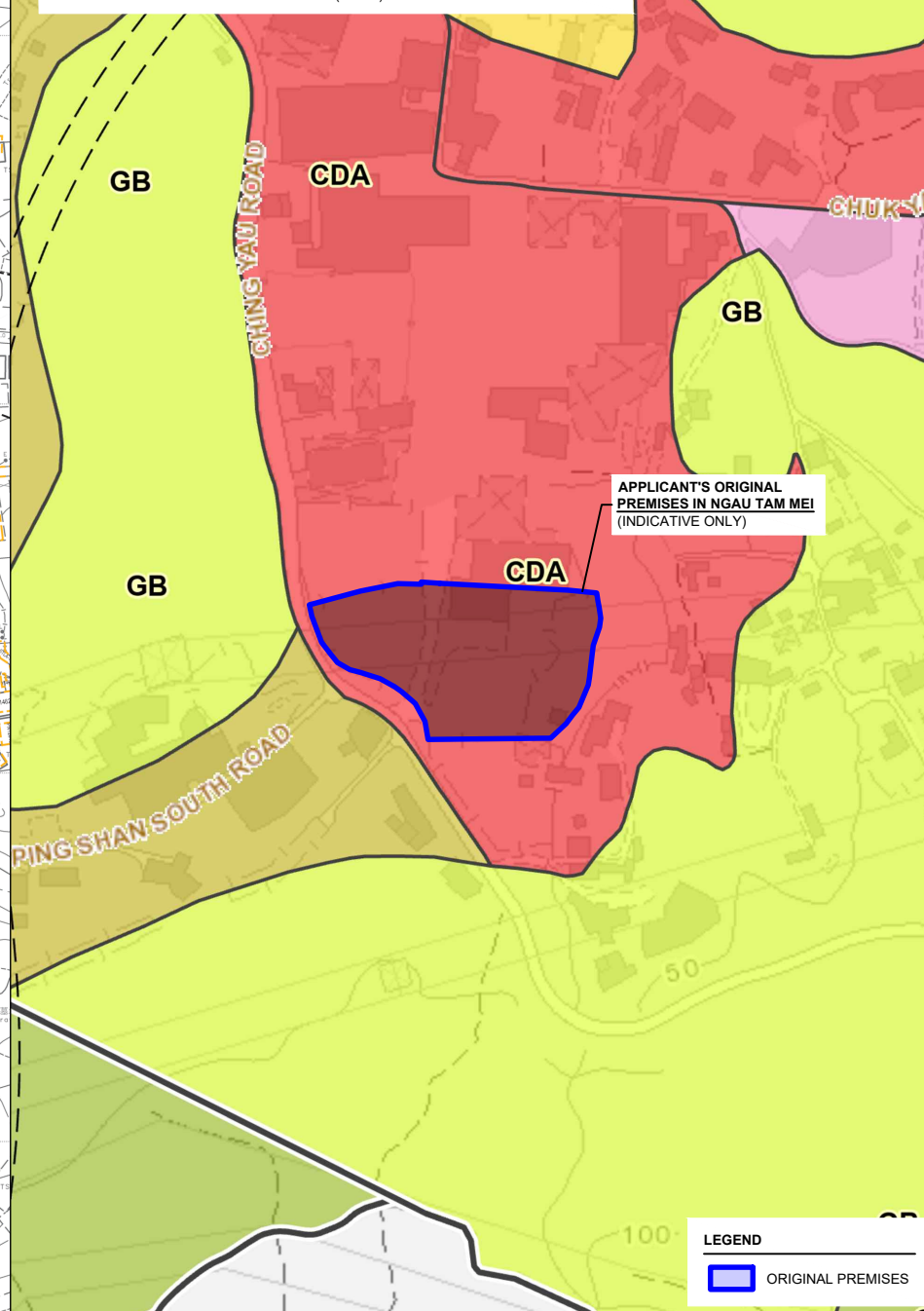


ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

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 AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

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

SCALE

1 : 2000 / 4000 @ 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

DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 10,050 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

大學城@牛潭尾
UniTown@NTM

連接至新田公路
的擬議道路*
Proposed road
connection to
San Tin Highway*

上竹園村
Sheung Chuk
Yuen Tsuen

已規劃的牛潭尾站
Planned
Ngau Tam Mei Station

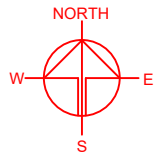
綜合住宅社區
Comprehensive
Residential
Neighbourhood



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

備註 Remarks:
*擬議道路走線僅供參考。
Proposed alignments is for reference only.

LEGEND
ORIGINAL PREMISES



PLANNING CONSULTANT
TAI WAH DEVELOPMENT
CONSULTANTS
LIMITED

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

SITE LOCATION
VARIOUS LOTS 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 I

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) : 合力資產管理有限公司
United Power Asset Management 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劃影響，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 3719 號 O 分段 (部分)、第 3719 號 P 分段第 1 小分段 B 分段、第 3719 號 P 分段第 1 小分段餘段、第 3719 號 P 分段第 2 小分段 A 分段、第 3719 號 P 分段第 2 小分段餘段、第 3719 號 P 分段第 4 小分段 (部分) 及第 3719 號 P 分段餘段 (部分) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期 3 年) 及相關填土及填塘工程」。

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



合力資產管理有限公司 (乙方)
規劃許可申請人簽署

2025 年 3 月 10 日

Annex II

Details of the Affected Business Premises

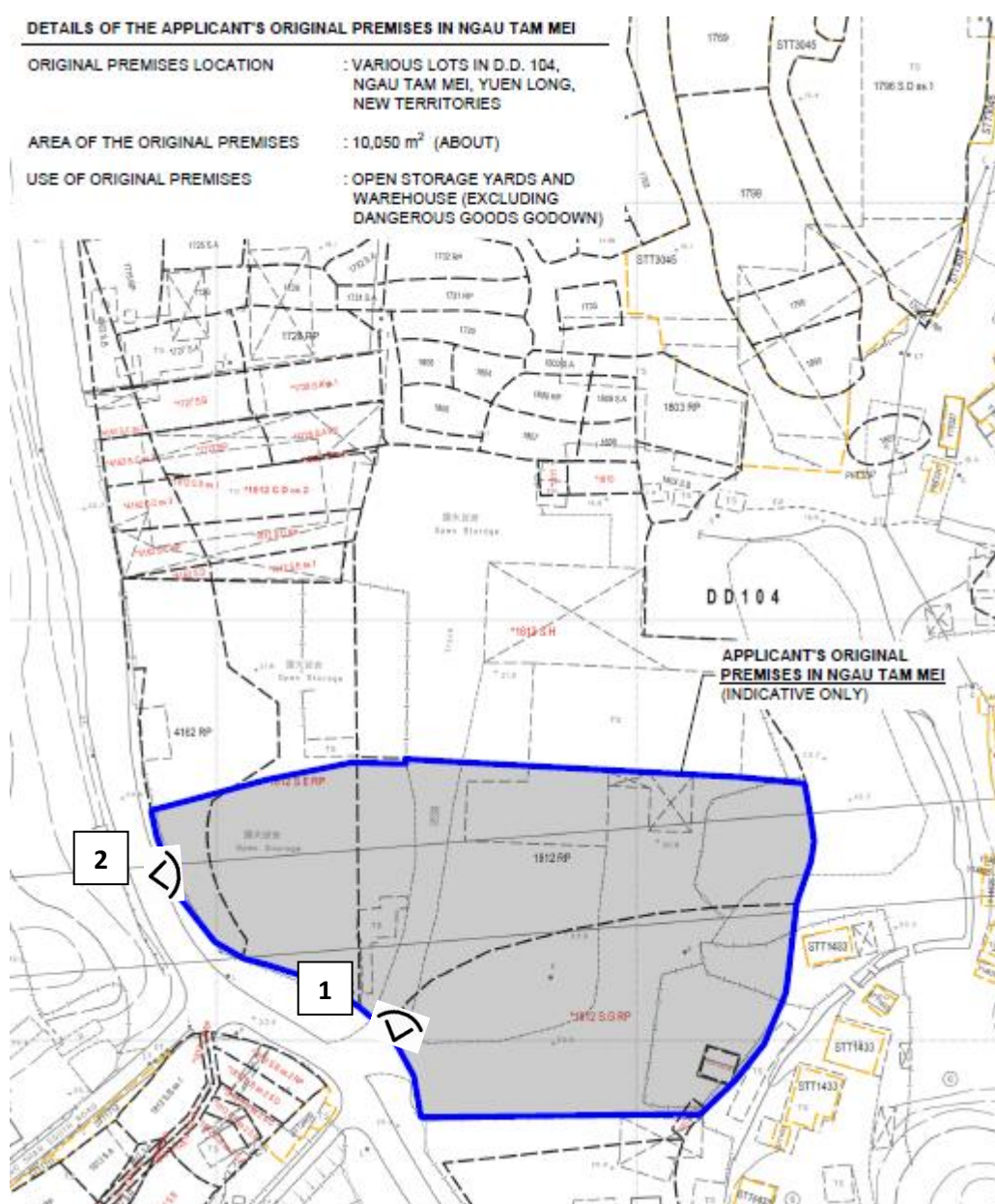
Annex II – Details of the Affected Business Premises

Company Name: **Jaguar Cool Chain Co., Limited 嘉達倉儲有限公司**

Details of Business Premises

Location: **Lots 1812 S.C (Part), 1812 S.E RP (Part), 1812 S.G RP, 1812 S.G ss.1, 1812 RP (Part) and 4612 RP (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories**

Use of Premises: **Warehouse**





Source: Google Map



Source: Google Map

Annex III

Details of Alternative Sites for Relocation

Annex III – 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 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 and 3719 S.P RP 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)	15,878 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)	3.3 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 3719 S.P RP & VL
Your Ref. : TPB/A/YL-NSW/344

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 Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/344)

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: gtlam@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 and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application Nos. A/YL-NSW/344)

- (i) The applicant would like to provide clarifications on the subject application. Details are as follows:
- (a) When compared with the affected business premises in Ngau Tam Mei (10,050m²) and the proposed development (i.e. 15,878m²), the site area is increased to meet the operational needs (i.e. +5,828m²). 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.
- (b) Revised application form and development plans are provided (**Annex I** and **Plans 1 to 2**).
- (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 Planning Board (the Board) together with Further Information on 25.3.2025.</p>

S.16 Planning Application Nos. A/YL-NSW/344

(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/344.	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 application site (the Site), nor any workshop or open storage activities would be carried out on the Site.
(e)	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 or would be retained. If the existing trees are retained, the area of land/pond filling may be required to amend.	The existing tree cluster along the southeast periphery of the Site will be preserved and maintained by the applicant during the planning approval period (Plans 1 to 2).
(f)	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.
(g)	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.
(h)	Please advise if there is any boundary fencing (including its height and materials) to encircle the Site.	2.5m high solid metal wall will be erected along the site boundary by the applicant to minimise potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor

S.16 Planning Application Nos. A/YL-NSW/344

		to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.
2. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Donald LEUNG; Tel: 2399 2778)		
(a)	The subject site is connected to Kam Pok Road West via a section of local access which is not managed by Transport Department. The land status of the local access should be clarified with Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly. The number of site access should be kept to minimum. The applicant should provide justification on proposing two site accesses under this planning application.	<p>Noted. The applicant will liaise with Lands Department and relevant parties regarding the land status, management and maintenance responsibilities of the local access after planning approval has been obtained from the Board.</p> <p>The proposed development with two site accesses is intended to facilitate smooth vehicle entering/exiting the Site. Separating the traffic flow between private cars and container vehicles can minimise the potential collisions between passenger vehicles and large container vehicles, enhancing safety for all users. As the container vehicle drivers can access the loading and unloading zones without having to navigate through areas designated for private car, the overall operational efficiency is enhanced.</p>

Annex I

Revised Application Form

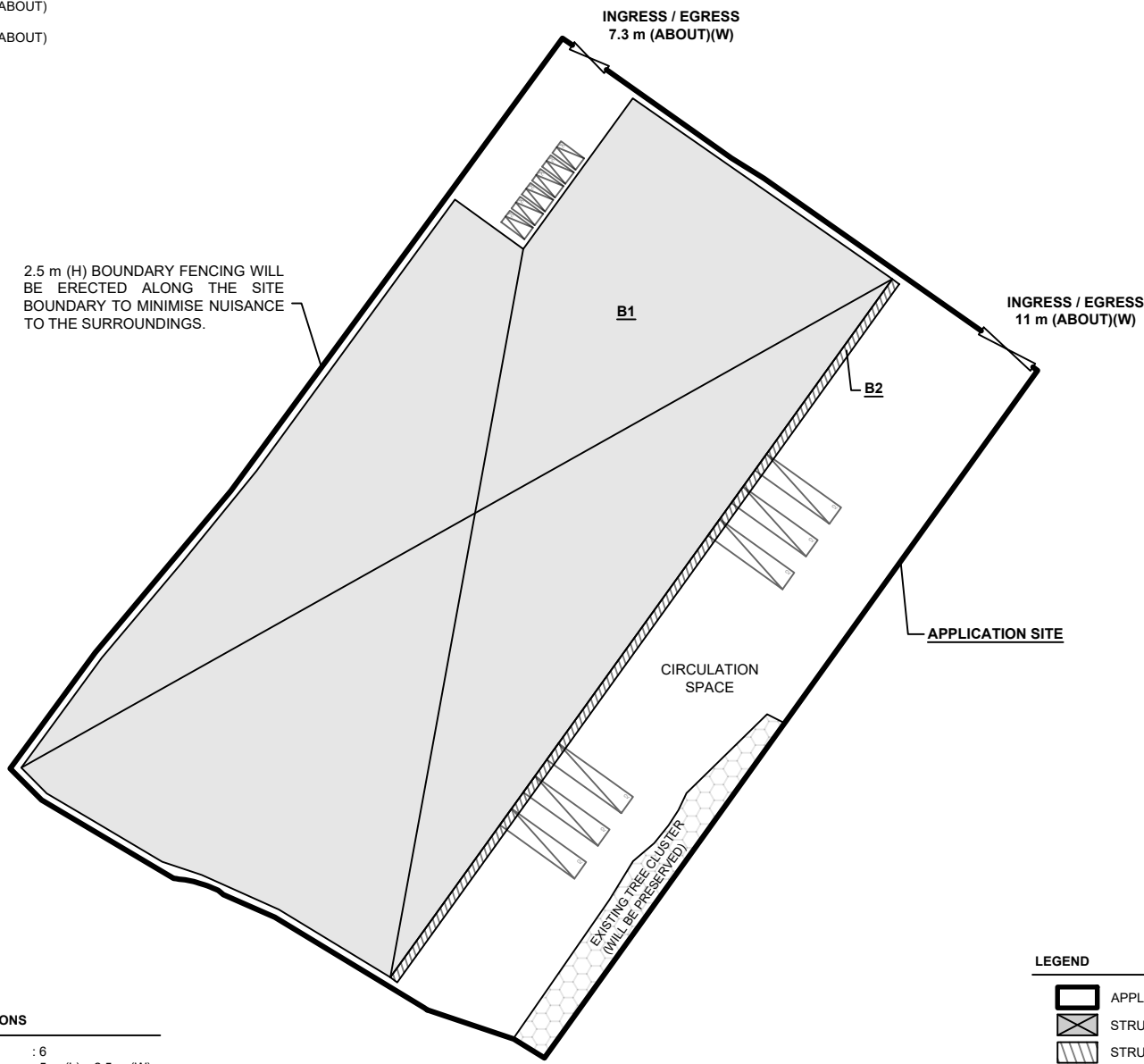
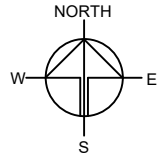
Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Pok Road West via a local access <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)	
	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 checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 7,049 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 0.5 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 15,442 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？	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"/>		

REVISED PLAN

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

DEVELOPMENT PARAMETERS		
APPLICATION SITE AREA	: 15,878 m ²	(ABOUT)
COVERED AREA	: 10,684 m ²	(ABOUT)
UNCOVERED AREA	: 5,194 m ²	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 67 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 21,143 m ²	(ABOUT)
TOTAL GFA	: 21,143 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCLUDING D.G.G.)	10,459 m ² (ABOUT)	20,918 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	225 m ² (ABOUT)	225 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		10,684 m ² (ABOUT)	21,143 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/UL SPACE FOR CONTAINER VEHICLE	: 6
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 AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 1200 @ A4	
DRAWN BY	DATE
MN	22.1.2025
CHECKED BY	DATE
LT	28.4.2025
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 1	001

CONDITION OF THE APPLICATION SITE IN 1990

APPLICATION SITE AREA : 15,878 m² (ABOUT)
DATE OF AERIAL PHOTO : 18/8/1990
AERIAL PHOTO NO. : A22172
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

DETAILS OF POND
AREA OF POND : 7,049 m² (ABOUT)
DEPTH OF POND : 0.5 m (ABOUT)

DETAILS OF SOILED GROUND
AREA OF SOILED GROUND : 8,829 m² (ABOUT)

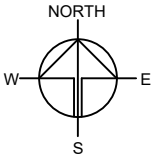
PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA : 15,878 m² (ABOUT)
COVERED BY STRUCTURE : 10,684 m² (ABOUT)

PROPOSED FILLING OF POND AREA : 7,049 m² (ABOUT)
DEPTH OF POND FILLING : 0.5 m (ABOUT)

PROPOSED FILLING OF LAND AREA : 15,442 m² (ABOUT)
DEPTH OF LAND FILLING AREA : NOT MORE THAN 0.2 m
PROPOSED SITE LEVEL : +3.6 mPD - +3.7 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : PARKING AND LOADING / UNLOADING
SPACE, SITE FORMATION OF STRUCTURE
AND CIRCULATION AREA

THE REMAINING AREA (436 m²) WILL BE RESERVED AS LANDSCAPE AREA TO PRESERVE EXISTING TREES.



PLANNING CONSULTANT

TAI WAH | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

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

SCALE

1 : 2000 / 1500 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

LT

DATE

24.4.2025

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG. NO.

PLAN 2

VER.

001

APPLICATION SITE

APPLICATION SITE

+ 3.6

+ 3.7

EXISTING TREE CLUSTER
(WILL BE PRESERVED)

NO FILLING OF LAND WILL
BE CARRIED OUT AT THE
EXISTING TREE CLUSTER
AREA

LEGEND

APPLICATION SITE

LEGEND

APPLICATION SITE
FILLING OF POND AREA
FILLING OF LAND AREA
SOIL AREA
SITE LEVEL

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

**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/44#	Temporary Van and Lorry Park for a Period of 24 Months	22.5.1998 (RNTPC)	(1) – (4)
A/YL-NSW/108^	Temporary Parking Area for Applicant's Own Private Cars/Vans for a Period of 3 Years	2.11.2001 (RNTPC)	(5) – (8)
A/YL-NSW/124^	Temporary Open Storage of light building Materials for a Period of 3 Years	16.5.2003 (RNTPC)	(5), (10)
A/YL-NSW/162^	Temporary Open Storage of Timber Materials for a Period of 3 Years	16.12.2005 (TPB)	(9), (11) – (14)

The Site was zoned “Recreation” (“REC”) at the time of consideration

^The Site was zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) at the time of consideration

Rejection Reasons:

- (1) The proposed development is not in line with the planning intention for the area which is for recreational uses. There is no strong justification in the submission for a departure from this planning intention, even on a temporary basis.
- (2) The proposed development is not compatible with the adjacent land-uses, in particular the residential developments of Tai Sang Wai to its west; Fairview Park to its north; Man Yuen Chuen to its north-east; and the fish ponds and fish culture activities to its south.
- (3) The proposed development is not in line with the Town Planning Board Guidelines for “Application for Developments within Deep Bay Buffer Zones” in that there is insufficient information in the submission to demonstrate that the proposed development would have insignificant impact on the environment, ecology, drainage and traffic in the area.
- (4) The approval of the application would set an undesirable precedent for similar applications, the cumulative effect of which would degrade the environment in the area.
- (5) The temporary private cars/vans park is not in line with the planning intention for the area zoned “OU(CDWRA)”.
- (6) There is insufficient information in the submission to demonstrate that the proposed development would not have adverse disturbance impacts on the ecological integrity and ecological value of the fish ponds within the Deep Bay Area.
- (7) There is insufficient information in the submission to demonstrate that the proposed development would not have adverse traffic and environmental impacts on the surrounding areas.
- (8) The approval of the application would set an undesirable precedent for other similar applications within the same “OU(CDWRA)” zone, the cumulative effect of which would

result in a general degradation of the environment in the area.

- (9) The proposed development was not in line with the planning intention for the area zoned “OU(CDWRA)”, which was to encourage the phasing out of sporadic open storage and port back-up uses, and to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area.
- (10) There was insufficient information in the submission to demonstrate that the proposed development would not have adverse drainage, environmental, traffic, ecological and fire safety impacts on the surrounding areas.
- (11) The proposed development was incompatible with the rural character of the surrounding areas including fish ponds, agricultural land and village settlement as well as “Conservation Area” zone to the south and west.
- (12) The proposed development was not in line with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12B) in that there was no sufficient information in the submission to demonstrate that the development would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area in the Deep Bay Area.
- (13) The proposed development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13D) in that there was insufficient information in the submission to demonstrate that the development would not have adverse ecological, environmental, traffic, drainage and visual impacts to the surrounding areas.
- (14) The approval of the application would set an undesirable precedent for similar open storage uses, the cumulative effect of approving such applications would result in a general degradation of the environment of the area and the ecological function of the Wetland Buffer Area.

**Similar s.16 Application 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)
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

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;
- adequate drainage measures shall be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drains; 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 perspective;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant:
 - (a) the submission of a drainage impact assessment before the commencement of any construction works or operations including site formation/land and pond filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
 - (b) 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
 - (c) 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. **Environment**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- based on the information provided, the proposed use would not involve dusty operation but it would involve use of heavy vehicles (i.e. container vehicles). According to land use survey plan provided and desktop review, there are no residential buildings within 100m from the boundary of the Site and within 50m from the last section of the proposed access road;
- there were no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

6. **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 composing temporary structures, open storage and low-rise residential blocks within the “Residential (Group C)” zone to the north. Some temporary structures are observed within Site. No significant landscape resources is identified within the Site. Significant adverse landscape impact on landscape character and resources within the Site arising from the proposed use is not anticipated.

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/no adverse comment on the application and their advisory comments, if any, are in **Appendix IV**:

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- 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 applied use with the concerned owner(s) at the application site (the Site);
- (b) failure to reinstate the application site (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(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, 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 via a section of a local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD. 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 West, including the local village 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 shall 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 applied 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 Buildings Ordinance (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;
- 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.

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

From: [REDACTED]
Sent: 2025-04-10 星期四 02:21:54
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/344 DD 104 Tai Sang Wai

A/YL-NSW/344

Lots 3719 S.O (Part), 3719 S.P ss.1 S.B, 3719 S.P ss.1 RP, 3719 S.P ss.2 S.A, 3719 S.P ss.2 RP, 3719 S.P ss.4 (Part) and 3719 S.P RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long

Site area: About 15,878sq.m

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

Applied use: Warehouse / 12 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strongest Objections. The site has been used for brownfield without approval. Has any enforcement action been taken?

Applicants are now milking relocation, note the footprint is almost 60% greater than the lots to be resumed.

These applications all trot out the same tear-jerking justifications:

"applicant has spent effort to relocate the affected premises After a lengthy site searching process, the Site is identified for relocation

Then we get the contradictory statements, application is supposedly for short term use with the promise to reinstate the site after three years:

"The proposed development would echo with the Government's intention to consolidate brownfield operations in a more land-efficient manner.

The proposed development would also support the transformation of brownfield operations in the New Territories."

But what the government actually pledged was to have brownfield operations confined to custom built industrial parks.

There was never any mention that the facilities would be located close to large residential nodes, and in particular areas adjacent to ponds and 'Conservation Area' zoning.

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.

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

The filling in so much land in a district once covered in ponds is a recipe for disaster.

Nature has a way of retaliating.

This and the other applications for Tai San Wai should be rejected.

Mary Mulvihill