

2025年 8月 6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承認收到
申請的日期。

This document is received on 2025-08-06
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-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/YCNSW/353
	Date Received 收到日期	2025-08-06

- 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)

Main Start Limited, Right Top Limited, Universal Faith Development Limited,
Hill Win Development Limited, Park View Investment Limited and
City Top Investment Development Limited

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)

DeSPACE (International) Limited

構健(國際)有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long
(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 3010 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10
(e) Land use zone(s) involved 涉及的土地用途地帶	"Village Type Development" Zone
(f) Current use(s) 現時用途	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 _____ (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 _____ (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 Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years

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

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 3010sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 0sq.m ☐ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 0

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 N/Asq.m ☐ About 約Proposed gross floor area 擬議總樓面面積 N/Asq.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)

N/A

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 3

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) 26

Coach

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 24 hours																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Kam Pok Road East via a local access																															
	No 否	<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)																															
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 3010 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"/>																															

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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 planning 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



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

Gregory K.C. Lam

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

DeSPACE (International) Limited

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



Date 日期

29/07/2025

(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 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	3010 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10
Zoning 地帶	"Village Type Development" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 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 Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	% <input 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		29
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) Coach _____ _____		3 26
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		N/A
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Land Use Zoning, Swept Path Analysis, Filling of Land Plan		
<u>Reports 報告書</u>		
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。



DeSPACE (International) Limited

Date: 29th July 2025

BY HAND & EMAIL

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

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE)
FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "VILLAGE TYPE
DEVELOPMENT" ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP
(PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI,
YUEN LONG, NEW TERRITORIES**

DeSPACE (International) Limited acts on behalf of the Applicants, Main Start Limited, Universal Faith Development Limited, Right Top Limited, Hill Win Development Limited, Park View Investment Limited and City Top Investment Development Limited to prepare and submit this Section 16 Town Planning Application to the Town Planning Board to seek planning permission for a proposed Temporary Public Vehicle Park (excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years in "Village Type Development" zone at the captioned lots.

Please find the enclosed the following documents in support of the application for departmental circulation and distribution to members of the TPB.

- [1] 1 signed original copy of Section 16 Application Form including Particulars of Applicant and Authorized Agent;
- [2] 4 hard copies of the supplementary planning statement;
- [3] An Authorization Letter signed by the Applicant; and
- [4] A proof of Land Ownership provided by the Applicant.

We should be most grateful if you can notify us of any departmental comments or queries on the application for our corresponding action in due course.

Should you have any queries with this submission, please feel free to contact [REDACTED]

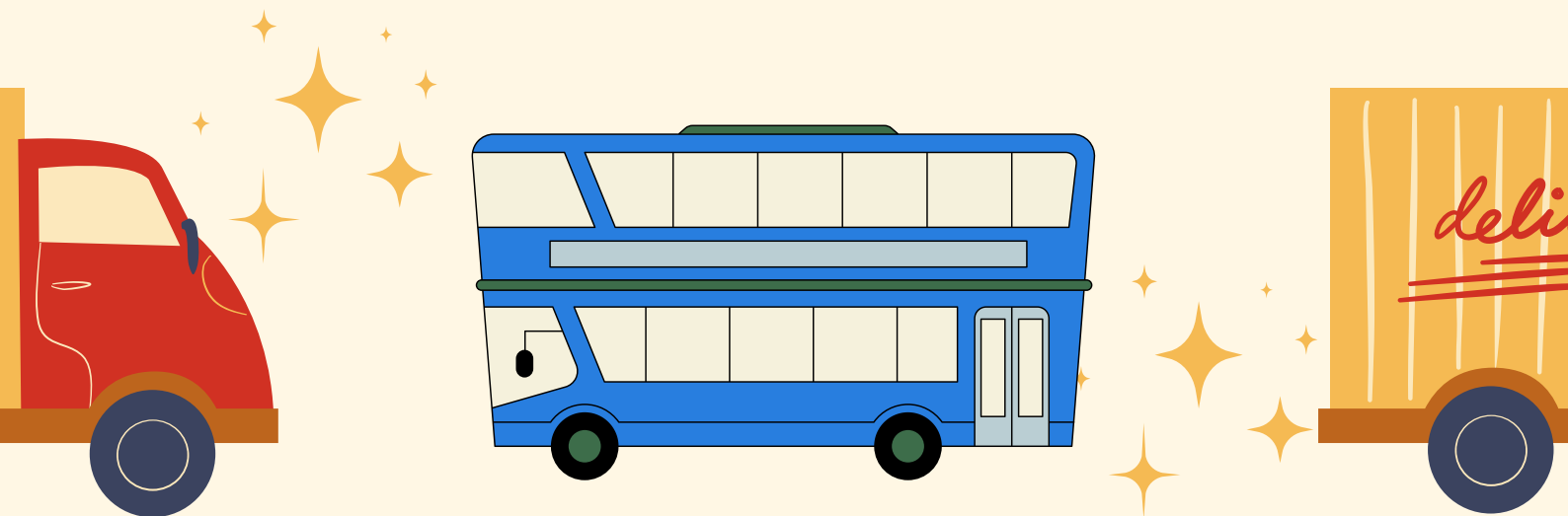
Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED



SUPPLEMENTARY PLANNING STATEMENT

SECTION 16 TOWN PLANNING APPLICATION JULY 2025

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN "VILLAGE TYPE DEVELOPMENT" ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (PART), 3671 RP (PART), 3672 RP (PART) AND 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES



Planning Consultant

DeSPACE (International) Limited

Architect

I Consultants & Contracting
Co. Ltd

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Executive Summary

The Applicant as the “current land owner” of Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories, now seeks town planning permission from the Town Planning Board (the TPB) for a proposed Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land for a Period of 3 Years at the aforementioned site. The application site has a total area of about 3,010m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the TPB.

According to the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 (the OZP), the proposed Temporary Public Vehicle Park (PVP) (excluding container vehicle) is a Column 2 use under the “Village Type Development” zone, which requires planning permission from the TPB. According to the OZP, “any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”. The proposed associated filling of land therefore requires planning permission from the TPB.

The proposed development on a temporary basis is at a compatible development scale to its nearby rural developments predominated by residential structures/dwellings and vacant/unused land. Also, the proposed development shall cease three months prior to the commencement of the lease execution of the concurrent long-term applications for proposed RCHD and RCHE under application Nos. A/YL-NSW/348 and A/YL-NSW/349 respectively and would not cause any adverse impacts to the surroundings. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject Application.

行政摘要

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

申請人為現時新界元朗壆圍錦壆路東丈量約份第 104 約地段第 3669 號 A 分段之餘段（部分）、第 3669 號 B 分段之餘段（部分）、第 3670 號餘段（部分）、第 3670 號餘段（部分）、第 3671 號餘段（部分）、第 3672 號餘段（部分）、第 3673 號餘段（部分）之土地擁有人，現向城市規劃委員會（下稱城規會）申請於上述地點作為臨時公眾停車場（貨櫃車除外）及相關填土工程，為期三年。申請地點總面積約 3,010 平方米。本規劃陳述書旨提供背景資料及規劃理由，以支持擬議用途，從而促進城規會之審議。

根據南生圍分區計劃大綱核准圖編號 S/YL-NSW/10（下稱大綱核准圖）中的「鄉村式發展」地帶，擬議的臨時公眾停車場（貨櫃車除外）的用途屬於第二欄用途，需經城市規劃委員會批准。根據大綱核准圖，「在有關中期發展審批地區圖的公告在憲報首次刊登該日或以後，如未取得城市規劃委員會根據《城市規劃條例》第16條批給的許可，不得進行或繼續進行任何填土／填塘或挖土工程，包括為改作上文第一欄和第二欄所列的任何用途，或《註釋》說明頁所經常准許的用途或發展（由政府統籌或落實的公共工程，以及保養、修葺或翻建工程除外）而進行或繼續進行者」。因此，擬議的有關填土工程需要獲得城規會批准。

擬議發展屬臨時性質，其規模與附近以住宅樓宇／住宅和空置／閒置土地為主的鄉村式發展相容。同時，擬議發展應於長期申請（申請編號為 A/YL-NSW/348 及 A/YL-NSW/349 分別為擬議的社會福利設施（殘疾人士院舍及安老院舍）同期的租約生效日期前三個月停止。不會對周邊環境造成不利影響。基於上述理由，申請人謹此恭請城市規劃委員會批准本次申請。

1. Introduction

1.1 Project Background

DeSPACE (International) Limited acts on behalf of the Applicant, namely **Main Start Limited, Universal Faith Development Limited, Right Top Limited, Hill Win Development Limited, Parkview Investment Limited and City Top Investment Development Limited**, to prepare and submit this Section 16 Town Planning Application to the Town Planning Board (TPB) to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land for a Period of 3 Years at Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories (**See Figure 1**).

The Application Site has an area of about 3,010 m² and falls within the area zoned as “Village Type Development” (“V”) on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 (the OZP) (**See Figure 2**). According to the Schedule of Uses in the OZP for the “V” zone, the proposed Temporary Public Vehicle Park (excluding container vehicle) is a Column 2 use which requires planning permission from the Town Planning Board (the TPB).

According to the OZP for the “V” zone, “any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”. The proposed associated filling of land, therefore, requires planning permission from the TPB.

The Applicant is the registered land owner of Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D.104, Nam Sang Wai, New Territories.

The proposed development with a public vehicle park on a temporary basis is at a compatible development scale with its nearby rural developments predominated by residential structures/dwellings and vacant/unused land. Also, the proposed development is situated in the midst of rural landscape. The proposed use is compatible with the surrounding area and there would be no adverse impacts to the surroundings in terms of drainage and traffic issues.

This Planning Statement is written to provide the project information and justifications of the captioned planning application in order to seek favorable consideration by the TPB.

2. Site Context

2.1 Site Context and Surrounding Land uses

The Application Site is currently flat and vacant. It is accessible from Kam Pok Road East via a local access road under a deed of grant of right of way at Lot 3668 S.K. (**See Figure 1**) (**See Appendix 1**). It is situated at the fringe of “V” zone under the OZP and located within the Wetland Buffer Area (WBA) of Deep Bay Area. Along the southeast boundary of the Application Site is an existing noise barrier.

To the southeast across Kam Pok Road East is a Public Vehicle Park (excluding container vehicle) and associated filling of land with valid planning permission (No. A/YL-NSW/318) (application received on 3rd July 2023 and approved on 27th October 2023). Also to the southeast is a site for the proposed filling of land for permitted houses (New Territories

Exempted Houses (NTEH)), as well as grassland and vacant land. To the further southeast are some residential dwellings, including Merry Garden. To the south are a fish pond and grassland, and to the west are an open storage yard used by Towngas and an open storage yard for vehicles.

2.2 Lease

With reference to the preliminary land status check, the Application Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the government.

2.3 Accessibility

The Application Site is accessible from Kam Pok Road East via a local access road under a deed of grant of right of way at Lot 3668 S.K. **(See Figure 1)**.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Application Site is currently zoned “V” on the OZP and the Applicant intends to use the Application Site for the purpose of a Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land on a temporary basis of 3 years. According to the Notes of the OZP with regard to “V” zone, the planning intention is primarily to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

In addition, “Public Vehicle Park (excluding container vehicle)” use is a Column 2 use under the “V” zone. According to the covering Notes of the OZP, temporary use not exceeding a period of 3 years requires planning permission from the Board. It is essential to highlight that the proposed temporary use is to better serve the local community and visitors and would not frustrate the long-term planning intention of the area.

According to the notes of the OZP for “V” zone, “any filling of land/pond or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance”. The proposed associated filling of land therefore requires planning permission from the TPB.

As the Application Site falls within the Wetland Buffer Area (“WBA”), the development guidelines and criteria set out in 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”) should be taken into account during the planning and operation phases of the proposed development. 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. With reference to Appendix A of TPB PG-NO. 12C, the proposed development which is under “Temporary Uses” is exempted from the requirement of ecological impact assessment (EcolA) as part of the submission to the TPB.

3.2 Planning History of the Application Site

The Application Site is subject to a previous planning application under Section 16 of the Town Planning Ordinance (application No. A/YL-NSW/312) for a Temporary Open Storage of Construction Materials and Machinery with ancillary Site Office for a Period of 1 Year. It was rejected by the Committee on 22nd December 2023.

The Application Site was also subject to a planning enforcement action (No. E/YLNSW/283) against an unauthorized development (UD) involving storage use. An enforcement notice was issued on 13th January 2023 requiring discontinuation of the UD. The UD was discontinued on 27th February 2024 and a satisfactory notice was issued on 14th June 2024.

The Application Site is also subject to a current planning enforcement action (No. E/YL-NSW/295) against an unauthorized development (UD) involving filling of land. An enforcement notice was issued on 7th July 2025 requiring discontinuation of the UD. The UD was discontinued on the same day on 7th July 2025 and reinstatement has since been in progress to restore the land back into soiled ground.

3.3 Similar Planning Application(s)

Table 1: Similar Approved Planning Application in “V” within the same OZP

Case No.	Date Approved	Application	Planning Justification
A/YL-NSW/318	27/10/2023	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling of Land	<ul style="list-style-type: none"> • C for T supports the application in <u>meeting the public demand</u> for car parking spaces. • The proposed use is considered <u>not incompatible</u> with the surrounding uses. • Approval of the application would not frustrate the <u>long-term planning intention</u> of the “V” zone. • The proposed land filling would <u>unlikely cause significant adverse impacts</u> on the area. • TPB has <u>no significant queries</u>.

As a comparison between the approved case and the subject site located right opposite each other, the current application for a public vehicle park is considered not incompatible with the surrounding area which comprises mainly of vacant land and open storage. It meets the community needs of the Nam Sang Wai area and the proposed traffic management measures align with the OZP to avoid illegal parking practices and ensure pedestrian safety.

4. Proposed Development

4.1 Development Proposal

The proposed development provides a total of 3 parking spaces for private cars (5m(L) x 2.5m(W) each) and 26 parking spaces for coaches (12m(L) x 3.5m(W)) within the Application Site (see Figure 3).

The Application Site, which is currently being reinstated into soiled ground is proposed to be filled wholly with concrete of not more than 0.2m (about) in depth to prevent vehicles from compacting the existing soiled ground and weakening the ground surface. Please refer to **Figure 4** for the Filling of Land Plan. The concrete site formation will be kept minimal to facilitate the operation of the proposed development. The Applicant will reinstate the Application Site to an amenity area after the planning approval period.

The public vehicle park's operation hours would be 24 hours daily. Private cars and coaches will be parked at the Application Site. No light goods vehicle, medium goods vehicles and heavy goods vehicles will be parked at the Application Site. Container tractors are also not allowed at the Application Site. An ingress/egress of the Application Site is located at its eastern side, which is accessible to and from Kam Pok Road East via a local access. The following traffic management measures are proposed:

- Only private car and coach as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Application Site;
- No light, medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/trailer will be permitted to park at the Application Site;
- A notice should be posted at the ingress/ egress point of the site to indicate that no light, medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/ tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/ stored on the Application Site; and
- No car washing, vehicle repair or other workshop activities will be allowed on the Application Site.

The key development parameters of the proposed development are summarized in **Table 2** below:

Table 2: Major Development Parameters

Development Parameters Table	
Proposed Use	Proposed Temporary Public Vehicle Park
Site area	About 3,010 m ²
No. of parking spaces	<ul style="list-style-type: none">▪ Private car: 3 spaces (5m(L) x 2.5m(W))▪ Coach: 26 spaces (12m(L) x 3.5m(W))
Operation Hours	<ul style="list-style-type: none">▪ 24 hours daily

5. Planning and Development Justifications

5.1 The Proposed Development would not jeopardize the long-term planning development of the Application Site

There is no Small House application approved or under processing at the Application Site as advised by the District Lands Officer/Yuen Long, Lands Department. Approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone. The proposed development will not cause permanent or irreversible influence on the land. The proposed development on a temporary basis which generates no significant nuisance should be encouraged in the interim to make economic use and better utilization of scarce land resources.

There are also current planning applications for a proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) (RCHD) under application No. A/YL-NSW/348 and a proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE) under application No. A/YL-NSW/349, submitted on 28th May 2025. Given that statutory procedures prior to commencement for the long-term development are anticipated to be more than 3 years, the applicant has resolved to utilize the land prudently during this interim period by establishing a temporary public vehicle parking facility (excluding container vehicles) for a period of 3 years. The subject application for temporary use for 3 years will not jeopardize the long-term planning development of the Application Site and shall cease three months prior to the commencement of the lease execution of the concurrent long-term applications.

5.2 Similar Approved Application in the Vicinity

As shown in Section 3.3, there is one other approved planning case in the vicinity, which is right opposite the proposed development and highly similar in nature. The proposed Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land was considered not incompatible with the surrounding areas. With a similar land use nature, it is expected that the Application Site for the proposed temporary public vehicle park and associated filling of land is compatible and a suitable use in the surrounding.

5.3 No Insurmountable Traffic Impacts

The Application Site is accessible from Kam Pok Road East via a local access road under a deed of grant of right of way at Lot 3668 S.K. (**See Figure 1**). The proposed development is unlikely to generate significant traffic impacts on the surrounding area. Sufficient space within the Application Site will facilitate smooth vehicle maneuvering to and from the road, ensuring efficient traffic flow.

Furthermore, adequate turning areas will be provided within the Application Site, preventing any queuing of vehicles along the access route. The anticipated increase in traffic volume is minimal (as shown in **Table 3** below) and is not expected to worsen current traffic conditions on the access road or the adjacent road networks. Please refer to **Figure 5** for the swept path analysis.

Table 3: Trip Generation and Attraction of the Proposed Development

Time Period	PC		Coach		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (08:00-09:00)	2	0	2	22	26
Trips at PM peak per hour (17:00-18:00)	0	2	20	4	26
Traffic trip per hour (average)	1	1	4	4	10

5.4 No Insurmountable Environmental Impacts

No significant sewage impact will be caused to the surrounding areas.

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.

5.5 No Insurmountable Drainage Impacts

Given that the Application Site is next to existing fishponds to its west, the proposed development is unlikely to overstrain the capacity of the existing or planned drainage system along Kam Pok Road East. The Applicant will be liable for the implementation and maintenance of the proposed drainage at his/her cost. In view of the change in the surface characteristics being minimal with no significant change in the flow characteristics after development, adverse drainage impact is expected to be negligible.

6. Conclusion

This section 16 planning application is submitted to seek planning permission for a Proposed Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land on a temporary basis of 3 years at Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D.104, Nam Sang Wai, Yuen Long, New Territories.

The proposal is fully justified on the following grounds:

- a. The proposed development is not incompatible with the surrounding areas;
- b. The proposed development would not jeopardize the long-term development of the Application Site;
- c. There is a similar approved application in the vicinity; and
- d. No adverse traffic, environmental and drainage impacts are anticipated.

To conclude, the proposed development is fully justified in terms of planning considerations. In view of the above, members of the TPB are respectfully requested to favorably consider the present application in support of the proposed Temporary Public Vehicle Park (excluding container vehicle) and associated filling of land in Nam Sang Wai, Yuen Long.

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

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年08月12日星期二 10:17
收件者: Michael Chi Kin SO/PLAND
副本: [REDACTED]
主旨: A/YL-NSW/353 Replacement Pages
附件: A_YL-NSW_353_ Replacement Pages.pdf

類別: Internet Email

Dear Sir/Madam,

Please see the attached for the replacement pages for Case No. A/YL-NSW/353.

Should you have any queries, please do not hesitate to contact me at [REDACTED] or via this email. Many thanks!

Kind Regards,

[REDACTED]

[REDACTED]

4. Proposed Development

4.1 Development Proposal

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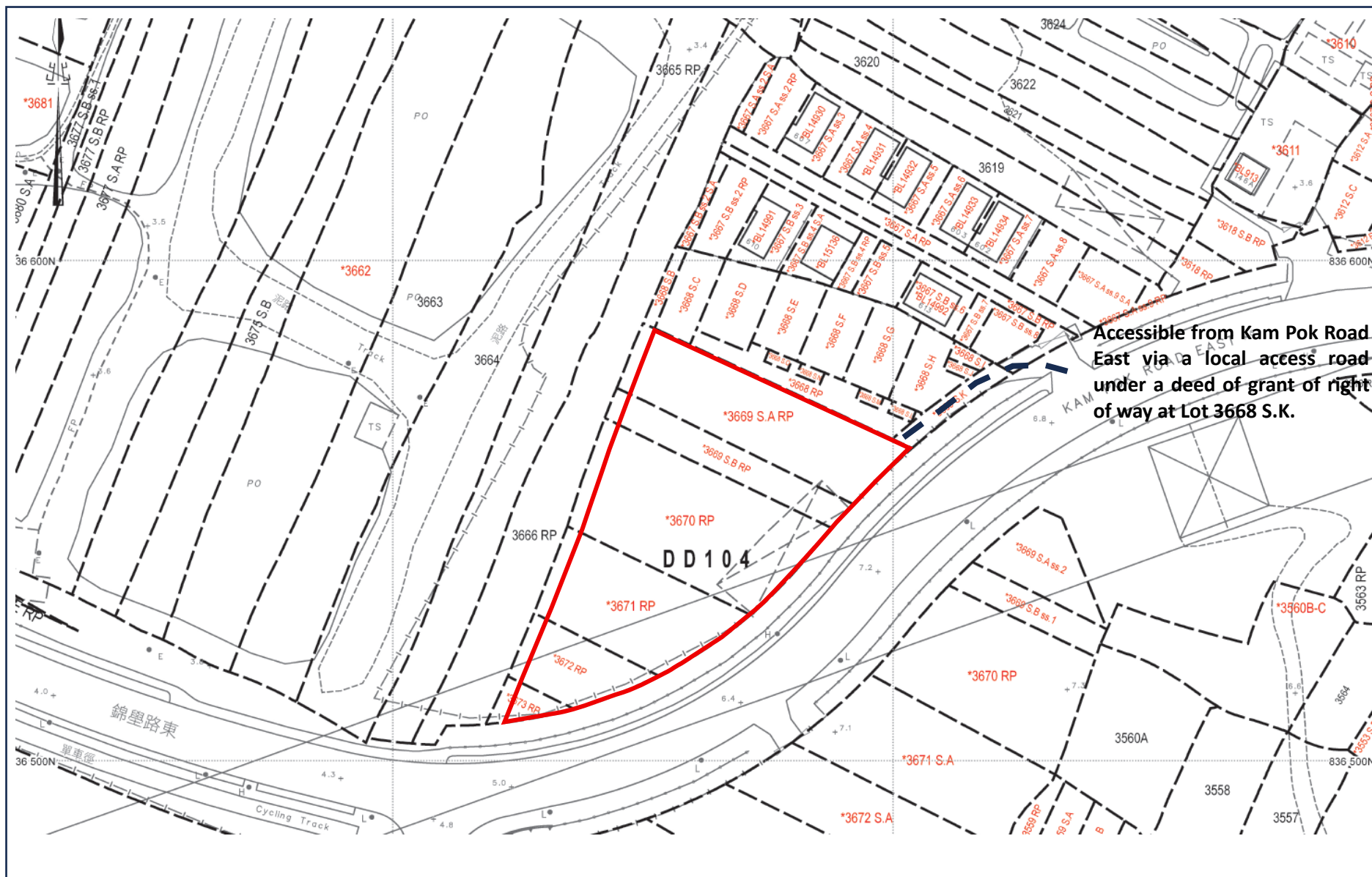
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Operation Hours	<ul style="list-style-type: none">▪ 24 hours daily



Prepared By:



DeSPACE (International) Limited



ICCCL

Legend:



Application Site

Date:

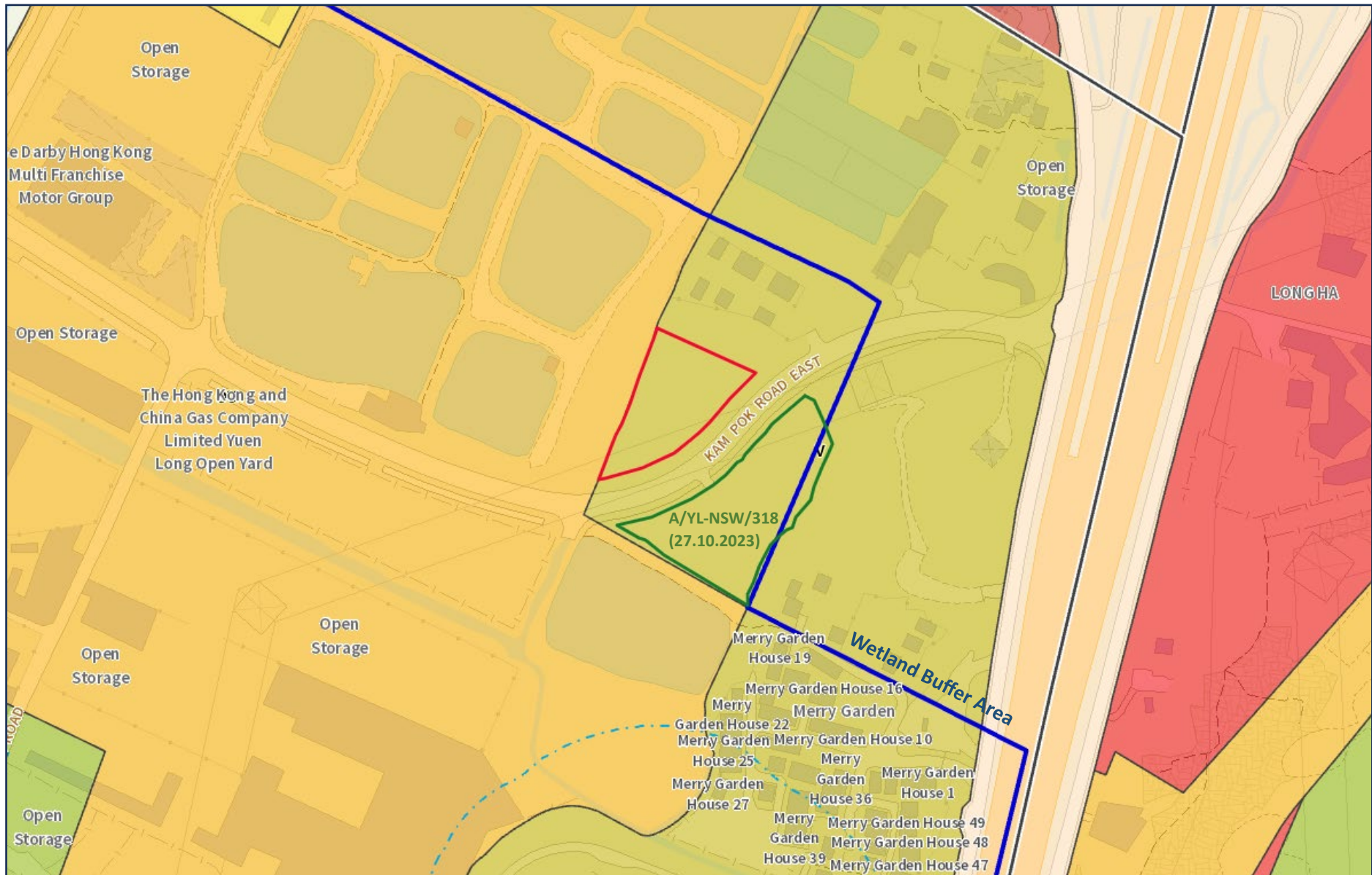
July 2025

Figure No:

Figure 1

Figure Title:

Location Plan



Prepared By:



Legend:

Application Site

Date:

July 2025

Figure No:

Figure 2

Figure Title:

Land use Zoning

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

Michael Chi Kin SO/PLAND

寄件者: [REDACTED]
寄件日期: 2025年08月12日星期二 10:17
收件者: Michael Chi Kin SO/PLAND
副本: [REDACTED]
主旨: A/YL-NSW/353 Replacement Pages
附件: A_YL-NSW_353_ Replacement Pages.pdf

類別: Internet Email

Dear Sir/Madam,

Please see the attached for the replacement pages for Case No. A/YL-NSW/353.

Should you have any queries, please do not hesitate to contact me at [REDACTED] or via this email. Many thanks!

Kind Regards,

[REDACTED]

[REDACTED]

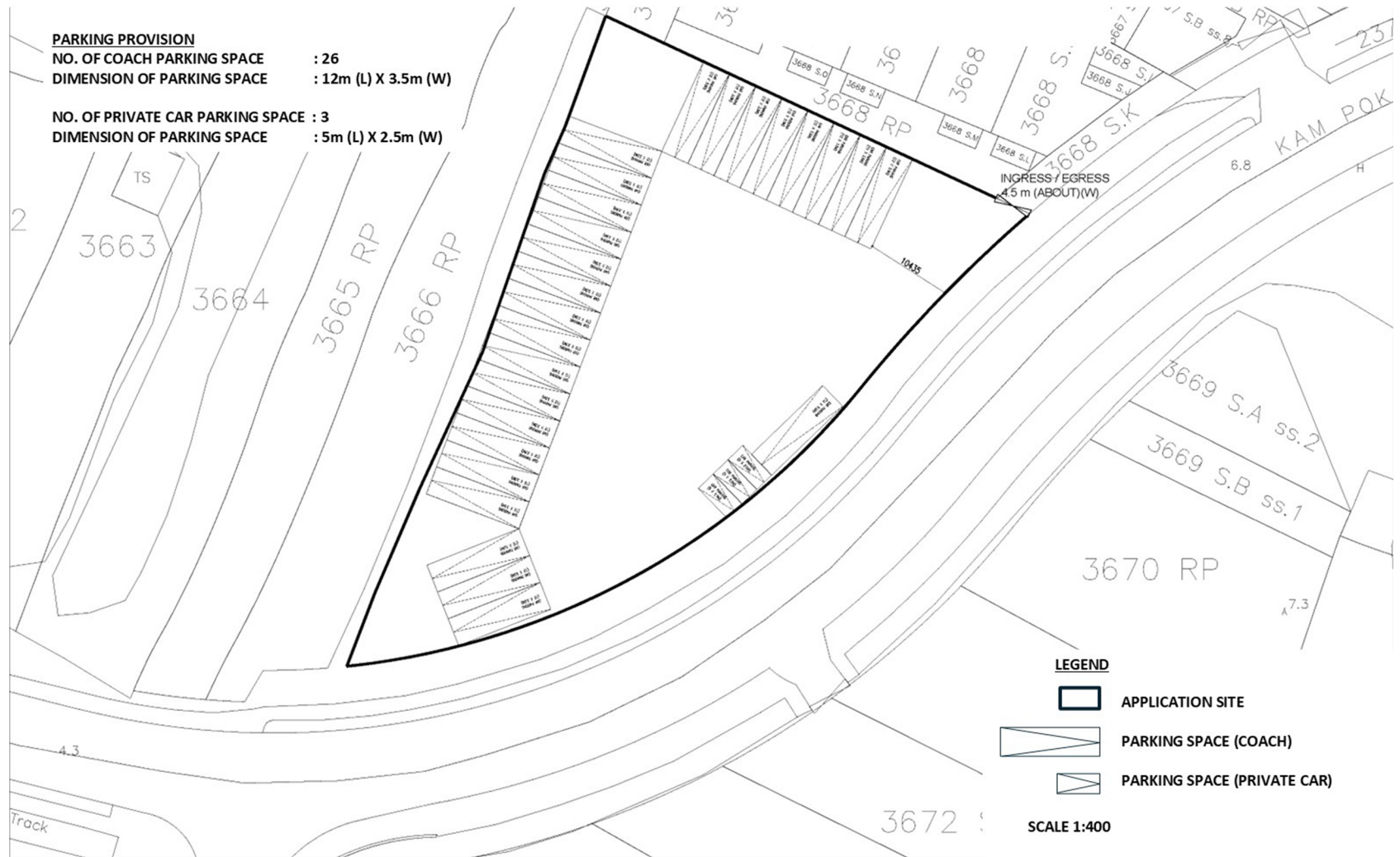
PARKING PROVISION

NO. OF COACH PARKING SPACE : 26

DIMENSION OF PARKING SPACE : 12m (L) X 3.5m (W)

NO. OF PRIVATE CAR PARKING SPACE : 3

DIMENSION OF PARKING SPACE : 5m (L) X 2.5m (W)



Prepared By:



DeSPACE (International) Limited



ICCCL

Legend:



Application Site

Date:

July 2025

Figure No:

Figure 3

Figure Title:

Layout Plan



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 3010 m² (ABOUT)
EXISTING SITE LEVEL : +5 mPD to +7.2 mPD (ABOUT)
(DESCENDING NORTH TO SOUTH)

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 3010 m² (ABOUT)
TOTAL FILLED AREA : 3010 m² (ABOUT)
PROPOSED SITE LEVEL : +5.2 mPD to +7.4 mPD (ABOUT)
OVERALL DEPTH OF FILLING : NOT MORE THAN 0.2m
MATERIAL OF FILING : CONCRETE



SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY.

Prepared By:



DeSPACE (International) Limited



Legend:



Application Site

Date:

July 2025

Figure No:

Figure 4

Figure Title:

Filling of Land Plan

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : COACH
DIMENSION OF VEHICLE : 3.5m(W) X 12m(L)

LEGEND

APPLICATION SITE



PARKING SPACE (COACH)



PARKING SPACE (PRIVATE CAR)



Prepared By:

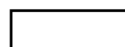


DeSPACE (International) Limited



ICCCL

Legend:



Application Site

Date:

July 2025

Figure No:

Figure 5

Figure Title:

Swept Path Analysis

Appendix 1

Deed of Grant of Right of Way at Lot 3668 S.K.

**MEMORIAL of an instrument to be registered in the Land Registry
under the Land Registration Ordinance**

依據土地註冊條例在土地註冊處註冊的文書之註冊摘要

Solicitors Code of lodging firm 交付文書律師行的律師代號	Registration Fee 註冊費用	Please tick the appropriate box 請選擇合適方格					Other (please specify) 其他 (請註明)
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		\$210	\$230	\$450	\$1000	\$2000	
Nature and object of the instrument 文書的性質及目的							
DEED OF GRANT OF RIGHTS OF WAY (with plan)							

接獲日期
(日/月/年)
Received On
(DD/MM/YYYY):
20/02/2019

Premises affected by the instrument 受文書影響的處所	Property Reference Number (if any) 物業參考編號(如有的話)
	PLEASE SEE RIDER
	Address (if applicable; including the address in the Chinese language, if known) 地址 (如適用, 包括所知悉的中文地址)
	PLEASE SEE RIDER
Undivided Shares (if any) 所佔的不分割份數(如有的話)	
Lot Number(s) 地段編號	PLEASE SEE RIDER

Date of instrument 文書日期	23 / 1 / 2019 Day 日 Month 月 Year 年	Consideration 代價 HK\$1.00		
Names of parties (including the names in the Chinese language, if known) 各方的姓名或名稱(包括所知悉的中文姓名或名稱)	In case of change of ownership, please specify Identification Numbers of parties (Identity Card No./Travel Document No./Company No./etc.) 如涉及業權轉變, 請註明各方的身分識別號碼(身分證號碼、旅行證件號碼、公司編號等)	Status of parties (Assignor/Assignee/etc.) 各方的身分(出讓人、受讓人等)	Respective shares in, and capacities in relation to, the premises 各方在處所的各別份數和身分	
PACIFIC SUNNY LIMITED (坤耀有限公司) and EVERSTAND LIMITED (威信行有限公司)		Grantor		
YAM KWOK ESTATES COMPANY LIMITED (任國地產發展有限公司)		Grantee		
Memorial number (including district code identifier, if applicable) of transaction satisfied 被價付的文書之註冊摘要編號 (包括地區標識代號, 如適用)	Nil	Stamp Office Instrument Reference No. 印花稅署文書編號	Stamp Duty 印花稅 \$ 50 (Adj. Fee)	

On this 20 FEB 2019 day of 20 I (name) _____
於 20 年 月 日, 本人 (姓名) _____
of (name of solicitors firm) _____ Hong Kong, Solicitor
為 (律師行名稱) _____ 的香港律師
hereby certify that the foregoing Memorial contains a just and true account of the several particulars therein set forth as required by the Land Registration Regulations.
在此核實上述註冊摘要, 是錄載其內所列各項詳情的確當真實敘述, 以符合《土地註冊規例》的規定。

Hong Kong 香港

RIDER

Grantor

PACIFIC SUNNY LIMITED (坤耀有限公司) and EVERSTAND LIMITED (威信行有限公司), the Grantor owned the following property:-

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF LOT NO.3668 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)

Grantee

YAM KWOK ESTATES COMPANY LIMITED (任國地產發展有限公司), the Grantee owned the following properties:-

(1)

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF SECTION A OF LOT NO.3669 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)

(2)

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF SECTION B OF LOT NO.3669 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)

(3)

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF LOT NO.3671 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)

(4)

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF LOT NO.3672 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)

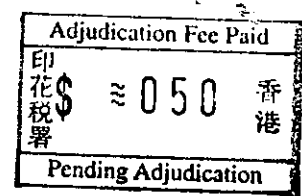
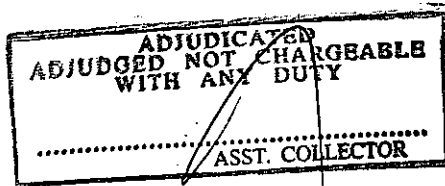
(5)

Property Reference Number (if any) and Lot Number(s)

[REDACTED] (THE REMAINING PORTION OF LOT NO.3673 IN DEMARCATION DISTRICT NO.104)

Address

YUEN LONG, NEW TERRITORIES (OFFICIAL ADDRESS NOT YET KNOWN) (中文地址不詳)



THIS DEED OF GRANT OF RIGHTS OF WAY is made the 23rd day of January 2019

BETWEEN

- (1) the Grantor described in Schedule 1 hereto; and
- (2) the Grantees described in the Schedule 2 hereto.

WHEREAS :

1. The Grantor is the registered owner of the property (the "**Land**") set forth opposite his name under the second column of Schedule 1.
2. The Grantees are the registered owners of the properties (the "**Properties**") set forth opposite his/her/their name(s) under the second column of Schedule 2.
3. The Grantor has agreed to grant to the Grantees a right of way over certain part of the Land belonging to the Grantor (the "**Portion**") as shown for identification purpose only on the Plan attached hereto and thereon coloured Yellow.

NOW THIS DEED WITNESSES that :-

1. For the nominal consideration of [REDACTED] the Grantor as the beneficial owner hereby grant unto the Grantees the full right and liberty for the Grantees and his/her/their successors in title and the occupiers for the time being of the Properties of the Grantees or any part thereof and his/her/their servants agents and licensees (in common with the Grantor and all other having the like right) at all times hereafter by day or by night to go pass and repass with or without vehicle along over and upon the Portion for the purpose of ingress to and egress from connected with the use and enjoyment of the Properties of the Grantees **TO HOLD** the said right of way unto the Grantees for the renewed term of 24 years less the last 3 days thereof from the 1st July 1973, deemed to have been granted under and by virtue of the New Territories (Renewable Government Leases) Ordinance (Chapter 152) of the Laws of the Hong Kong Special Administrative Region, and as extended until the 30th June 2047 under and by virtue of Section 6 of the New Territories Leases (Extension) Ordinance (Chapter 150) of the Laws of the Hong Kong Special Administrative Region.

It is expressly agreed that should the current Government Lease be extended either by operation of law or otherwise, the effective period of this deed shall be automatically extended to run the full length of such extension.

2. The right of way hereby granted is subject to the following conditions :

- (a) no obstruction of any kind shall be placed upon or caused to any part of the Portion by the Grantees or his/her/their servants agents and licensees, such that the same can be preserved as an access way to the Property at all times free and clear of any hindrance or obstruction whatsoever;
- (b) the Grantees together with other person(s) having the like right to the use of the Portion shall contribute the costs for the upkeep of the Portion.

3. The Grantees further covenants with the Grantor to keep the Grantor indemnified from and against any act loss damage or liability suffered or sustained by the Grantor as a result of any act and default neglect or omission on the Grantees' or the Grantees' servants agents and licensees of any non-observance or non-performance of this Deed.

4. It is hereby mutually agreed by the parties hereto that the Grantor shall have the rights to grant rights to the other person or persons to use the Portion without the consent of the Grantees Provided that the same conditions in paragraph 2 shall be imposed on such other persons and the rights of the Grantee shall not be hindered or otherwise adversely affected.

5. It is hereby mutually agreed by the parties hereto that the Grantor shall have the rights to repair the Portion of the right of way as aforesaid on conditions that such repair does not adversely affect or interfere the enjoyment of the Grantees of their respective Properties.

6. **IT IS HEREBY FURTHER AGREED AND DECLARED** by the parties hereto that except (i) as otherwise provided in this Deed; or (ii) where a right or remedy of a third party already exists or is available apart from the Contracts (Rights of Third Parties) Ordinance (Chapter 623) of the Laws of the Hong Kong Special Administrative Region (the "**Third Parties Ordinance**"), a person who is not a party to this Deed shall

have no rights under the Third Parties Ordinance to enforce or enjoy the benefit of any provisions of this Deed.

7. **IT IS HEREBY CERTIFIED** that the transaction hereby effect does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds

██████████

IN WITNESS whereof the Grantor and the Grantees have duly executed this deed the date and year first above written.

SCHEDULE 1

Grantor

Particulars of Grantor

Land

**PACIFIC SUNNY LIMITED (坤耀
有限公司)** [REDACTED]

The Remaining Portion of Lot No.3668 in
Demarcation District No.104

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

SCHEDULE 2

Grantees

Particulars of Grantees

Properties

YAM KWOK ESTATES
COMPANY LIMITED (任國地產
發展有限公司) [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

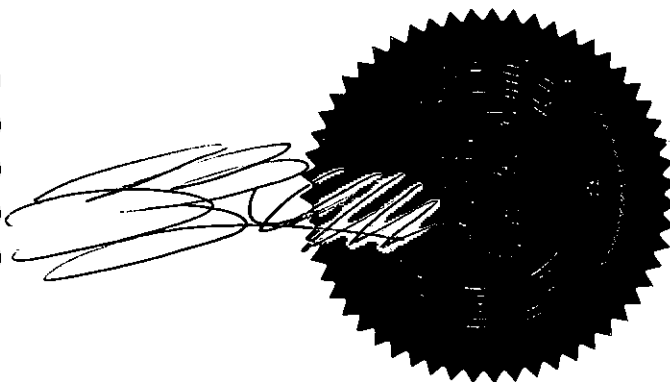
- (1) The Remaining Portion of Section A of Lot No.3669 in Demarcation District No.104
- (2) The Remaining Portion of Section B of Lot No.3669 in Demarcation District No.104
- (3) The Remaining Portion of Lot No.3671 in Demarcation District No.104
- (4) The Remaining Portion of Lot No.3672 in Demarcation District No.104
- (5) The Remaining Portion of Lot No.3673 in Demarcation District No.104

Execution by the Grantor:

SEALED with the Common Seal of the)
PACIFIC SUNNY LIMITED (坤耀有限公)
司) in the presence and **SIGNED** by)
[REDACTED], its sole Director and the person)
authorized by resolution of the board in the)
presence of :-



SEALED with the Common Seal of the)
EVERSTAND LIMITED (威信行有限公)
司) in the presence and **SIGNED** by)
[REDACTED], its sole Director and the person)
authorized by resolution of the board in the)
presence of :-



[REDACTED]

A handwritten signature in black ink is written over a rectangular black redaction box. The signature is written in a cursive style.

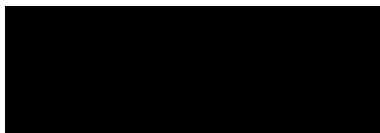
Execution by the Grantees:

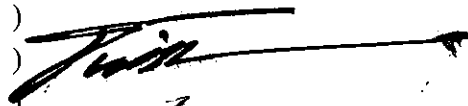
SEALED with the Common Seal of the)
YAM KWOK ESTATES COMPANY)
LIMITED (任國地產發展有限公司) in the)
presence and SIGNED by)



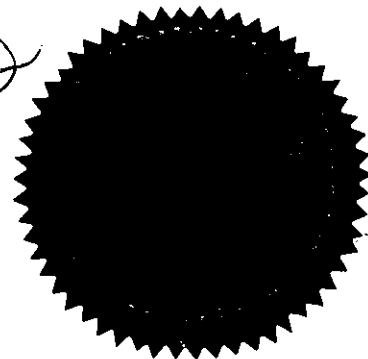
its director and the person authorized by)
resolution of the board ~~in the presence of:-~~)
whose signatures are verified by:-)











DATED THE 23RD DAY OF JANUARY 2019

DEED OF GRANT OF RIGHTS OF WAY



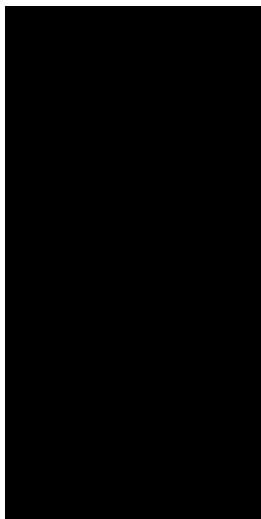
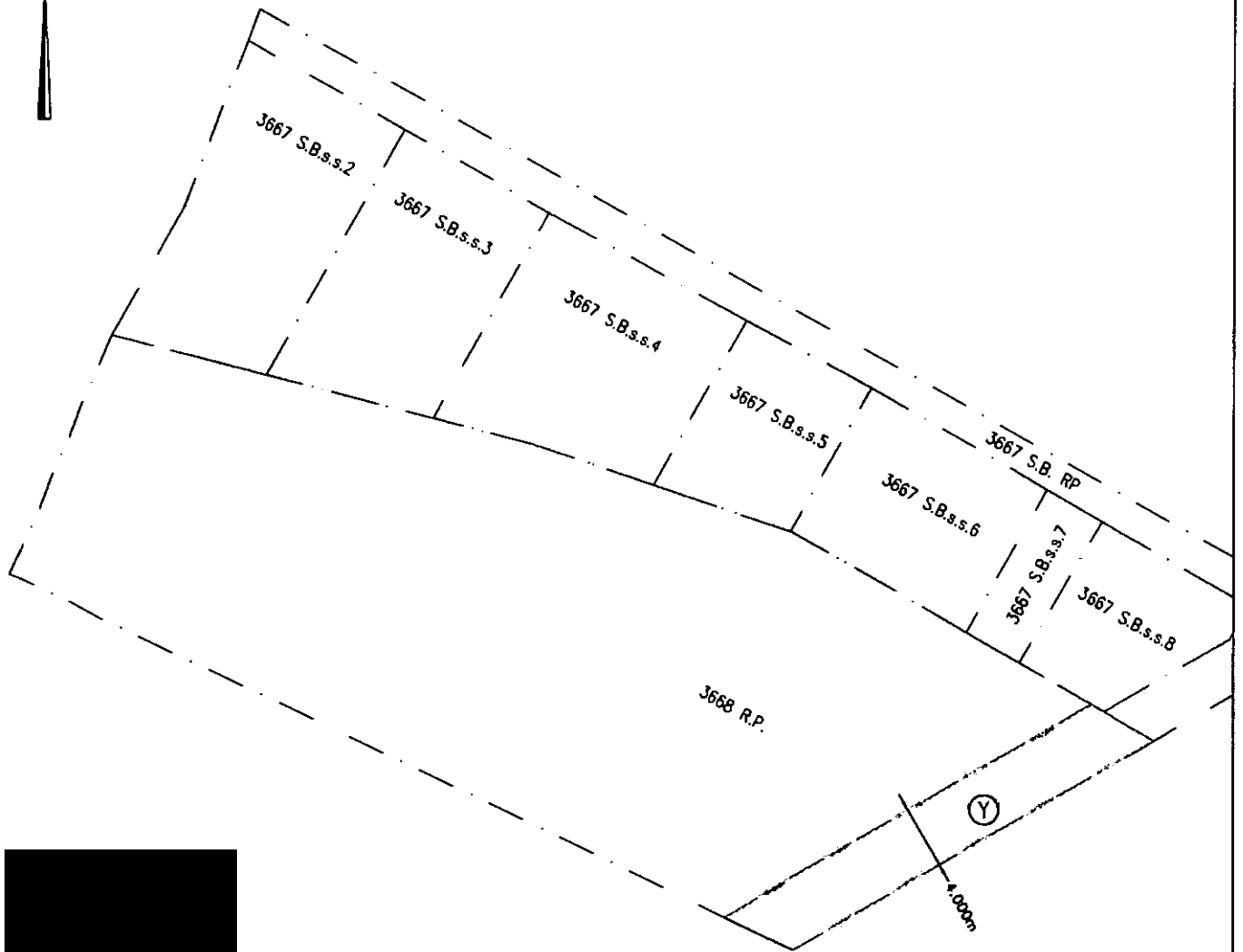
註冊摘要編號 Memorial No.:

本文書於2019年2月20日在土地註冊處
以上述註冊摘要編號註冊。

This instrument was registered in the
Land Registry by the above Memorial
No. on 20 February 2019.

署理土地註冊處處長
Acting Land Registrar

RIGHT OF WAY PLAN
PORTION OF LOT NO. 3668 R.P. IN D.D. 104



(Y) = YELLOW



DeSPACE (International) Limited

Date: 15th September 2025

Pages: 1 + Attachments

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

BY HAND & BY EMAIL

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN "VILLAGE TYPE DEVELOPMENT" ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

Town Planning Application No. A/YL-NSW/353 - Submission of Further Information (1)

References are made to the email dated 11th September 2025 from the Planning Department in relation to technical comments from various departments.

In order to address the comments, please find attached 4 hard copies of the response-to-comment (R to C) table with Swept Path Analysis (Figure 6) and Sightline Analysis (Figure 7).

Should you have any queries with this submission, please feel free to contact [REDACTED].

Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED

pp. [Signature]

Greg Lam



PROPOSED TEMPORARY PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND IN “VILLAGE TYPE DEVELOPMENT” ZONE AT LOTS 3669 S.A RP (PART), 3669 S.B RP (PART), 3670 RP (PART), 3671 RP (PART), 3672 RP (PART), 3673 RP (PART) IN D.D.104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES
(Planning Application No. A/YL-NSW/353)
Response-to-Comment Table

Departmental Comments	Response
Comment from the Commissioner for Transport	
Based on the submitted document, please advise on the following points:	
1. Please advise whether the public vehicle park is for hourly parking or monthly-rent parking;	The public vehicle park is not open to public but is rented for one operator who is responsible for all the coaches using the site. Since the public vehicle park is used by one assigned party, the traffic flow and volume are anticipated to be much manageable given the full control of its own vehicles.
2. Please demonstrate the smooth manoeuvring of vehicles to/from Kam Pok Road East, along the local access to the subject site by providing swept path analysis;	The swept path analysis for vehicles to/from Kam Pok Road East is attached in Figure 6 . Smooth manoeuvring of vehicles is ensured to be achieved.
3. Given the subject site is connected to the public road via a narrow local access which cannot allow two-way traffic simultaneously, please advise how to handle the situation that vehicle entering and leaving the site at the same time;	Necessary traffic management measures for vehicles entering the site include: <ol style="list-style-type: none"> 1. To instruct all coaches entering the site to use Kam Pok Road East (West Bound) only; 2. To strictly execute the timetable of vehicles entering/leaving the site with full record of number of vehicles within specific timeslots, arrival and departure time, license plate numbers and drivers' names; 3. To deploy one or more site staff during the operation hour to control the traffic particularly to handle the situation that vehicles enter and leaves the site at the same time; and 4. To deploy extra number of site staff to implement the above measures during PM peak hour.
4. Please advise the maximum size of coach that is allowed to park in the subject site. Please adopt the largest size of vehicle that would enter the site in the swept path analysis;	The maximum size of coach will be 12m (L) x 2.5m (W). Please see the swept path analysis in Figure 6 .
5. From planning statement, 20 nos. of coach would enter the subject site during PM peak hour (17:00-18:00). As the narrow local access could only allow one vehicle to entering/leaving the site at one time, please propose necessary traffic management measure to prevent vehicle queuing on public road waiting to enter the subject site; and	After reviewing the anticipated traffic volume, it is proposed that 10 nos. of coach would enter the subject site during PM peak hour (17:00-18:00). Necessary traffic management measures for vehicles entering the site include: <ol style="list-style-type: none"> 1. To instruct all coaches entering the site to use Kam Pok Road East (West Bound) only; 2. To strictly execute the timetable of vehicles entering/leaving the site with full record of number of vehicles within specific timeslots, arrival and departure time, license plate numbers and drivers' names; 3. To deploy one or more site staff during the operation hour to control the traffic particularly to handle the situation that vehicles enter and leaves the site at the same time; and 4. To deploy extra number of site staff to implement the above measures during PM peak hour.

<p>6. When vehicle leaving the site, before entering Kam Pok Road East, there would be vehicles coming out from the nearby village house at left hand side. Please demonstrate sufficient sightline could be maintained and propose necessary traffic management measure to enhance road safety at this location.</p>	<p>Please refer to Figure 7 for the sightline analysis. It is demonstrated that sufficient sightline could be maintained associated with necessary traffic management measures to be implemented to enhance road safety at this location. Based on our observation, given only six village houses on the left hand side, the traffic volume is at most 1 no. of vehicle per hour, which is within a manageable level.</p> <p>A right of way along Lot 3668 S.K has been obtained by the Applicant. This right of way will lead to the subject site without leading to any other development or access. Adjacent lots including the nearby village houses are well-notified of the subject proposed development using the right of way.</p>
<p>7. The project proponent should propose and implement appropriate measures to ensure the safety of the pedestrians in the vicinity of the access road.</p>	<p>A banksman will be deployed at the run-in/out of Kam Pok Road East to alert pedestrian, in particular those from the village houses and the footpath along Kam Pok Road East, of vehicles entering and leaving the subject site to ensure pedestrian safety. The banksman will also monitor and control the vehicle speed in 8-10km/hour to minimize the risk.</p>
<p>8. Please advise the location for installation of the amber flashing light. Depending on the location of amber flashing light, the applicant should seek consent from the land owner on the proposed installation.</p>	
<p>9. Normally the amber flashing lights would not be installed on public road. If the amber flashing lights are proposed to be installed on private lot(s), please liaise and obtain agreement from the private lot(s) owners on the proposed installation. Please submit a detailed proposal on the amber flashing lights installation subject to TD's satisfaction prior to the commencement of development.</p>	
<p>10. It is noted that the ingress/egress of the coaches will encroach upon the existing paving blocks and manhole cover. The applicant should seek comments from the maintenance party of the paving blocks and manhole cover.</p>	<p>The Applicant would further liaise with HyD of the concerned paving blocks and manhole cover and is willing to bear the maintenance/repair liability caused by the proposed development.</p>
<p>11. Based on our record, the existing paving blocks and manhole cover are very likely under HyD's maintenance. Please seek HyD's comment on your proposal to undertake the maintenance responsibility of the concerned paving blocks and manhole cover.</p>	
Comment from DPO, FS/YLE, Planning Department	
<p>1. Please advise whether car washing, vehicle repairing, dismantling or other workshop activities will be carried out at the site;</p>	<p>No car washing, vehicle repairing, dismantling or other workshop activities will be carried out at the site.</p>
<p>2. Please advise whether the proposed filling of land is for site formation and</p>	<p>The proposed filling of land is for site formation and vehicular circulation.</p>

vehicular circulation; and	
3. Please advise the operation hour of the proposed development, is there any operation on Sundays and public holidays.	The operation will be 24 hours daily, including on Sundays and public holidays.

SWEPT PATH ANALYSIS
TYPE OF VEHICLE: COACH
DIMENSION OF VEHICLE: 2.5m(W) x 12m(L)



ENTERING THE APPLICATION SITE
FROM KAM POK ROAD EAST
INDICATIVE ONLY



EXITING THE APPLICATION SITE
TO KAM POK ROAD EAST
INDICATIVE ONLY

Prepared By:

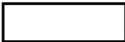


DeSPACE (International) Limited



ICCCL

Legend:



Application Site

Date:

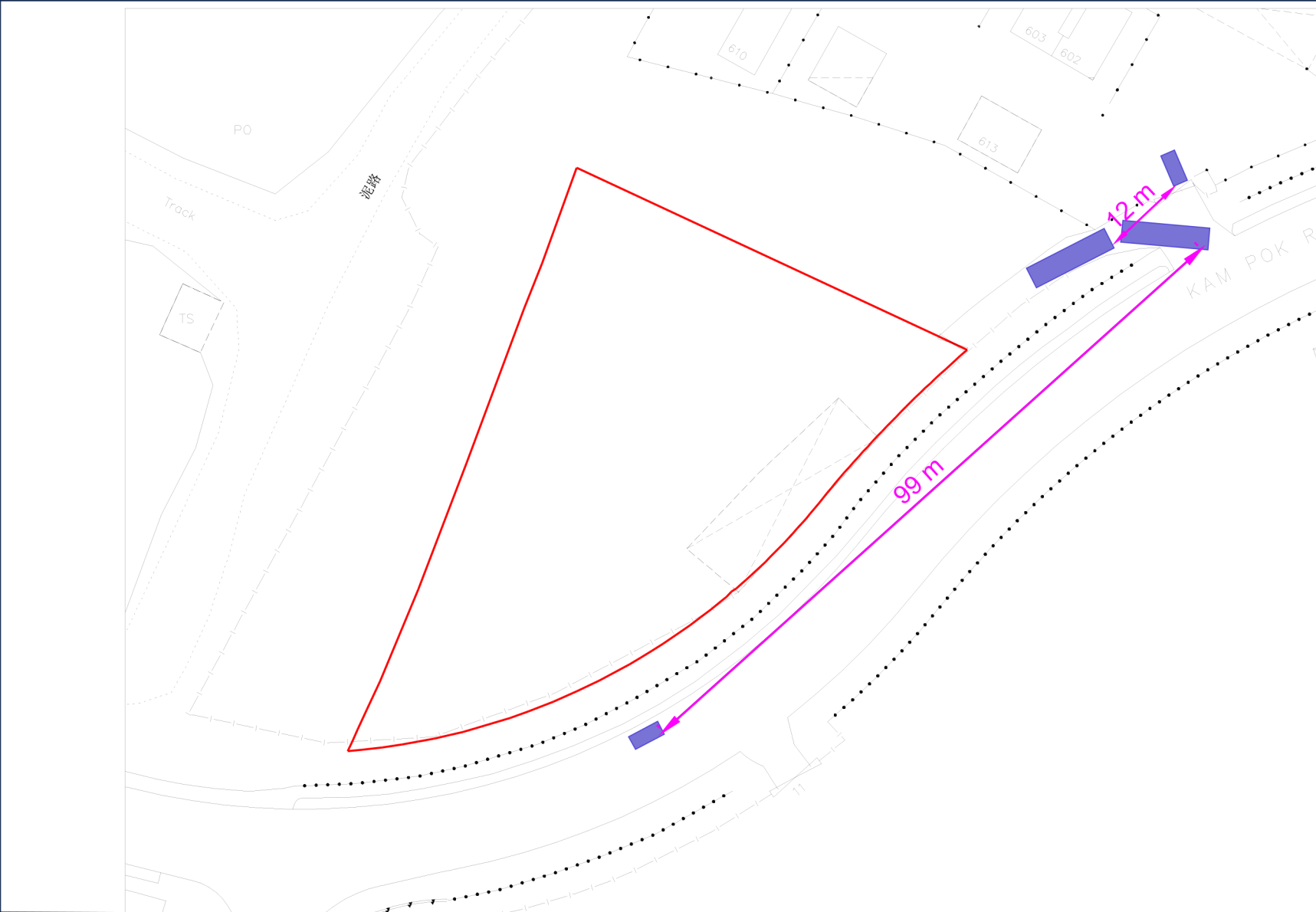
Sep 2025

Figure No:

Figure 6

Figure Title:

Swept Path Analysis



Prepared By:



Legend:



Application Site

Date:

Sep 2025

Figure No:

Figure 7

Figure Title:

Sightline Analysis

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

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

- (a) the intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (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 however exempted from the requirement of EcoIA.

Previous s.16 Applications covering the Application Site

Rejected Application

Application No.	Use/Development	Date of Consideration (Rural and New Town Planning Committee (RNTPC))	Rejection Reasons
A/YL-NSW/312	Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 1 Year	22.12.2023	(1) – (3)

Rejection Reasons:

- (1) The applied use is not in line with the planning intentions of the “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Village Type Development” zones which is intended 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, and to phase out existing sporadic open storage and port back-up uses on degraded wetlands and to designate both existing recognized villages and areas of land considered suitable for village expansion. The applied use is incompatible with the rural character of the surrounding area. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;
- (2) The applied use is not in line with the TPB Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12C) in that there is insufficient information in the submission to demonstrate that the applied use 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. Applications for new open storage uses within the Wetland Buffer Area would normally not be allowed in particular for such uses involving filling of contiguous ponds; and
- (3) The applied use is not in line with the TPB Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G) in that there is no previous planning approval for the applied use and there are adverse departmental comments on ecological, environmental, landscape and traffic aspects.

Similar s.16 Applications within the same “V” Zone
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years

Approved Applications

Application No.	Use/Development	Date of Consideration (RNTPC)
A/YL-NSW/305	Proposed Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years and associated Filling and Excavation of Land	23.12.2022 [revoked on 23.12.2023]
A/YL-NSW/318	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) with Ancillary Electric Vehicle Charging Facility and Office for a Period of 5 Years and Associated Filling of Land	27.10.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) in D.D. 104 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
- no Small House application approved or under processing at the Site; and
- advisory comments are in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no comment from the traffic engineering point of view; and
- advisory comments are in **Appendix V**.

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

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

3. Drainage

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

- no objection in principle to the application from the drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to submit a drainage proposal and to implement and maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- advisory comments are in **Appendix V**.

4. Landscape

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

- no significant landscape impact arising from the proposed use is anticipated.

5. 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 the locals upon close of consultation.

6. Other Departments

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

- Director of Agricultural, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Director of Fire Services;
- Project Manager (West), Civil Engineering and Development Department;
- Project Manager/Major Works, HyD;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Chief Engineer/Construction, Water Supplies Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s);
- (b) 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;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that his office does not guarantee any right-of-way to the application site (the Site);
- (d) to note the comments of the Commissioner for Transport that:
 - the Site is connected to Kam Pok Road East via a section of local access which is not managed by Transport Department (TD). The land status of the local access should be clarified with LandsD by the applicants. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - banksman shall be deployed at the run-in/out at Kam Pok Road East during the ingress/egress of the coaches to enhance road safety;
- (e) to note the comment of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
 - it is noted that the Site is assessable to/from Kam Pok Road East via a local access road under a deed of grant of right of way at Lot 3668 S.K at the existing run-in/out at Kam Pok Road East. The proposed access arrangement of the Site should be commented and approved by TD and relevant department;
 - HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Kam Pok Road East, including the local track, if any;
 - there are existing noise barriers under HyD's maintenance purview at the southeast boundary of the Site, adjoining Kam Pok Road East. Should any modification or alternation of the noise barriers among other road features (e.g. the existing footpath/carriageway adjoining the Site) be required arising from the proposed development, the relevant details shall be submitted to TD and HyD for review prior to commencement of works on site. The applicants should be responsible for any modification or alternation works due to/arising from the development at his own cost;
 - the applicants should provide a run-in/out and/or upgrading works to the satisfaction of TD and HyD in accordance with the latest version of HyD standards/drawings to ensure the concerned area will be capable for vehicular use and loading; and

- adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicants 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 applicants shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 ‘Drainage Plans subject to Comment by EPD’;
 - the applicants shall provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
 - the applicants shall observe the statutory requirements under relevant environmental legislation;
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that:
- the applicants shall demonstrate in the drainage proposal that the proposed works will not obstruct the overland flow nor cause any adverse drainage impact to the adjacent areas; and
 - the applicants shall be liable for any adverse drainage impact due to the proposed works;
- (h) 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 unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
 - if the existing structure is erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;
 - for UBW erected on leased land, enforcement action may be taken by 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;

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

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

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

From: [REDACTED]
Sent: 2025-09-07 星期日 23:57:46
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-NSW/353 DD 104 Nam Sang Wai Wetland RA

A/YL-NSW/353

Lots 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), and 3673 RP (Part) in D.D.104, Nam Sang Wai

Site area: About 3,010sq.m

Zoning: "VTD"

Applied use: Public Vehicle Park (3 cars / 26 coaches)

Dear TPB Members,

So the residential care home plans are out the window, presumably Applications 348 and 349 have been withdrawn.

Now the real intention all along, brownfield.

Strong objections. Coach parking is of no benefit to village environs; on the contrary it generates safety issues on narrow roads and creates pollution.

The planned use is not in line with the planning intention of the 'V' zone. Approval would set a most undesirable precedent that would be exploited for other village sites.

The application should be rejected.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 30 June 2025 3:27 AM HKT
Subject: A/YL-NSW/348 and 349 DD 104 Nam Sang Wai Wetland RA

A/YL-NSW/348

Lots 3669 S.A RP (Part), 3669 S.B RP (Part) and 3670 RP (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

Site area: About 1,605sq.m Includes Government Land of about 133sq.m

Zoning: "VTD"

Applied development: 220 Beds Residential Care Home for Persons with Disabilities / PR 2.3 / 3 Storeys / OS 223sq.m / 13 Vehicle Parking

A/YL-NSW/349

Lots 3670 RP (Part), 3671 RP (Part), 3672 RP (Part), 3673 RP (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long

Site area: About 1,845sq.m Includes Government Land of about 305sq.m

Zoning: "VTD"

Applied development: 208 - 240 Beds RCHE / PR 2.3 / 3 Storeys / OS 223sq.m / 13 Vehicle Parking

Dear TPB Members,

312 rejected in Dec 2023. The applications are for part of the site, of similar use and under the same umbrella so will be considered together.

Fully support the proposed developments and hope that the applicants are genuine providers of both services.

Concern about the layout of the bed spaces. They appear to be like an open hospital ward with little privacy. This is fine for temporary use but not for permanent stay.

Members with expertise in the provision of such facilities will hopefully look into this issue and ensure that the residents will have some degree of personal space.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 8 September 2023 2:51 AM HKT
Subject: Re: A/YL-NSW/312 DD 104 Nam Sang Wai Wetland RA

Dear TPB Members,

Applicant has known for ages that the open storage had to be removed. Allowing another year, that would no doubt be followed by a further application for extension, would encourage procrastination in restoring the site.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 21 April 2023 1:48 AM CST
Subject: A/YL-NSW/312 DD 104 Nam Sang Wai Wetland RA

A/YL-NSW/312

Lots 3664 (Part), 3665 RP (Part), 3666 RP (Part), 3669 S.A RP (Part), 3669 S.B RP (Part), 3670 RP (Part), 3671 RP (Part), 3672 RP (Part) and 3673 RP (Part) in D.D. 104, Nam Sang Wai

Site area : About 6,402sq.m

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

Applied use: Open Storage / 12 Months / 2 Vehicle Parking

Dear TPB Members,

Strongest Objections, Open Storage is totally unacceptable on both 'V' and "Wetland Restoration".

The lots are part of Application 290 for a residential development that has been withdrawn and re-submitted under 314 with deadline 25/4 for comments.

Members should ask for aerial images of the site as it would appear that unapproved brownfield operations are already underway.

Mary Mulvihill

2

新 界 元 朗
新 田 區 學 園 村
Pok Wai Village Representatives' Office

敬啟者：

反對元朗南山圍丈量約份第 104 約地段第 3669 號 A 分段餘段(部分)、
第 3669 號 B 分段餘段(部分) 及第 3670 號餘段(部分)、第 3671 號餘段(部分)、
第 3672 號餘段(部分)、第 3673 號餘段(部分) 和毗連政府土地
擬議臨時公眾停車場(貨櫃車除外) 及相關填土工程(為期 3 年)
(申請編號：A/YL-NSW/353)

就上述規劃申請 A/YL-NSW/353，本村一致通過反對上述申請，理由如下：

該發展計劃中的第 104 約地段第 3670 號餘段(部份) 並未獲第 104 約地段第 3677 號 B 分段餘段及
地段第 3668 號 K 分段的路權使用權，若 貴會批准有關申請，好像 貴會批准道路使用權予申請人，
無疑激發村民與申請人的不必要衝突，制做地區紛爭。

此致

城市規劃委員會



學園村代表

馮應祥

文燕華

二零二五年九月六日



醫事顧問：鄧兆棠醫生