

2026年 1月 8日

此文件在
日期
申請

收到。城市規劃委員會

The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

2026-01-08

Appendix I for RNTPC
Paper No. A/YL-NSW/362

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/YC-TSM/362
	Date Received 收到日期	2026-01-08

- 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)

Topfit HK Investment Limited 天達香港投資有限公司

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

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

DeSPACE (International) Limited 構建(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)	Lot 3250 S.B. ss. 49 (Part) in D.D. 104 and Adjoining Government Land, Nam 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 80 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 93 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)	..... 51 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)
(f) Current use(s) 現時用途	Temporary Shop and Services for a Period of 3 Years (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	Temporary Shop and Services for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) <u>Development Schedule 發展細節表</u>	
Proposed uncovered land area 擬議露天土地面積	..... 15 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 65 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... 93 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... 93 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
Proposed 2 storeys with maximum height of 7.5 metres for Temporary Shop and Services (Convenience Store) use. G/F gross floor area: About 65 sq. m. 1/F gross floor area: About 28 sq. m.	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間 <u>9 a.m. to 6 p.m. daily</u>																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p><u>Local track connected to Fairview Park Boulevard</u></p> <p>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)</p>																														
(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?	<p>Yes 是 <input checked="" type="checkbox"/> Please provide details 請提供詳情 <u>Additional storey above existing structure</u></p> <p>No 否 <input type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(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 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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input 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	<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

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.
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Signature
簽署

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
CHENG SHING TAI, ENDY
.....

.....
Senior Town Planner
.....

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(No. 422)

Others 其他 ..Chartered Member of RTPI.....

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

.....
05/01/2026
.....

(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	Lot 3250 S.B. ss. 49 (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	80 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 51 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
Zoning 地帶	Other Specified Uses (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 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Shop and Services 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	93 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.16 <input checked="" 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	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	7.5	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		2	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積		81 %	<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		
	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) _____		
		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
		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		
<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 checked="" type="checkbox"/>
Drainage Proposal, Fire Service Installations Proposal		
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。

SECTION 16 PLANNING APPLICATION

Proposed Temporary Shop & Services for a Period of 3 Years in “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” Zone

at Lot 3250 S.B. ss. 49 (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories

Supplementary Planning Statement

December 2025

Applicant

Topfit HK Investment Limited

Planning Consultant

DeSPACE (International) Limited



Executive Summary

The Applicant as the “current land owner” of Lot 3250 S.B. ss.49 (Part) in D.D.104 and Adjoining Government Land, Nam Sang Wai, Yuen Long, New Territories (the “Application Site”), now seeks town planning permission from the Town Planning Board (“TPB”) for a proposed Temporary Shops and Services for a Period of 3 Years (the “Proposed Development”) at the Application Site. The Application Site has a total area of about 80m². The Planning Statement serves to provide background information and planning justifications in support of the Application.

According to the Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 (the “OZP”), the proposed “Shop and Services” is a Column 2 use under the “Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)” (“OU(CDWRA)”) zone, which requires planning permission from the TPB. The Application Site has a valid planning permission (No. A/YL-NSW/308) approved on 19th May 2023 with condition(s) on a temporary basis for proposed Temporary Shop and Services for a Period of 3 Years. The current application is to propose for an additional storey to be erected due to operational needs of the Applicant.

The Proposed Development is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, residential dwellings, restaurant, shop and services and open storage yards.
- The nature of Shop and Services use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the “OU(CDWRA)” zone; and
- There would be no adverse impacts to the surroundings in terms of environmental, drainage and fire safety issues.

Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the current Application.

行政摘要

申請人為現時新界元朗米埔丈量約份第 104 約地段第 3250 號 B 分段第 49 小分段（部份）和毗連政府土地（「申請地點」）之土地擁有人，現向城市規劃委員會（「城規會」）申請於上述地點作為期三年的臨時「商店及服務行業」用途（「擬議發展」）。申請地點總面積約 80 平方米。本規劃綱領旨在提供背景資料及規劃理據以支持是次規劃申請。

根據南生圍分區計劃大綱草圖編號 S/YL-NSW/11（「大綱核准圖」），擬議「商店及服務行業」用途屬於「其他指定用途（綜合發展包括濕地修復區）」地帶內的第二欄用途，須取得城規會的規劃許可。申請地點已於 2023 年 5 月 19 日在有條件下批出規劃許可（個案編號 A/YL-NSW/308），作「臨時商店及服務行業（為期 3 年）」用途。是次申請旨在因應申請人營運需要，在已核准的建構物增加一層。

擬議發展有充分規劃理據支持，理由如下：

- 擬議發展的規模及土地用途與其附近以低矮住宅建築、食肆、商店及服務行業及露天貨倉為主的鄉郊發展相容；
- 商店及服務行業的性質可服務本地社區；
- 申請地點目前並無永久發展計劃，批出為期 3 年的臨時許可並不影響「其他指定用途（綜合發展包括濕地修復區）」地帶的長遠規劃意向；及
- 擬議發展不會對周邊環境、排水及消防安全造成不良影響。

基於以上理據，申請人謹請城規會批准本申請。

（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。）

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1. Introduction

DeSPACE (International) Limited, on behalf of Topfit HK Investment Limited (the “Applicant”), submits this Section 16 Town Planning Application to the Town Planning Board (“TPB”) for a Proposed Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B. ss. 49 (Part) in D.D. 104 and adjoining Government Land (“GL”), Nam Sang Wai, Yuen Long, New Territories (the “Application Site”, see **Figure 1** – Location Plan).

The Application Site covers about 80m² (including about 51m² of GL) and is zoned “Other Specified Uses (Comprehensive Development including Wetland Restoration Area)” (“OU(CDWRA)”) under the Draft Nam Sang Wai OZP No. S/YL-NSW/11 (the “OZP”). The proposed Shop and Services fall under a Column 2 use requiring TPB permission.

The Application Site currently holds a temporary planning permission (No. A/YL-NSW/308, the “Approved Scheme”) granted on 19th May 2023 for a Temporary Shop and Services (Convenience Store) for a Period of 3 Years. This application seeks approval to add an additional storey of temporary structure to support operational needs. This planning statement thus provides the project details and justifications for the TPB’s favourable consideration.

2. Site Context

2.1 Application Site and Its Surrounding Areas

The Application Site is currently a temporary structure for Shop and Services (Convenience Store) use that has planning approval (No. A/YL-NSW/308). It adjoins a local track branching from Fairview Park Boulevard (see **Figure 1**).

Surrounding areas include low-rise residential developments (Fairview Park, Yau Pok Road Light Public Housing), open storage yards, a school, plant nursery, vehicle parks, a restaurant, nullahs, and roads. Nearby uses with valid permissions include a temporary shop and services site to the west (No. A/YL-MP/361) and a restaurant to the south (No. A/YL-NSW/311), creating synergies for local residents.

2.2 Land Administration

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.

A valid Short Term Waiver (No. STW5486) is held allowing structures on the private lot, while a Short Term Tenancy (No. STTYL0195) is held on part of the GL of the Application Site. Upon approval, the Applicant will apply to the Lands Department to modify these permits.

3. Town Planning Context

3.1 Statutory Planning Requirements

The Application Site is zoned “OU(CDWRA)” on the OZP. According to the Schedule of Uses of the OZP, the zone is intended to encourage wetland restoration through comprehensive development while phasing out sporadic open storage and port back-up uses. New buildings should be located away from Deep Bay, but individual temporary uses under 3 years may be exempt from the requirement of providing a wetland restoration proposal. The Applicant proposes a 3-year temporary Shop and Services, requiring TPB planning permission. This use aims to serve the local community and visitors without conflicting with the area's long-term planning goals.

Since the Application Site is within the Wetland Buffer Area, the development must follow the “Town Planning Board Guidelines for Developments within Deep Bay Area” (TPB PG-NO. 12C) to protect the ecological value of nearby fish ponds. However, as a temporary use, the Application is exempted from submitting an ecological impact assessment.

3.2 Previous Planning Approvals

The Application Site previously received TPB approval (No. A/YL-NSW/308) on 19th May 2023 for Temporary Shop and Services for a Period of 3 Years, subject to conditions including revised drainage proposal submission and implementation, maintenance of drainage facilities, and implementation of the fire service installations (“FSI”) proposal. It should be noted that the Applicant has already implemented the said proposals on site, and is seeking approval from relevant government departments. If the current application is approved, the Applicant will strive to fully comply with all relevant conditions to the satisfaction of the TPB and relevant government departments.

3.3 Similar Planning Approvals

Table 1 shows 2 similar applications for temporary shop and services within the same “OU(CDWRA)” zone approved in the past three years. An approval was based on no adverse government comments, compatibility with surrounding uses, no frustration with long-term planning intention of the OU(CDWRA)” zone, and serving local community needs. The Application therefore fully complies with the above considerations.

Table 1: Similar Planning Approvals

Case No. (Decision Date)	Applied Use	Planning Justifications
A/YL-NSW/330 (02.08.2024)	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	<ul style="list-style-type: none"> • All government departments consulted have <u>no objection to or no adverse comment</u> on the application. • The proposed use could <u>serve the demand for shop and services in the area</u>. • The proposed use <u>would not jeopardise the long-term planning intention</u> of the “OU(CDWRA)” zone. • The proposed use is generally <u>not incompatible with the surrounding land uses</u>, which comprise predominantly open storage/storage yards.
A/YL-NSW/298 (24.06.2022)	Proposed Temporary Shop and Services for a Period of 3 Years	<ul style="list-style-type: none"> • All government departments consulted have <u>no objection to or no adverse comment</u> on the application. • The proposed use could <u>serve the local neighbourhood</u>. • The proposed use is generally <u>not incompatible with the surrounding land uses</u> which are predominantly residential developments.

4. Proposed Development

The Application Site covers about 80m² in site area, including 51m² of GL. Compared to the Approved Scheme, the Proposed Development adds an extra storey of structure on top of the approved structure, totalling up to 2 storeys with a gross floor area (“GFA”) of approximately 93m² (see **Figure 2 – Site Plan**).

Compared to the Approved Scheme, the building height and GFA has increased, covered area has decreased, while the proposed use, site area, number of block(s), and operating hours remain unchanged. The Proposed Development is only envisaged for retail purpose, and no workshop and/or open storage use will be allowed on the Application Site. The Proposed Development will serve the needs of nearby residents and help meet local demand for Shop and Services. Key differences in major development parameters are summarised in **Table 2**.

No car parking space or loading/unloading space is proposed within the Application Site. No medium goods or large goods vehicle including container vehicle will enter the Application Site. All goods will be transported to the Application Site via trolleys. It is to be noted that the replenishment of goods for the Proposed Development will be carried out during non-peak hours in the daytime and no replenishment of goods will be carried out in the night-time.

Table 2: Major Development Parameters

Major Development Parameters	Approved Scheme (a)	Current Application (b)	Difference (b) - (a)
Proposed Use	Temporary Shop and Services		-
Site Area	About 80m ² (incl. 50m ² of GL)	About 80m ² (incl. 51m ² of GL)	-
Total GFA	About 80m ²	About 93m ²	+ 13m ²
Covered Area	About 80m ²	About 65m ²	- 15m ² (- 20%)
No. of Block(s)	1	1	-
Maximum BH	1 storey (or 3m)	2 storeys (or 7.5m)	+ 1 storey
Operation Hours	9:00 a.m. - 6:00 p.m. (daily)		-

5. Planning and Development Justifications

5.1 No Frustration of Long-term Planning Intention of OU(CDWRA) Zone

The temporary shop and services use has operated under valid approval since 2024. Although it does not fully align with the “OU(CDWRA)” zone’s long-term planning intention, it meets local demand and there are no known future development plans for the Application Site. Approval for 3 years will not jeopardise the zone’s planning goals, as the Proposed Development will not cause permanent or irreversible influence on the land and its temporary nature will not generate significant nuisance. It should be encouraged to make economic use and better utilization of scarce land resources on a temporary basis.

5.2 Compatible Land Use

Surrounded by low-rise residential areas, plant nurseries, storage yards, vehicle parks, restaurants, and shop and services, the Proposed Development can meet the needs of residents, workers, and visitors. Nearby recent approvals for the Shop and Services use near the Application Site (e.g., A/YL-MP/335, A/YL-MP/361) and in the same OZP (e.g. A/YL-NSW/298, A/YL-NSW/330) also reflect growing community demand for such facilities, hence further justifying the approval of the Proposed Development.

5.4 No Insurmountable Environmental Impacts

No significant sewage impact to the surrounding area is anticipated. The Applicant shall 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

A drainage proposal is attached as **Appendix 1**. It is anticipated that drainage impacts from the Proposed Development are negligible. The Applicant will implement and maintain drainage measures at their own cost. The change in the drainage proposal under the current application compared to the previous application is minimal with no significant change in the flow characteristics.

5.6 No Insurmountable Fire Safety Impacts

A FSI proposal is attached as **Appendix 2**. It is anticipated that fire safety impacts from the Proposed Development are negligible. The Applicant will be liable for the implementation and maintenance of the proposed FSI at their cost. The change in FSI provision compared to the previous application is minimal.

6. Conclusion

This supplementary planning statement seeks Section 16 planning permission for a 3-year Temporary Shop and Services for a Period of 3 Years at Lot 3250 S.B. ss. 49 (Part) in D.D. 104 and adjoining Government Land, Nam Sang Wai, Yuen Long. The proposal is fully justified on the following grounds:

- The Proposed Development on a temporary basis possesses compatible development scale and land use with its nearby rural developments predominated by low-rise residential development, residential dwellings, restaurant, shop and services and open storage yards.
- The nature of Shop and Services use could serve the local neighbourhood;
- There is no immediate permanent development proposal at the Application Site, and approval of the application on a temporary basis of a period of 3 years would not frustrate the long-term planning intention of the "OU(CDWRA)" zone; and
- There would be no adverse impacts to the surroundings in terms of traffic, environmental, drainage and fire safety issues.

In view of the above, TPB members are respectfully requested to grant approval in support of the Proposed Development.



Date: 12th February 2026

Pages: 1

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 SHOP AND SERVICES FOR A PERIOD OF 3 YEARS IN "OTHER SPECIFIED USES (COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA)" ZONE AT LOT 3250 S.B. SS.49 (PART) IN D.D.104 AND ADJOINING GOVERNMENT LAND, NAM SANG WAI, YUEN LONG, NEW TERRITORIES

Planning Application No. A/YL-NSW/362 - Submission of Further Information (1)

References are made to the email dated 23rd January 2026 in relation to further comments from the Environment Protection Department. To address the comments, please find attached 4 hard copies of the our response-to-comment (R-to-C) table below.

Departmental Comments	Response
Environmental Protection Department received on 23.01.2026 by email	
1. What types of goods and/or services would be provided under the proposed use.	The proposed use is limited to commercial retail sales associated with household hardware and related products.

Should you have any queries with this submission, please feel free to contact Mr. Jeffrey Kwok / Mr. Kenji Wong at [REDACTED].

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

 

Greg Lam



**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)**

1. According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). The relevant assessment criteria for the area 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.

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-NSW/284*	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	5.2.2021 [revoked on 5.5.2023]
2.	A/YL-NSW/308*	Proposed Temporary Shop and Services (Convenience Store) for a Period of 3 Years	19.5.2023 [revoked on 19.2.2025]

*denotes permission revoked

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

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-NSW/298*	Proposed Temporary Shop and Services for a Period of 3 Years	24.6.2022 [revoked on 24.12.2023]
2.	A/YL-MP/358*	Proposed Temporary Shop and Services for a Period of 3 Years	13.10.2023 [revoked on 13.4.2025]
3.	A/YL-NSW/330*	Proposed Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years	2.8.2024 [revoked on 2.2.2026]
4.	A/YL-MP/392	Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years	15.8.2025

*denotes permission revoked

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 Government Land (GL) and Old Schedule Agricultural Lot No. 3250 S.B ss.49 in D.D. 104 (the 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;
- the Lot is covered by Short Term Waivers No. 5486 for the purpose of “Temporary Shop and Services (Convenience Store)”;
- a portion of GL (about 50m²) within the Site is covered by a Short Term Tenancy No. STTYL0195 for the purposes of “Temporary Shop and Services (Convenience Store)”. Any occupation of GL without Government’s prior approval is an offence under Cap. 28; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport:

- no in-principle objection to the application from traffic engineering perspective; 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 from highway maintenance point of view as the Site is not accessible by vehicles and no parking space or loading/unloading bay will be provided at the Site;
- the proposed access arrangement of the Site should be commented and approved by the Transport Department; and
- advisory comments are in **Appendix V**.

3. Drainage

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

- no in-principle objection to the application from the drainage point of view;
- the submitted drainage proposal is considered acceptable from drainage maintenance viewpoint;

- the Environmental Protection Department (EPD) should be consulted as regards any sewage disposal aspects of the application;
- should the application be approved, approval condition(s) should be stipulated in the approval letter requiring the applicant to implement the accepted drainage proposal and to maintain the proposed drainage facilities to the satisfaction of the Director of Drainage Services or the Town Planning Board; and
- advisory comments are at **Appendix V**.

4. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction; and
- detail comments on the drainage proposal are detailed in **Appendix V**.

5. Environmental

Comments of the Director of Environmental Protection:

- there is residential buildings within 100m from the boundary of the Site. Based on the information provided, the proposed use would not cause traffic of heavy vehicle and dusty operation;
- no objection to the application from environmental planning perspective according to the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
- there was no substantiated 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 comments to the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in areas of comprehensive residential development and miscellaneous rural fringe landscape characters comprising small houses, temporary structures, ponds and tree clusters. The proposed use is not entirely incompatible with the surrounding environment; and
- with reference to the site photos, the Site is generally formed without vegetation. Significant adverse landscape impact arising from the application is not anticipated.

7. Building Matters

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

- no objection to the application;
- as there is no record of approval granted by the Building Authority (BA) for the existing structure at the Site, he is not in a position to offer comments on its suitability for the use proposed in the application; and
- advisory comments are at **Appendix V**.

8. 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.

9. Other Departments

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

- Chief Engineer/Railway Development 1-1, HyD;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application site (the Site);
- (b) the permission is given to the development/use(s) and structure(s) under the application. It does not condone any other development/use(s) and structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use(s) and remove such structure(s) not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that if the planning application is approved, the Short Term Waiver (STW)/ Short Term Tenancy (STT) holder(s) shall apply to his office for modification of the STW and STT conditions. The application(s) for STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW and STT, 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;
- (d) to note the comments of the Commissioner for Transport that:
- the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
 - sufficient manoeuvring space shall be provided within the Site; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- HyD shall not be responsible for the maintenance of the proposed access, if any, connecting the Site to Fairview Park Boulevard;
 - Fairview Park Boulevard is not maintained by HyD. HyD shall not be responsible for the maintenance of proposed access connecting the application (the Site) (i.e. Fairview Park Boulevard and local tracks); and
 - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant shall be liable for any adverse drainage impact due to the proposed development; and

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

- for enclosed structures with a gross floor area not exceeding 230 m², portable fire extinguisher and stand-alone fire detector shall be provided;
- in relation to the above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously; and
- stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]” and specified in the FS Notes;
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire services 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 is advised to follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’;
- the applicant is advised to 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 the Environmental Protection Department’;
- the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- the applicant is advised to observe the statutory requirements under relevant environmental legislation;

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

- it is noted that one structure is proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on application site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the 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 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.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月03日星期二 2:12
收件者: tpbpd/PLAND
主旨: A/YL-NSW/362 DD 104 Wetland Restoration
類別: Internet Email

Dear TPB Members,

Again conditions not fulfilled and 208 revoked 19 Feb 2025.

There is absolutely no justification to grant a further approval. The operator has been allowed to procrastinate for far too long.

It is high time that failure to fulfill conditions in NT be addressed with the same determination that is shown for similar issues in urban districts.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Sunday, 19 March 2023 3:11 AM HKT
Subject: A/YL-NSW/308 DD 104 Wetland Restoration

Dear TPB Members,

Application 284 was approved 5 Feb 2021 but conditions never complied with.

That was over two years ago, why has the approval not been revoked? More than 50% of the site is government land.

If only a fraction of the resources expended on implementing NSL were to be devoted to ensuring that other rules and regulations are adhered to, Hong Kong could legitimately boast that the rule of law is functioning.

The never ending roll over of applications that have not fulfilled conditions is a clear indication that this is not the case.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>

Urgent Return receipt Expand Group Restricted Prevent Copy

Date: Monday, 18 January 2021 3:10 AM CST

Subject: A/YL-NSW/284 DD 104 Wetland Restoration

A/YL-NSW/284

Lot 3250 S.B ss.49 (Part) in D.D. 104 and Adjoining Government Land, Nam Sang Wai

Site area : About 80sq.m Includes Government Land of about 50sq.m

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

Applied use : Convenience Store

Dear TPB Members,

Most of the site is government land. There is no history of approval.

It is time that sites like this be taken back and work commence on the Wetland Restoration along the waterside.

Mary Mulvihill