



Date : 20<sup>th</sup> March, 2026

Our Ref. : [REDACTED]

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

**By Email**

Dear Sir/Madam,

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

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

- i. Replacement pages of the Planning Statement and revised Figure 4.

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

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

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Thomas Luk  
Planning Consultant

Encl.  
c.c. Client



## S.16 Planning Application

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

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### 1. Site Context

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

### 2. Development Proposal

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

Table 1: Key Development Parameters

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

#### Vehicular Access Arrangement

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

#### Drainage Considerations

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

#### Environmental Considerations

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

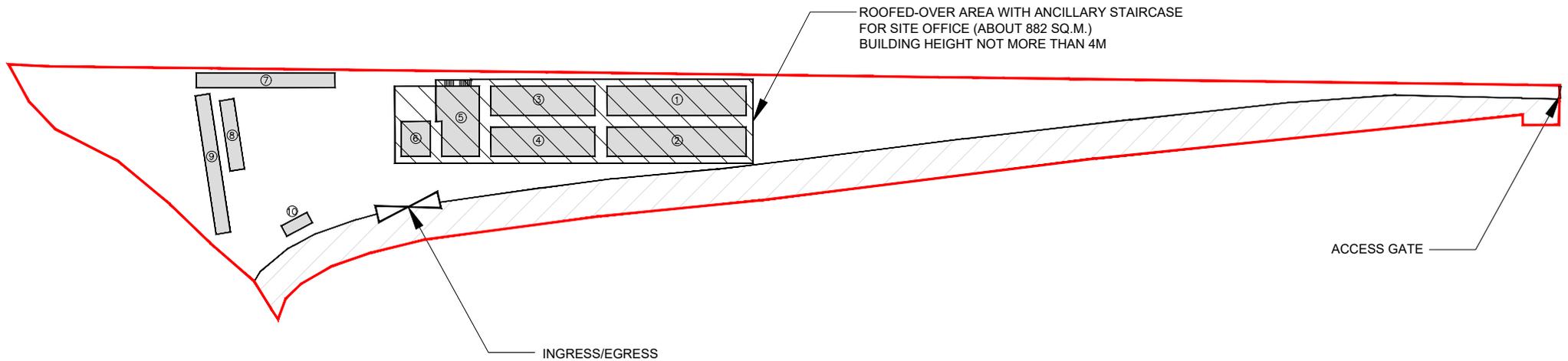
**DEVELOPMENT PARAMETERS**

APPLICATION SITE	:	5,027 SQ.M. (ABOUT)
INTERNAL ACCESS ROAD	:	1,345 SQ.M. (ABOUT)
DEVELOPMENT SITE	:	3,682 SQ.M. (ABOUT)
COVERED AREA	:	1,042 SQ.M. (ABOUT)
GROSS FLOOR AREA	:	1,042 SQ.M. (ABOUT)

**LEGEND**

-  APPLICATION SITE BOUNDARY
-  INTERNAL ACCESS ROAD (ABOUT 1,345 SQ.M.)
-  STRUCTURE
-  ROOFED-OVER AREA (ABOUT 882 SQ.M.)
-  INGRESS/EGRESS (11M-WIDE)

STRUCTURE	USE	GFA (ABOUT)	BUILDING HEIGHT
1	OFFICE	120 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
2	OFFICE	120 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
3	OFFICE	90 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
4	OFFICE	90 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
5	OFFICE	84 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
6	OFFICE	30 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
7	OFFICE	60 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
8	OFFICE	30 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
9	OFFICE	60 SQ.M.	4M (NOT MORE THAN) (1-STOREY)
10	GUARD HOUSE	10 SQ.M.	3M (NOT MORE THAN) (1-STOREY)
11	ROOFED STRUCTURE	N.A.	4M (NOT MORE THAN) (1-STOREY)



**INDICATIVE LAYOUT PLAN**

SCALE 1:1000

Figure 4

