

This document is received on 25 MAY 2021.
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 Renewal
of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區土地上及/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.info.gov.hk/tpb/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.info.gov.hk/tpb/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/ML-NW/287 |
| | Date Received 收到日期 | 25 MAY 2021 |

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>)。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)

HKSM Yuen Long Driving School 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)

KTA Planning Limited

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 No. 1347RP in DD115 near 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 17,320 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,485 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) | NIL 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/8 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | "Other Specified Use" annotated "Comprehensive Development to include Wetland Restoration Area" |
| (f) Current use(s) 現時用途 | HKSM Yuen Long Driving School (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) |
| | | |
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(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

| | |
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| 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 位於鄉郊地區土地上及/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, please proceed to Part (B)) (如屬位於鄉郊地區臨時用途/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 | (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 type="checkbox"/> year(s) 年 <input type="checkbox"/> month(s) 個月 |
| (c) Development Schedule 發展細節表 | |
| Proposed uncovered land area 擬議露天土地面積 |sq.m <input type="checkbox"/> About 約 |
| Proposed covered land area 擬議有上蓋土地面積 |sq.m <input 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 |sq.m <input type="checkbox"/> About 約 |
| Proposed gross floor area 擬議總樓面面積 |sq.m <input 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 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) | |

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|--|----------------------------------|--|---|
| Proposed operating hours 擬議營運時間 | | | |
| <p>.....</p> <p>.....</p> | | | |
| (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 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)) | |
| | 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) <input type="checkbox"/> | |
| (e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁表示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 <p>.....</p> <p>.....</p> <p>.....</p> | |
| | No 否 | <input 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 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 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 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 | |
| | No 否 | <input type="checkbox"/> | |
| (iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響? | On environment 對環境 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | On traffic 對交通 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | On water supply 對供水 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | On drainage 對排水 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | On slopes 對斜坡 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | Affected by slopes 受斜坡影響 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | Landscape Impact 構成景觀影響 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | Tree Felling 砍伐樹木 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | Visual Impact 構成視覺影響 | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | Others (Please Specify) 其他 (請列明) | | Yes 會 <input type="checkbox"/> No 不會 <input type="checkbox"/> |
| | | <p>.....</p> <p>.....</p> | |

| | |
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| | Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) |
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| (B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/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/ <u>YL-NSW</u> / <u>272</u> |
| (b) Date of approval 獲批給許可的日期 | <u>16/08/2019</u> (DD 日/MM 月/YYYY 年) |
| (c) Date of expiry 許可屆滿日期 | <u>05/09/2022</u> (DD 日/MM 月/YYYY 年) |
| (d) Approved use/development 已批給許可的用途/發展 | Temporary Driving School and Ancillary Uses |
| (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 checked="" 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 checked="" type="checkbox"/> year(s) 年 <u>3</u> <input type="checkbox"/> month(s) 個月 |

7. Justifications 理由

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

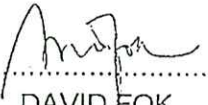
Please refer to the Supporting Planning Statement.

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 an application to the Board 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


.....
DAVID FOK

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

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

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

☒ RPP 註冊專業規劃師
Others 其他

on behalf of
代表

KTA Planning Limited

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

Date 日期

07/05/2021

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board 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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

| | |
|--|---|
| Application No. 申請編號 | (For Official Use Only) (請勿填寫此欄) |
| Location/address 位置/地址 | Lot No. 1347RP in DD115 near Nam Sang Wai, Yuen Long |
| Site area 地盤面積 | 17,320 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 NIL sq. m 平方米 <input type="checkbox"/> About 約) |
| Plan 圖則 | Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 |
| Zoning 地帶 | "Other Specified Use" annotated "Comprehensive Development to include Wetland Restoration Area" |
| Type of Application 申請類別 | <input type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/ development 申請用途/發展 | Temporary Driving School and Ancillary Uses |

| | | | |
|--|---|---|---|
| (i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率 | | sq.m 平方米 | Plot Ratio 地積比率 |
| | Domestic 住用 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| | Non-domestic 非住用 | 1,485 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 | 0.086 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 |
| (ii) No. of block 幢數 | Domestic 住用 | N/A | |
| | Non-domestic 非住用 | 3 | |
| (iii) Building height/No. of storeys 建築物高度／層數 | Domestic 住用 | N/A | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | N/A | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| | Non-domestic 非住用 | About 5.6 | <input type="checkbox"/> (Not more than 不多於) m 米 |
| | | 1 | <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層 |
| (iv) Site coverage 上蓋面積 | 8.6 % <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) _____ _____ | | N/A |
| | 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 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____ | | N/A |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|---|--------------------------|-------------------------------------|
| | Chinese 中文 | English 英文 |
| Plans and Drawings 圖則及繪圖 | | |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Elevation(s) 立視圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | <input type="checkbox"/> | <input type="checkbox"/> |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | <input type="checkbox"/> | <input type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input type="checkbox"/> |
| <hr/> | | |
| Reports 報告書 | | |
| Planning Statement/Justifications 規劃綱領／理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input checked="" 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"/> |
| <hr/> | | |
| 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。

By Fax (2522 8426)

Our Ref: S1257f/DD115NSW/21/001Lg

18 May 2021

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

Attn: Secretary of the Town Planning Board

Dear Sir / Madam,

**Renewal of Temporary Driving School & Ancillary Uses
for a Period of Further Three Years
at Lot 1347RP in DD115, Yuen Long
- Section 16 Planning Application -**

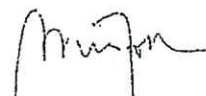
We refer to the captioned planning application submitted to the Town Planning Board on 7 May 2021.

We write to confirm that the boundary of the captioned planning application is the same as the prevailing planning permission under application no. A/YL-NSW/272. The Application Site is known as Lot 1347RP in DD115 and it has an area of about 17,320m² based on the documents in the short term waiver for the temporary driving school & ancillary uses at the Application Site.

Should you have any queries related to the above, on this, please call the undersigned.

Thank you for your attention.

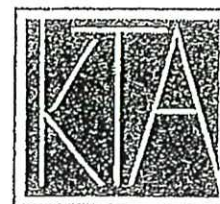
Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


David Fok

Encl.

cc. Applicant
Transport Department – Mr Curtis Chiu (By Fax 2714 4440)

KT/DF/vy



PLANNING LIMITED
規劃顧問有限公司

電話TEL
傳真FAX
電郵EMAIL

2021年 5月 25日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 25 MAY 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

By Hand

Our Ref: S1257f/DD115NSW/21/001Lg

7 May 2021

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

Attn: Secretary of the Town Planning Board

Dear Sir / Madam,



PLANNING LIMITED
規劃顧問有限公司

電話 TEL
傳真 FAX
電郵 EMAIL

2021年 5月 25日
此文件在 收到 城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

25 MAY 2021

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

**Renewal of Planning Approval
for HKSM Yuen Long Driving School
at Lot 1347RP in DD115, Yuen Long
- Section 16 Planning Application -**

On behalf of HKSM Yuen Long Driving School Limited, the landowner of Lot 1347RP in DD115 in Yuen Long (the Application Site), we submit herewith five copies of Application Form No. S16-III and 70 copies of the supporting Planning Statement for renewal of permission for the temporary driving school on the Application Site for a further period of three years.

The current planning permission (Application No. A/YL-NSW/272) would expire on 5.9.2022.

Normally, applications for planning approval renewal should only be submitted to the Board two to four months before such planning approvals are due to expire, i.e. the earliest date for the Applicant to submit this renewal application would be in May 2022. However, since the validity of the planning approval would have direct implication to the driving test appointments at the Transport Department's Driving Test Centre located within the existing driving school, Transport Department requested the Applicant to submit the planning approval renewal application as early as practicable. The letter from Transport Department is enclosed for your reference.

Yuen Long Driving School has been operating on the Application Site for more than 20 years serving a public need, providing a safe and controlled environment for learner drivers and job opportunities for about a hundred driving instructors and ancillary staff. It has become a tolerated use in the local community. There has been no change in the physical layout of the driving school and its operation and all planning approval conditions attached to the previous approval have been met. In view of the difficulty in identifying suitable relocation site, the prolonging waiting time for driving test and the reciprocal relationship between driving test enrolment and planning permission, a maximum allowable period of three years for the temporary driving school is requested. Furthermore, a further three-year permission period would not affect or prejudice the planning intention for the subject "OU(CDWRA)" due to the difficulty in complying with the planning requirements for sustainable wetland restoration within the comprehensive residential development proposals.

Our Ref: S1257/DD115NSW/21/001Lg
Date: 7 May 2021



PLANNING LIMITED
規劃顧問有限公司

Against these exceptional circumstances, the Applicant sincerely requests the Town Planning Board to consider the application at an earlier date and to grant renewal approval to Yuen Long Driving School for a period of further three years until 5.9.2025.

Should you have any queries on this, please call the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'David Fok'.

David Fok

Encl.

cc. Applicant
Transport Department – Mr Curtis Chiu (By Fax)

KT/DF/vy



運輸署

Transport Department

Our Ref. . /

Tel. No. : 2714 1708

Fax. No. : 2714 4440

By Post

30 April 2021

HKSM Yuen Long Driving School Limited
c/o

(Attn.: Mr Francis CHU, Chief Executive Officer)

Dear Mr CHU,

Planning Permission of Yuen Long Driving School

Thank you for your email of 27 April 2021.

The existing designation of Yuen Long Driving School ("YLDS") would expire on 5 September 2022. As the driving test services were seriously affected by the pandemic, the longest waiting time for a driving test in YLDS has already increased to 17 months. Despite our best efforts to allocate additional resources to conduct more driving tests, we envisage that there would be little room to shorten the waiting time at YLDS, and we may have to consider suspend scheduling additional driving tests before planning permission from the Town Planning Board is obtained for the continued operation of the School.

In this connection, I should be most grateful if you would take expeditious action to complete all necessary procedures and arrangements related to the S.16 renewal application before June 2021 to avoid any disruption to the driving test services at YLDS. Please keep us posted on the development of the renewal application as appropriate.

Yours sincerely,

(Curtis CHIU)

for Commissioner for Transport

駕駛事務組
Driving Services Section

By Fax (2522 8426)

Our Ref: S1257f/DD115NSW/21/002Lg

27 May 2021

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

Attn: Secretary of the Town Planning Board

Dear Sir / Madam,

**Renewal of Temporary Driving School & Ancillary Uses
for a Period of Further Three Years
at Lot 1347RP in DD115, Yuen Long
- Section 16 Planning Application -**

We refer to the captioned planning application submitted to the Town Planning Board on 7 May 2021.

Please find enclosed an enlarged version of the layout of Yuen Long Driving School for your information.

Should you have any queries related to the above, on this, please call the undersigned.

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



David Fok

Encl.

cc. Applicant

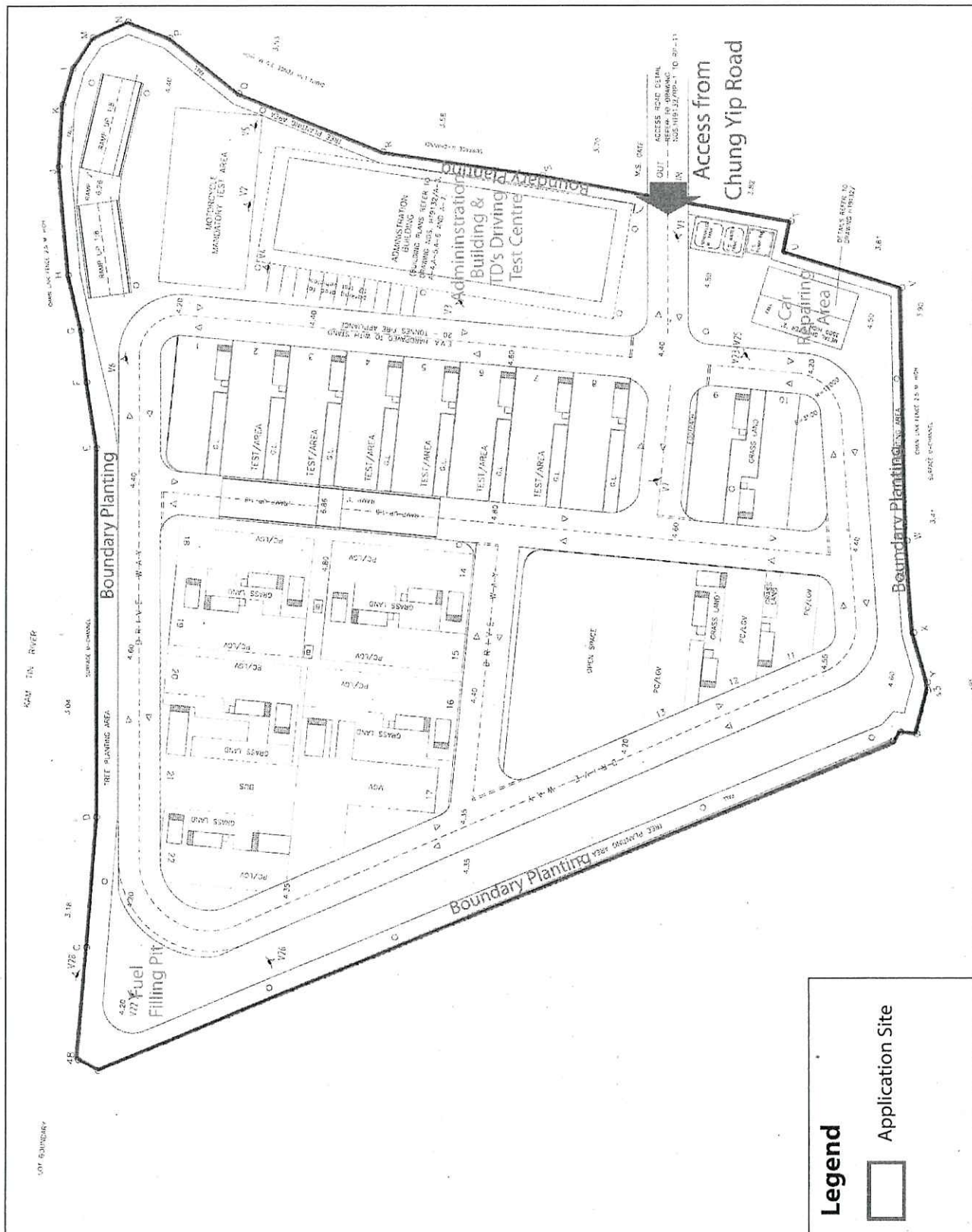
KT/DF/vy



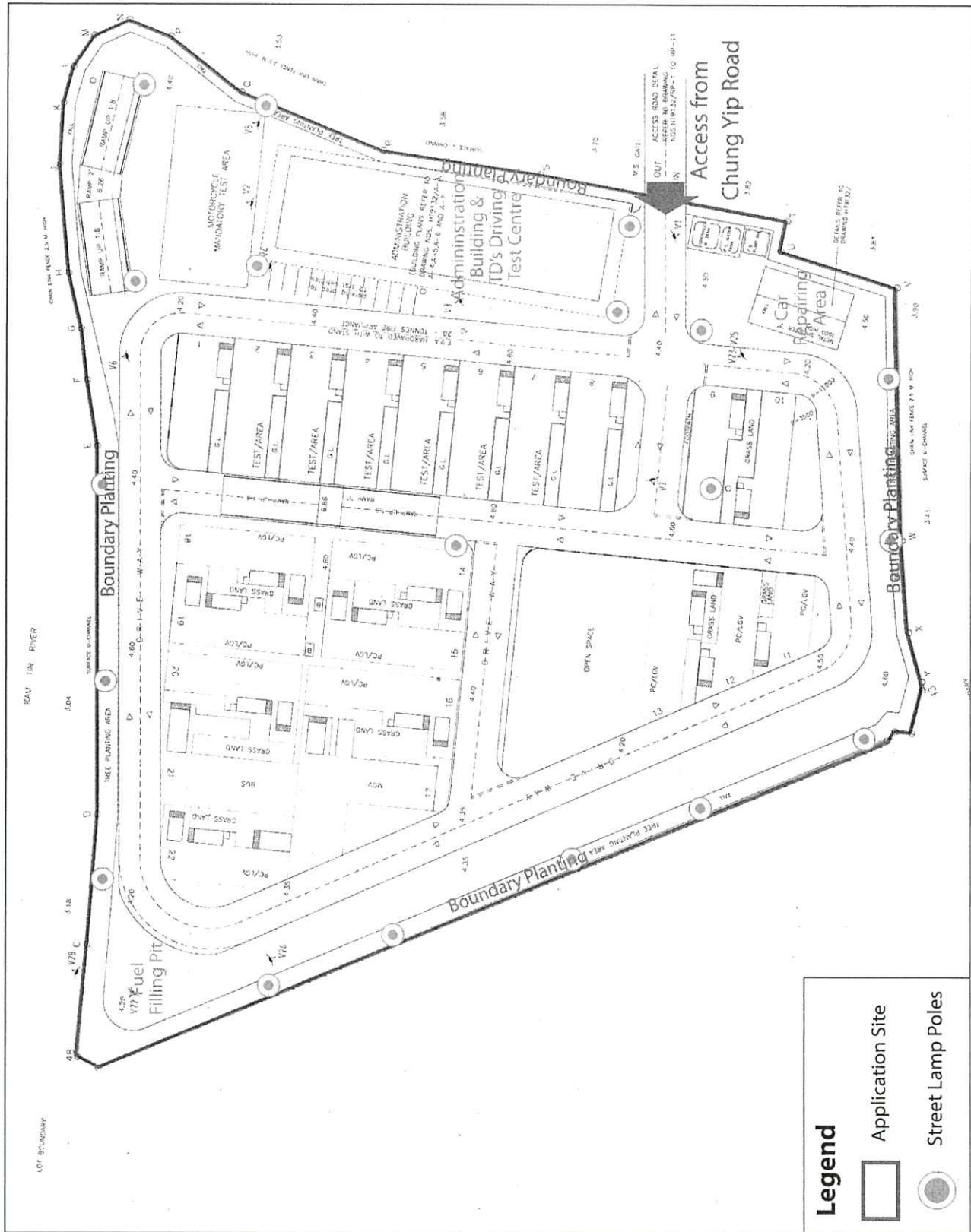
PLANNING LIMITED
規劃顧問有限公司

電話TEL
傳真FAX
電郵EMAIL

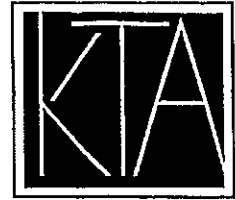




Layout of Yuen Long Driving School



Layout of Yuen Long Driving School (with location with street lamp poles)



PLANNING LIMITED
規劃顧問有限公司

By Fax (2522 8426)

Our Ref: S1257f/DD115NSW/21/004Lg

20 July 2021

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

Attn: Secretary of the Town Planning Board

Dear Sir / Madam,

**Renewal of Temporary Driving School & Ancillary Uses
for a Period of Further Three Years
at Lot 1347RP in DD115, Yuen Long
- Section 16 Planning Application No. A/YL-NSW/287 -**

We refer to the captioned planning application submitted to the Town Planning Board on 7 May 2021.

We write to supplement that driving tests for students of Yuen Long Driving School ("YLDS") could be broadly divided into two parts. The first part is the parking, 3-point turn and hill start test within YLDS and the second part is the on-road driving test. All on-road driving test will be conducted along the test routes approved by Transport Department. Driving tests for YLDS students take place normally on 3 weekdays from 9:15am to 12:00 noon and 2:00pm to 4:00pm.

We also wish to confirm that Figure 3.2 and para 3.3.2 in page 11 of the Supporting Planning Statement have presented and summarised the sites examined by the Applicant as temporary driving school in past years.

Regarding the Traffic Technical Note, we confirm that those planned and recently completed residential developments in Tung Tau area, including the residential development approved under planning application no. A/YL/257, the temporary transitional housing development approved under planning application no. A/YL-NSW/281, the residential development on a land sale site on Chung Yip Road approved under planning application no. A/YL-NSW/282, the Twin Regency, the Wang Fu Court and the Spectra, have been taken into account in the traffic assessment. The assessment concluded that the extension of the driving school until 2025 will not induce additional traffic impact onto the adjacent road network and it is acceptable in traffic viewpoint.

Should you have any queries related to the above, on this, please call the undersigned.



PLANNING LIMITED
規劃顧問有限公司

Our Ref: S1257/DD115NSW/21/004Lg
Date: 20 July 2021

Thank you for your attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to read 'David Fok', written over a light blue horizontal line.

David Fok

Encl.

cc. Applicant

KT/DF/vy

Previous s.16 Applications covering the Application Site

Approved Applications

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Zoning under Application</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|-------------------------------|--|--|---|-------------------------------------|
| 1. | A/DPA/YL-NSW/7 | Proposed Driving School (Permanent) | Unspecified Use ^(a) | 11.9.1992 by TPB (3 Years) | 1, 2, 3, 4, 5, 6, 7 |
| 2. | A/DPA/YL-NSW/14 | Proposed Driving School (Permanent) | Unspecified Use ^(a) | 4.6.1993 (3 Years) | 1, 2, 3, 4, 5, 6, 7 |
| 3. | A/YL-NSW/16 | Driving School (Permanent) | R(D) ^(b) | 15.11.1996 (3 Years) | - |
| 4. | A/YL-NSW/26 | Driving School with Fuel Facilities (Permanent) | R(D) ^(b) | 25.7.1997 (up 15.11.1999) | - |
| 5. | A/YL-NSW/67 | Temporary Driving School with Ancillary Fuel Filling Pit (3 Years) | R(D) ^(b) | 5.11.1999 (3 Years) | 8 |
| 6. | A/YL-NSW/116 | Temporary Driving School with Ancillary Fuel Filling Pit (3 Years) | R(D) ^(b) | 13.9.2002 (3 Years) | 9 |
| 7. | A/YL-NSW/165 | Temporary Driving School and Ancillary Uses (3 Years) | CDA(1) at s.16 ^(c) OU(CDWRA) at s.17 | 9.9.2005 (3 Years) 21.4.2006 by TPB | 10a, 11, 12 10b, 11, 12 |
| 8. | A/YL-NSW/185 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses (3 Years) | OU(CDWRA) | 5.9.2008 (3 Years) (valid up to 5.9.2011) | 10b, 11, 13, 14 |
| 9. | A/YL-NSW/209 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses (3 Years) | OU(CDWRA) | 5.9.2011 (3 Years) (valid up to 5.9.2014) | 10b, 11, 13, 14 |

| | <u>Application No.</u> | <u>Proposed Use(s)/ Development(s)</u> | <u>Zoning under Application</u> | <u>Date of Consideration (RNTPC/TPB)</u> | <u>Approval Condition(s)</u> |
|----|------------------------|--|---------------------------------|--|------------------------------|
| 10 | A/YL-NSW/231 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses for a Period of 3 Year | OU(CDWRA) | 22.8.2014 by RNTPC (1 year) 19.12.2014 by TPB (2 years) | 10b, 11, 13, 15, 16 |
| 11 | A/YL-NSW/247 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses for a Period of 33 Months | OU(CDWRA) | 13.5.2016 by RNTPC (2 year) | 10b, 11, 13, 15, 16 |
| 12 | A/YL-NSW/258 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses for a Period of 2 Years | OU(CDWRA) | 25.8.2017 by RNTPC (2 year) | 10b, 10c, 11, 13, 15, 16 |
| 13 | A/YL-NSW/272 | Renewal of Planning Approval for Temporary Driving School and Ancillary Uses for a Period of 2 Years | OU(CDWRA) | 16.8.2019 by RNTPC (2 year) | 10b, 10c, 13, 15, 16 |

- (a) Rezoned from "Unspecified Use" under DPA Plan No. DPA/YL-NSW/1 to "R(D)" on the draft Nam Sang Wai OZP No. S/YL-NSW/1 on 3.6.1994
- (b) Rezoned to "CDA(1)" on the draft Nam Sang Wai OZP No. S/YL-NSW/5 on 16.4.2004
- (c) Rezoned to "OU(CDWRA)" on the draft Nam Sang Wai OZP No. S/YL-NSW/7 on 9.12.2005

Approval Conditions:

1. the provision of drainage impact assessment and drainage works together with necessary drainage mitigation measures and subsequent maintenance
2. the provision of sewage treatment and disposal facilities
3. the design, construction and subsequent maintenance of the right of way of the proposed access road and its junction with the service land in Tung Tau Industrial Estate
4. the provision of necessary improvements to the service land and its junction with Tak Yip Street in Tung Tau Industrial Estate to cater for the increase in traffic
5. the provision of necessary control on the proposed number of learner drivers on the road and the design of the training routes
6. the provision of the details of the environmental and drainage impact assessment of the proposed access road and the implementation of mitigation measures

7. the provision and implementation of a Master Landscape Plan
8. the maintenance of the access road (Chung Yip Road) leading to the application site
9. the provision of fire service installations
- 10a. no training of drivers of heavy vehicles or articulated vehicles is allowed outside the application site after 7:30pm at night
- 10b. no training of drivers of heavy vehicles or articulated vehicles is allowed outside the application site after 9:30pm at night
- 10c. only one articulated vehicle and one bus are allowed for training of drivers outside the application site from 7:30pm to 9:30pm
11. existing landscape planting on site should be maintained in good condition
12. provision of water supply for fire fighting and fire service installations
13. existing drainage facilities implemented should be maintained
14. existing fire service installations should be maintained
15. the submission of records of the existing drainage facilities on site
16. the submission and implementation of fire service installations proposal for the site

RECEIVED

09 JUN 2021

Town Planning
Board

強烈反對

元朗南生圍丈量約份地段第 1347 號餘段

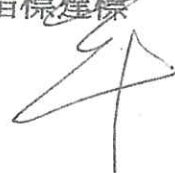
臨時駕駛學院及附屬用途的規劃許可續期(為期 3 年)

(申請編號：A/YL-NSW/287)

敬啟者：

本人林興年是元朗山貝村村民，本村位於上述臨時駕駛學院附近，今次再寫信強烈反對駕駛學院的續期申請，理由如下：

(一) 上址屬南生圍分區計劃大綱核圖 S/YL-NSW/8 內，面積約 20 萬呎，雖不在南生圍保育區內，但也位於南生圍濕地緩衝區內。政府設立南生圍濕地緩衝區主要目的是保護保育區的生態環境，因此在濕地緩衝區申請做建築工程項目或其他臨時設施項目，均受嚴格限制及要由貴會批出許可才可進行及營運。而駕駛學院數以百計的車輛排出的廢氣及數以百計的員工排出的污物是直接排入山貝河及錦田河的，絕對會嚴重影響整個南生圍保育區的生態環境，況且上述駕駛學院與保育區只有一河之隔，是濕地緩衝區臨時項目最接近保育區的一個申請，我不明白城規會為何不正視此問題，輕易用各種理由去延續駕駛學院的申請，駕駛學院對保育區的破壞，也不知怎樣去衡量。上述駕駛學院位於錦田河及山貝河交界，已造成該兩條河成為全港污染最高的河流(環保署香港河溪水質摘要指出：錦田河水質指標達標



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此致


香港城市規劃委員會主席

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香港特別行政區行政長官

副本給元朗民政事務專員

副本給元朗區議員沈豪傑



山貝村村民林興年敬上

地址:

聯絡電話:

日期: 2021 年 6 月 9 日

5-2



強烈反對

元朗南生圍丈量約份地段第 1347 號餘段

臨時駕駛學院及附屬用途的規劃許可續期(為期 3 年)

(申請編號：A/YL-NSW/287)

敬啟者：

本人林煥富是元朗山貝村村代表，本村位於上述臨時駕駛學院附近，今次再寫信強烈反對駕駛學院的續期申請，理由如下：

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山貝村村代表林煥富敬上

地址:

聯絡電話:

日期: 2021 年 6 月 9 日



5-3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210617-160356-07196

提交限期

Deadline for submission:

22/06/2021

提交日期及時間

Date and time of submission:

17/06/2021 16:03:56

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-NSW/287

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. WONG TSUN TONG

意見詳情

Details of the Comment :

就有關駕駛學院延長使用表示贊成。

駕駛學院現時地點位於元朗市邊緣，能在不影響市中心交通下教育學車，位置十分合適

tpbpd@pland.gov.hk

寄件者:
寄件日期: 2021年06月22日星期二 3:40
收件者: tpbpd
主旨: A/YL-NSW/287 DD 115 Nam Sang Wai HKSM

Dear TPB Members,

Rezoning was rejected as use is incompatible with the planning intention for the district. Re alternative site

"the concerned "G/IC" site was owned by a Tso/Tong and the applicant **had encountered difficulties in negotiating the rental details** with the responsible person(s). The site was subsequently rented out for temporary storage use"

Maybe applicant did not offer as much \$\$\$\$\$ as the temporary storage operator?????

There has been talk about tackling the issue of Tso land in order to achieve more efficient land use

<https://www.scmp.com/comment/opinion/article/3129836/tap-hong-kongs-village-land-new-territories-housing-mindsets-must>

Members should question if discussions with HYK are productive.

Rolling over the application is not the solution.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Tuesday, February 16, 2021 11:19:21 PM
Subject: Re: Y/YL-NSW/5 DD 115 Nam Sang Wai HKSM

Dear TPB Members,

Applicant fails to clarify how restoration of a narrow buffer strip can restore genuine wetlands conditions and attract flora and fauna.

The attempt to coerce or bribe the board re *"The applicant also supplemented that should the subject application be approved and a temporary permission for a period of minimum 10 years be given by the Town Planning Board in the subsequent s.16 planning application, he would commence the wetland restoration scheme"* is reprehensible.

Previous objections upheld.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Wednesday, November 4, 2020 2:51:59 AM
Subject: Y/YL-NSW/5 DD 115 Nam Sang Wai HKSM

Dear TPB Members,

No wonder there are so many bad drivers in this city, particularly when it comes to signalling, when they are taught to drive on such an orderly grid. Leaves them totally unprepared for conditions in districts like Sham Shui Po.

Previous objections upheld.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Thursday, July 2, 2020 3:01:47 AM
Subject: Re: A/YL-NSW/272 DD 115 Nam Sang Wai HKSM

Dear TPB Members,

Some tweaking does not address the issue of a piecemeal approach to Wetland Restoration.

We are facing a climate crisis, dozens of people have died in floods in southern China in recent days.

Meanwhile HK authorities are asleep at the wheel. There is urgent need for a comprehensive and co-ordinated plan to ensure that HK is prepared for the inevitable impact weather change will have on our environment.

Mary Mulvihill

From:
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Friday, December 27, 2019 1:52:06 AM
Subject: Re: A/YL-NSW/272 DD 115 Nam Sang Wai HKSM

Y/YL-NSW/5

Lot 1347 RP in D.D. 115, Nam Sang Wai

About : 17,320sq.m

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

Proposed Amendment(s) : Driving School / 20% Wetland Restoration

Dear TPB Members,

It is obvious that HKSM does not want the bother of moving its operations to another site. Have they approached the property developers with large land banks in the area?

While HKSM proposes to devote 20% of the site to Wetlands Restoration, one has to question whether this would be an isolated project and therefore of little use as there is no connectivity with other WR along the riverside.

Where is the **BIG PICTURE**? How would this integrate with a sizeable WR that could provide tangible benefits rather than merely a landscaped plot, greenwash to justify HKSM remaining in situ?

Members, questions please.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, July 18, 2019 2:42:29 AM

Subject: A/YL-NSW/272 DD 115 Nam Sang Wai HKSM

Dear TPB Members,

Another two years, when is restoration of the Wetlands going to initiate so that HK is prepared for the flooding experienced all over the world?

This is far more important than unleashing ever more tooting horn drivers of seriously low skill levels on our roads.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Tuesday, June 20, 2017 12:54:29 AM

Subject: A/YL-NSW/258 DD 115 Nam Sang Wai HKSM

A/YL-NSW/258

Lot 1347 RP in D.D.115, Nam Sang Wai, Yuen Long

Site area : About 18,182 m²

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

Applied Use : Driving School

Dear TPB Members,

If the land shortage we are constantly hearing about is so acute then why is so much land allocated to inefficient land uses such as driving schools?

- We are told that government policy is to reduce the number of private vehicles on our streets so why encourage more drivers?
- There are many technological advances that indicate that driving lessons could be provided via VR equipment sited in purpose built high rise industrial facilities thereby reducing the need for outdoor amenities.
- If they must be built then it should be on reprovisioned landfill sites

When will the wetlands be restored as per the intention of the zoning?

Mary Mulvihill

5-5

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-NSW/287

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人同意翼歌學院續期三年的建議

「提意見人」姓名/名稱 Name of person/company making this comment 梁國昌

簽署 Signature ly 日期 Date 20 / 6 / 21



Recommended Advisory Clauses

- (a) the approval is granted for 3 years, the applicant should expedite the actions in identifying suitable sites for relocation, and that favourable consideration may not be given by the Committee to any further renewal unless under very special circumstances. This is to allow the Town Planning Board to monitor the progress of the proposed relocation of the driving school and also monitor any possible traffic and environmental impacts cause by the temporary driving school at the Site;
- (b) to note the comments of the District Lands Officer/Yuen Long of Lands Department that the Site comprises Lot No. 1347 RP in D.D 115 held under New Grant No. 157 for "Fish Pond (including Fore-shore and Seabed)" purpose. Short Term Waiver (STW) No. 1781 was granted in 1993 with an Agreement Supplementary to the same in 1999 to the subject lot owner for the use of a driving school and for coverage of structures [with maximum built-over area of 1,485m² and maximum building height of 4.8m (one storey)] erected on the lot for the purpose of an administration building and other facilities including workshop and ancillary petrol filling station. The STW holder(s) will need to apply to his office for modification of the STW conditions where appropriate. Besides, given the proposed use in temporary in nature, only application for regularisation or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at this sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of premium or fee, as may be imposed by the LandsD;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that only part of Chung Yip Road is maintained by his office. HyD shall not be responsible for the maintenance of any access connecting the Site and Chung Yip Road. Adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection that as the Site is located to the immediate south of the Shan Pui River and Kam Tin River, the applicant should strictly comply with relevant pollution control ordinances, in particular the Waste Disposal Ordinance and the Water Pollution Control Ordinance avoiding any improper storage of chemical wastes within the Site and any illegal discharge of wastewater from the Site;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that a dead tree is found at eastern boundary and a tree with broken trunk is found at southeastern boundary within the Site. The applicant should refer to the guidelines promulgated by the Development Bureau on tree management to undertake proper and regular tree maintenance work. Please refer to the "Handbook on Tree Management" on guidelines and standards of good

practices on tree management.

(https://www.greening.gov.hk/tc/tree_care/Handbook_on_Tree_Management.html).

Approval of application by the Board does not imply approval of the tree works such as pruning, transplanting and/or felling under lease. Applicant shall approach relevant authority/government department(s) direct to obtain the necessary approval on tree works and compensatory planting proposal as appropriate;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the applicant should maintain the drainage facilities implemented under Application No. A/YL-NSW/272, and to submit records of the existing drainage facilities on the Site, including but not limited to the condition survey of the stormwater drains within the lot and the sewage rising main from the Site to the existing foul manhole No. FMH1009852; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West of Buildings Department that the applicant shall renew the relevant Temporary Building Permits No. NT 8/94 & NT 16/98 and the associated Temporary Occupation Permits No. NT 16/95 (T.O.) and NT 21/98 (T.O.) to cover the extended period, of which the Permits will expire on 5.9.2022.