

2023年 3月 23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。

Appendix I of RNTPC
Paper No. A/YL-NSW/312B

This document is received on 23 MAR 2023
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/7L-NSW/312
	Date Received 收到日期	23 MAR 2023

- 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)

Wing Shing Caisson and Foundation Limited 永誠基礎建設有限公司

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)

Top Bright Consultants Ltd. (才鴻顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot Nos. 3664(Part), 3665RP(Part), 3666RP(Part), 3669S.ARP(Part), 3669S.BRP(Part), 3670RP(Part), 3671RP(Part), 3672RP(Part), and 3673RP(Part) in DD 104, 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 6,402 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 506 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	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	"Village Type Development" ("V") and "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)")
(f) Current use(s) 現時用途	Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office (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
15/03/2023 (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 16/03/2023 (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，或有關係的鄉事委員會[&]

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 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	Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office (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 checked="" type="checkbox"/> month(s) 個月 12
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	6,031.5sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	370.5sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	10
Proposed domestic floor area 擬議住用樓面面積	Nilsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	506sq.m <input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	506sq.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) Please refer to Figure 5 of the Supplementary Planning Statement	
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	N/A
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	2
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間 8:00am and 6:00pm (Mondays to Saturdays)..... No operation on Sundays and Public Holidays.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Kam Pok Road East via local track..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)	
	No 否	<input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>		

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

7. Justifications 理由

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

Please refer to Chapter 6 of the Supplementary Planning Statement

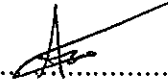
8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Adam Chow

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

Name in Block Letters
姓名（請以正楷填寫）

Assistant Town Planner

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Top Bright Consultants Limited

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

Date 日期

16/03/2023

..... (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 Nos. 3664(Part), 3665RP(Part), 3666RP(Part), 3669S.ARP(Part), 3669S.BRP(Part), 3670RP(Part), 3671RP(Part), 3672RP(Part), and 3673RP(Part) in DD 104, Nam Sang Wai, Yuen Long, New Territories
Site area 地盤面積	6,402 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8
Zoning 地帶	"Village Type Development" ("V") and "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU (CDWRA)")
Type of Application 申請類別	<input checked="" 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 checked="" type="checkbox"/> Month(s) 月 12 <input 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 type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office

(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	506 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.08 <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	10	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	3-6.2	m 米 <input type="checkbox"/> (Not more than 不多於)
		1-2	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	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		0
	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 N/A N/A N/A N/A N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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 N/A N/A N/A 2 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing the General Area, Extract from Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 、 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <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。



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-NSW/312

Our Ref.: 22/799/L05

July 18, 2023

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

By Email

Dear Sir/Madam,


Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 12 Months in “Village Type Development” (“V”) and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) zones at Lots 3664(Part), 3665RP(Part), 3666RP(Part), 3669S.ARP(Part), 3669S.BRP(Part), 3670RP(Part), 3671RP(Part), 3672RP(Part), and 3673RP(Part) in DD 104, Nam Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/312)

In response to comments of the Transport Department received dated 4.5.2023, we would like to submit our responses to comments attached for your consideration.

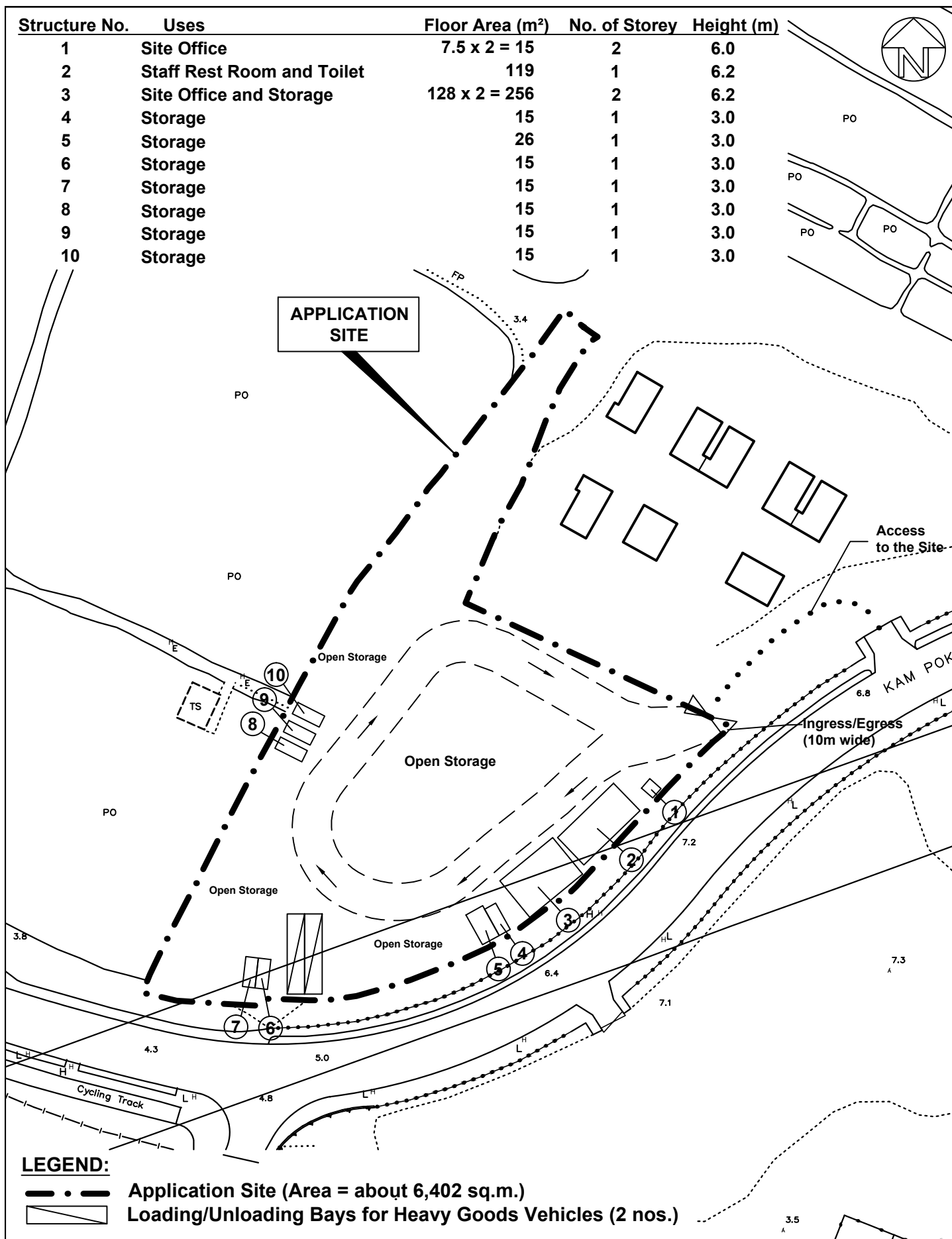
Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Adam Chow

Encl.

c.c. Wing Shing Caisson and Foundation Limited



Top Bright Consultants Ltd.

Layout Plan

Various Lots in DD104,
Nam Sang Wai, Yuen Long, N.T.

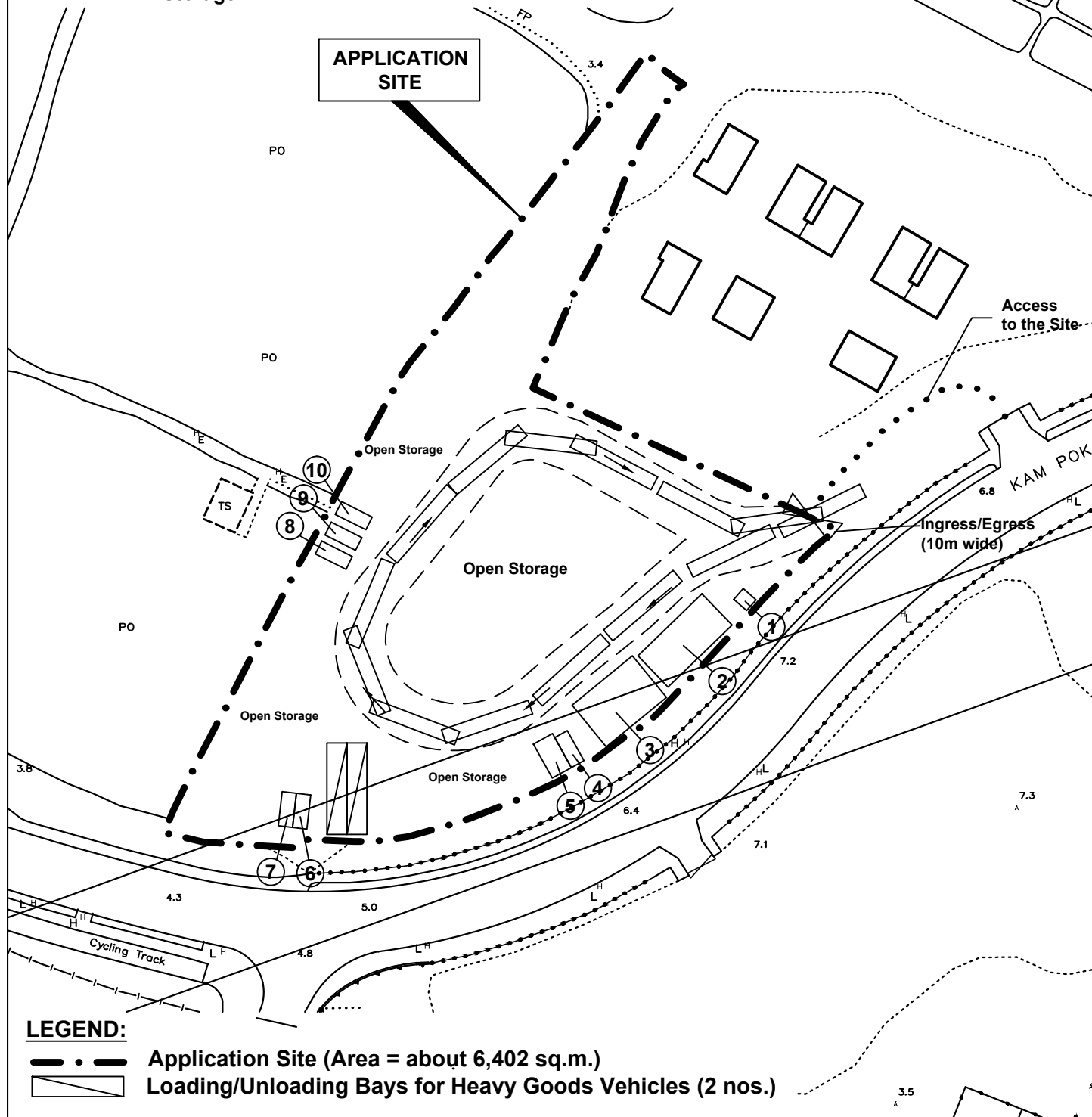
FIGURE 1

FOR IDENTIFICATION PURPOSE

Date: 14.7.2023

Scale: 1 : 1000 (A4)

Structure No.	Uses	Floor Area (m ²)	No. of Storey	Height (m)
1	Site Office	7.5 x 2 = 15	2	6.0
2	Staff Rest Room and Toilet	119	1	6.2
3	Site Office and Storage	128 x 2 = 256	2	6.2
4	Storage	15	1	3.0
5	Storage	26	1	3.0
6	Storage	15	1	3.0
7	Storage	15	1	3.0
8	Storage	15	1	3.0
9	Storage	15	1	3.0
10	Storage	15	1	3.0



Top Bright Consultants Ltd.

Swept Path Analysis

Various Lots in DD104,
Nam Sang Wai, Yuen Long, N.T.

FIGURE 2

FOR IDENTIFICATION PURPOSE

Date: 14.7.2023

Scale: 1 : 1000 (A4)



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/YL-NSW/312

Our Ref.: 22/799/L07

November 8, 2023

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

By Email

Dear Sir/Madam,


Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 12 Months in “Village Type Development” (“V”) and “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) zones at Lots 3664(Part), 3665RP(Part), 3666RP(Part), 3669S.ARP(Part), 3669S.BRP(Part), 3670RP(Part), 3671RP(Part), 3672RP(Part), and 3673RP(Part) in DD 104, Nam Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/312)

In response to comments of the Transport Department, we would like to submit swept path analysis attached for your consideration.

Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.

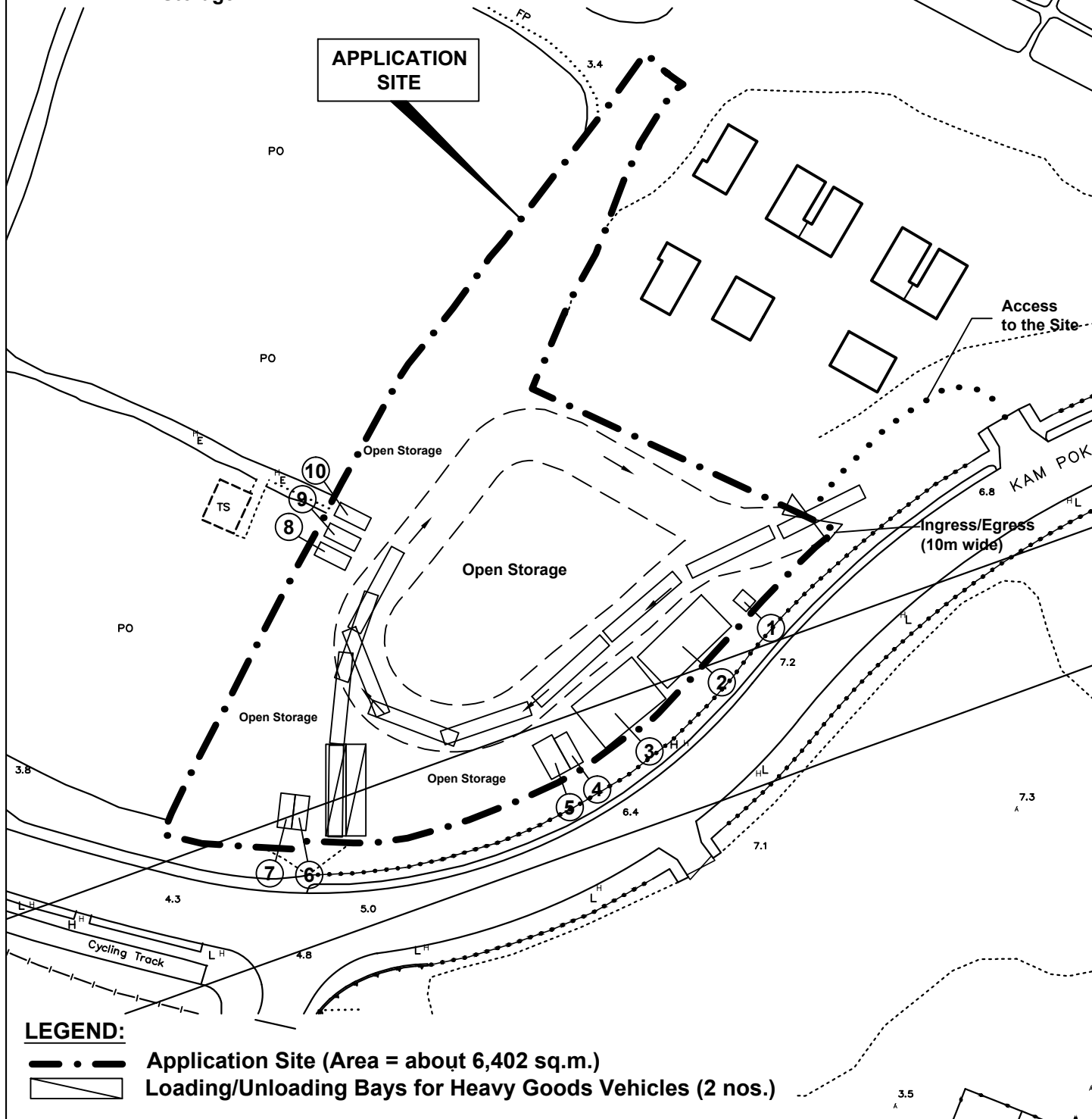


Adam Chow

Encl.

c.c. Wing Shing Caisson and Foundation Limited

Structure No.	Uses	Floor Area (m ²)	No. of Storey	Height (m)
1	Site Office	7.5 x 2 = 15	2	6.0
2	Staff Rest Room and Toilet	119	1	6.2
3	Site Office and Storage	128 x 2 = 256	2	6.2
4	Storage	15	1	3.0
5	Storage	26	1	3.0
6	Storage	15	1	3.0
7	Storage	15	1	3.0
8	Storage	15	1	3.0
9	Storage	15	1	3.0
10	Storage	15	1	3.0



LEGEND:

- Application Site (Area = about 6,402 sq.m.)
- Loading/Unloading Bays for Heavy Goods Vehicles (2 nos.)



Top Bright Consultants Ltd.

Swept Path Analysis

Various Lots in DD104,
Nam Sang Wai, Yuen Long, N.T.

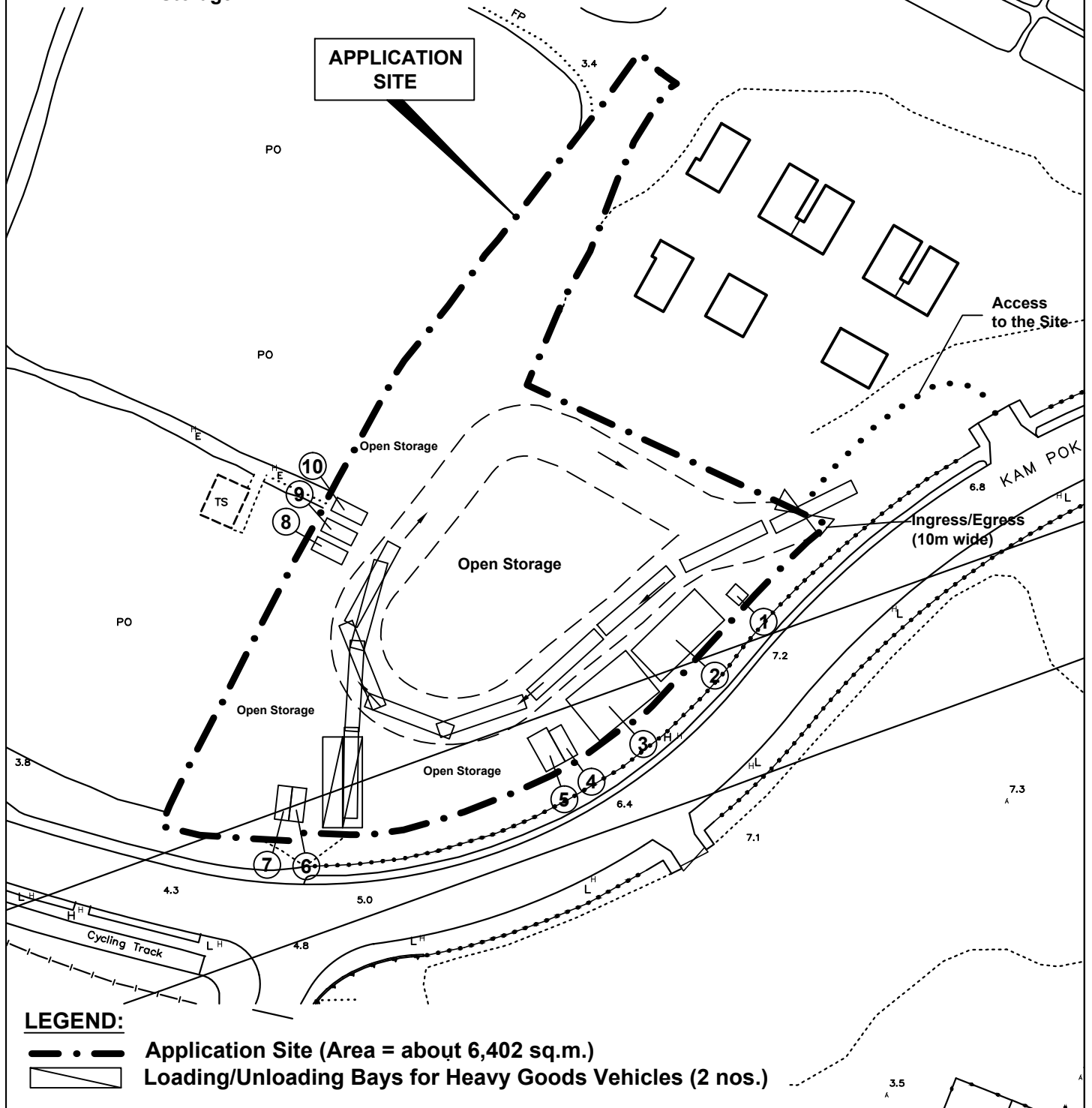
FIGURE 3A

FOR IDENTIFICATION PURPOSE

Date: 7.11.2023

Scale: 1 : 1000 (A4)

Structure No.	Uses	Floor Area (m ²)	No. of Storey	Height (m)
1	Site Office	7.5 x 2 = 15	2	6.0
2	Staff Rest Room and Toilet	119	1	6.2
3	Site Office and Storage	128 x 2 = 256	2	6.2
4	Storage	15	1	3.0
5	Storage	26	1	3.0
6	Storage	15	1	3.0
7	Storage	15	1	3.0
8	Storage	15	1	3.0
9	Storage	15	1	3.0
10	Storage	15	1	3.0



Top Bright Consultants Ltd.

Swept Path Analysis

Various Lots in DD104,
Nam Sang Wai, Yuen Long, N.T.

FIGURE 3B

FOR IDENTIFICATION PURPOSE

Date: 7.11.2023

Scale: 1 : 1000 (A4)

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

Wetland Buffer Area (WBA)

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

Relevant Extracts of Town Planning Board Guidelines on
Application for Open storage and Port Back-up Uses
(TPB PG-No. 13G)

The Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No.13G) provides guidelines for open storage and port back-up uses. The Site falls within Category 4 areas under the guidelines. The following criteria are relevant:

Category 4 areas

- Category 4 areas are areas with ponds or wetland or with extensive vegetation or close to environmentally or ecologically sensitive areas; areas which are mostly used for residential purpose or proposed for such purposes, areas near existing major village settlements or areas subject to extremely high flooding risk. Applications for open storage and port back-up uses in Category 4 areas would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/ proposals have been included in the fresh application, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.
- Taking into account the demand for cross-boundary car parking facilities, applications for cross-boundary parking facilities at suitable sites in areas of close proximity to the border crossing points, such as in the San Tin area, particularly near the existing cross-boundary link in Lok Ma Chau, may also be considered. Notwithstanding the criteria set out in paragraphs 2.1(c) and (d) in the TPB PG-No. 13F, application of such nature will be assessed on its own merits, including its nature and scale of the proposed use and the local circumstances, and subject to satisfactory demonstration that the proposed use would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas, and each case will be considered on its individual merits.

**Previous s.16 Application covering the Application Site
on the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8**

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)	Rejection Reason(s)
1.	A/YL-NSW/290	Proposed Residential Development with Wetland Habitat, and associated Filling of Ponds and Excavation of Land	20.5.2022 Rejected by RNTPC	(1) and (2)

Rejection Reason(s):

- (1) The development is not in line with the Town Planning Board Guidelines No. 12C for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ in that the “no-net-loss in wetland” principle is not complied with. The applicant fails to demonstrate that the loss of ecological function of the existing fish ponds can be adequately compensated by the proposed mitigation and wetland restoration area.
- (2) The submitted technical assessments fail to demonstrate that the proposed development would not generate adverse sewerage and drainage impacts on the surrounding areas.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- The application site (the Site) comprises of Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government.

2. Fire Services

Comments of the Director of Fire Services (D of FS):

- He has no objection in-principle to the application subject to FSIs being provided to the satisfaction of the D of FS;
- In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his Department for approval;
- Having considered the nature of open storage, the following approval condition shall be added:

The provision of fire extinguisher(s) within 6 weeks from the date of planning approval to the satisfaction of D of FS.

- To address the additional approval condition, the applicant is advised to submit a valid fire certificate (F.S. 251) to his Department for approval;
- Advisory comments as detailed in **Appendix VI**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- He has no objection in principle to the proposed development from the public drainage point of view; and
- Should the application be approved, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and (ii) the implementation and maintenance of the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Electricity Safety

Comments of the Director of Electrical and Mechanical Services (DEMS):

- Based on the information provided, there are 400kV extra high voltage overhead lines running across the Site, which is within the preferred working corridor of the concerned overhead lines as stipulated in the Hong Kong Planning Standards and Guidelines.
- He has no objection in principle to the application subject to the conditions pertaining to electricity supply safety and reliability, being strictly complied by the applicant and its contractor; and
- Advisory comments as detailed in **Appendix VI**.

5. Others

The following government departments have no comment/ no objection to the application and they advisory comments, if any, are in **Appendix VI**:

- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- Chief Engineer/Railway Development 2-2, Railway Development Office, Highways Department (CE/RD 2-2, RDO, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD); and
- District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD).

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owner(s) will need to immediately apply to this office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its 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 rent or fee, as may be imposed by the Lands Department.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the subject site is connected to Kam Pok Road East via village roads/ private lands which are not managed by Transport Department. The land status of the local access roads should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
 - no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by Transport Department (TD).
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Kam Pok Road East. Presumably, the relevant department will provide their comments, if any.
 - if the access arrangement is agreed by TD, the applicant should provide the run in/out at Kam Pok Road East to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - if the proposed run-in/out at Kam Pok Road East is agreed by TD, the applicant should submit the details of modification works of street furniture at Kam Pok Road East for TD and HyD review. No modification works of street furniture should be implemented unless approval on the modification proposal was obtained from TD and HyD; and
 - 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 (DEP) that the applicant should be advised to implement the relevant measures and requirements in the COP to

minimize the potential environmental nuisance caused and handle the sewage generated by the proposed development.

- (e) to note the comments of the Director of Fire Services (D of FS) that
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - attached good practice guidelines for open storage should be adhered to; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS):
- the applicant should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;
 - no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
 - the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation shall be observed by the applicant and his contractors when carrying out works in the vicinity of the electricity supply lines; and
 - As regards the electric and magnetic fields arising from the transmission overhead lines, the applicant should be warned of possible undue interference to some electronic equipment in the vicinity, if any.
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulation 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 building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the Building Department 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 constructed as an acceptance of any existing building works or UBW on the application 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 the building plan submission stage.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- should planning approval be given to the subject planning application, the lot owner(s) will need to immediately apply to this office to permit the structures to be erected or regularize any irregularity on site, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Application(s) for any of the above will be considered by the Lands Department acting in the capacity of the landlord or lessor at its 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 rent or fee, as may be imposed by the Lands Department.
- (b) to note the comments of the Commissioner for Transport (C for T) that:
- the subject site is connected to Kam Pok Road East via village roads/ private lands which are not managed by Transport Department. The land status of the local access roads should be clarified with the Lands Department by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly.
 - no vehicle is allowed to queue back to or reverse onto/from the Site at any time during the planning approval period.
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- the proposed access arrangement of the application site should be commented and approved by Transport Department (TD).
 - HyD shall not be responsible for the maintenance of any access connecting the application site and Kam Pok Road East. Presumably, the relevant department will provide their comments, if any.
 - if the access arrangement is agreed by TD, the applicant should provide the run in/out at Kam Pok Road East to the satisfaction of TD and HyD in accordance with the latest version of Highways Standard Drawing No. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement;
 - if the proposed run-in/out at Kam Pok Road East is agreed by TD, the applicant should submit the details of modification works of street furniture at Kam Pok Road East for TD and HyD review. No modification works of street furniture should be implemented unless approval on the modification proposal was obtained from TD and HyD; and
 - 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 (DEP) that the applicant should be advised to implement the relevant measures and requirements in the COP to

minimize the potential environmental nuisance caused and handle the sewage generated by the proposed development.

- (e) to note the comments of the Director of Fire Services (D of FS) that
- the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy;
 - the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
 - attached good practice guidelines for open storage should be adhered to; and
 - the applicant is reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Director of Electrical and Mechanical Services (DEMS):
- the applicant should observe the requirements of minimum safety clearance, minimum vertical clearance and preferred working corridor of the concerned overhead lines as stipulated in Clause 2.3.5, 2.3.6 and 2.3.14 under Chapter 7 - Utility Services of the HKPSG published by the Planning Department and ensure they shall be maintained at any time during and after construction;
 - no scaffolding, crane and hoist shall be built or operated within 6m from the outermost 400kV conductors at all times. Warning notices should be posted at conspicuous locations to remind operators and workers of the site boundary. CLP Power shall be consulted on the safety precautions required for carrying out any works near the concerned overhead lines;
 - in any time during and after construction, CLP Power shall be allowed to get access to the working corridor area of the concerned overhead lines for carrying out any operation, maintenance and repair work including tree trimming;
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- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
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- 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 building plan submission stage;
- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Building Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- for UBW erected on leased land, enforcement action may be taken by the Building Department 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 constructed as an acceptance of any existing building works or UBW on the application 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 the building plan submission stage.



FAIRVIEW PARK PROPERTY MANAGEMENT LTD.

錦綉花園物業管理有限公司

Block G, Town Centre, Fairview Park, Yuen Long, N.T. 新界元朗錦綉花園市中心G座

電話 Tel: 2471 1301 傳真 Fax: 2471 8210

電子郵件 E-mail: info@fairviewpark.hk

網站 Website: www.fairviewpark.hk

本司檔案編號: FAIV/23/GM/L012

郵寄及傳真 (2877 0245)

敬啟者:

規劃申請編號 A/YL-NSW/312

臨時露天存放建築物料及機械連附屬地盤辦公室 (為期 12 個月)

本司, 錦綉花園物業管理有限公司, 為錦綉花園 (「本屋苑」) 物業管理人, 現就以上編號為 A/YL-NSW/312 的規劃申請, 提出強烈反對並表達以下意見:

1. 眾所周知, 錦綉花園的交匯處是全港最多出入口的迴旋處, 現時交通長期處於超負荷狀態;
2. 規劃申請編號 A/YL-NSW/312 項目無可避免地使用該迴旋處;
3. 該申請項目用途是臨時露天存放建築物料及機械連附屬地盤辦公室, 換言之前往該處之車輛將會令已經超出負荷的迴旋處承受更大的壓力; 更令人擔憂的是這些車輛穿梭於繁忙的迴旋處極容易造成混亂及發生交通意外, 而有關的事故, 將會阻斷錦綉花園唯一的對外通道, 對本屋苑居民及其他錦綉人道使用者造成極大困擾。

另一方面, 鑒於錦綉大道周邊越來越多的新發展項目陸續推出, 而這些項目無可避免將使用錦綉大道, 故我們藉此一併建議政府按新批地書 (號碼: 2265) 內一般條款第 4 條收回該條原屬私家道路, 但實際上卻用作公共道路的錦綉大道。事實上政府有責任為新發展項目周邊地區提供完善的公共交通配套, 而不是把該等責任, 例如管理及維修道路支出, 轉嫁於道路擁有人及錦綉花園住戶承擔。

此致

城市規劃委員會秘書
香港北角渣華道 333 號
北角政府合署 15 樓

錦綉花園物業管理有限公司
總經理 連子豐 謹啟

2023 年 4 月 20 日

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A/YL-NSW/312 DD 104 Nam Sang Wai Wetland RA

21/04/2023 01:48

From:

To:

File Ref:

tpbpd <tpbpd@pland.gov.hk>

A/YL-NSW/312

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

Site area : About 6,402sq.m

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

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

Dear TPB Members,

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

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

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

Mary Mulvihill

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環保觸覺就規劃申請A / YL - NSW / 312項目之意見書
18/04/2023 17:18

From: Carter Lau [REDACTED]
To: tpbpd@pland.gov.hk
File Ref:

1 attachment



環保觸覺_有關改劃申請A-YL-NSW-312項目之意見書.pdf

Dear Sir/Madam,
Please find the attachment. Thank you.
Regards,
Carter Lau Ka Yeung

--

LAU Ka Yeung, Carter
Research Officer
Green Sense HK Ltd
[REDACTED]

Website: <http://greensense.org.hk>
Facebook: <http://www.facebook.com/hkgreensense>
Instagram: <http://www.instagram.com/greensensehk>

致 城市規劃委員會

就規劃申請 A / YL - NSW / 312 項目之意見書

環保觸覺（本會）就規劃編號為 A / YL - NSW / 312，即元朗南生圍丈量約份第 104 約多個地段擬議臨時露天存放建築物料及機械連附屬地盤辦公室（為期 12 個月），表示強烈反對。本會促請城規會否決此規劃申請，原因如下：

本申請為「先破壞、後申請、再建設」的典型例子

地政總署的航拍圖顯示，申請地點在 2018 年至 2022 年期間曾被人非法填土，鄰近的漁塘亦被非法用沙石填闊塘壚，為「先破壞、後申請、再建設」的典型例子。



2018 年航拍圖



2019 年航拍圖



2021 年航拍圖



2022 年航拍圖

由航拍圖所見，2018 年時該地被植被覆蓋，但在 2019 年已被人除去植被及非法填土，及存放貨車、重型器材及建築材料，而非申請人所指「受新冠肺炎導致工程放緩」，而「臨時放置」建築材料及附設辦公室，2019 年的航拍圖亦未見有建議物。2021 年的航拍圖顯示，有人從本申請地點利用重型機械進行非法填塘工程（下圖紅框內），更將塘壑用沙石填闊，直到 2022 年時鄰近多個漁塘面積劇減，可見申請地點是各項非法發展及填土的來源，若批准相關規劃申請將立下極壞先例。



申請人遞交的文件指出，非法填塘地點於 2023 年 1 月 13 日收到規劃署根據《城市規劃條例》（第 131 章）第 23（1）條發出的強制執行通知書，要求土地業權人在發信後 2 個月內停止目前用途，可見相關的填塘及填闊塘壑的行為是非法迫及未獲批准。

本會懇請城規會考慮到這種「先破壞、後申請、再建設」的做法，否決是次申請，以免鼓勵這種破壞先例。

申請不符合規劃指引

規劃指引編號 12 C（下稱「指引」）指出，有關在濕地緩衝區內進行新露天貯物或貨櫃後勤用途，包括工場的申請，特別是當這類用途涉及填平相連的魚塘，則不論是臨時或永久性質，都會由於這類用途會對雀鳥帶來負面干擾而通常不獲批准。是次申請明顯是「涉及填平相連的魚塘」，根據指引，不應獲得批准。

考慮是次申請若批准恐成各項不良先例，本會促請城規會否決是次申請。

為減少行政開支及紙張，請勿郵寄確認信予本會。回覆請致電 [REDACTED] 或電郵至 [REDACTED] 與劉先生聯絡。

環保觸覺

二零二三年四月十八日

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KFBG's comments on eight planning applications

21/04/2023 09:32

From: EAP KFBG [REDACTED]
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

7 attachments

   
230421 s12a TYST 9-10c.pdf 230421 s16 CLHFS 2c.pdf 230421 s16 LFS 465.pdf 230421 s16 NSW 312.pdf
  
230421 s16 TT 590.pdf 230421 s17 ST 626.pdf 230421 s16 MKT 23.pdf

Dear Sir/ Madam,

Attached please see our comments regarding eight applications. There are SEVEN pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

21st April 2023.

By email only

Dear Sir/ Madam,

**Temporary Open Storage of Construction Materials and Machinery with Ancillary
Site Office for a Period of 12 Months
(A/YL-NSW/312)**

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether the site is involved in any ongoing enforcement case; if yes, we urge the Board to consider whether it is appropriate to approve this application.
3. We also urge the Board to look at some aerial photos showing the site and its surroundings (**Figure 1**), and compare these photos with the map showing the application site boundary as illustrated in the gist. We recommend the Board to liaise with relevant authorities as to whether part(s) of any of the two ponds now within the application site (as shown in the map of the gist) have been/ would be filled; if part of any of these ponds have already been filled, is it authorised?
4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

Figure 1. Aerial photos showing the site and its surroundings (approximately marked by the circle).



香港新界大埔林錦公路
Lam Kam Road, Tai Po, New Territories, Hong Kong
Email: eap@kfbg.org

5

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HKBWS's comments on the planning application for the proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 12 Months at Nam Sang Wai, Yuen Long (A/YL-NSW/312)

21/04/2023 19:22

From: "WONG, Suet Mei" <[REDACTED]>
To: tpbpd <tpbpd@pland.gov.hk>
Cc: [REDACTED]
File Ref:

Dear Sir/Madam,

The Hong Kong Bird Watching Society's comments on the planning application for the proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 12 Months at Nam Sang Wai, Yuen Long (A/YL-NSW/312) is attached.

Thank you.

Best Regards,

Wong Suet Mei | 黃雪媚

Conservation Officer | 保育主任

The Hong Kong Bird Watching Society | 香港觀鳥會

A: 7C, V Ga Building, 532 Castle Peak Road, Kowloon, Hong Kong
香港九龍荔枝角青山道532號偉基大廈7樓C室



20230421_NamSangWai_OpenStorage_A_YL_NSW_312_HKBWS.pdf

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk)

By email only

21 April 2023

Dear Sir/Madam,

Comments on the planning application for the proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Site Office for a Period of 12 Months at Nam Sang Wai, Yuen Long (A/YL-NSW/312)

The Hong Kong Bird Watching Society (HKBWS) objects to the planning application based on the following reasons.

1 Not in line with the planning intention of the Wetland Conservation Area and zoning

- 1.1 The site is located within Wetland Buffer Area (WBA), which is *"to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds"* under the Town Planning Board Guideline No. TPB PG-NO. 12C.
- 1.2 Under the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 which is intended to *"conserve the ecological value of wetland and fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area"*, the site is located within the " Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" (OU(CDWRA)) zone. This zoning is intended to *"to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area"*. It is also to *"phase out existing sporadic open*

storage and port back-up uses on degraded wetlands".

- 1.3 The proposed development would involve open storage which is incompatible to the surrounding environment. We are also concerned the development would cause adverse disturbance to the ecological sensitive wetlands, given that the site is just next to fish ponds. We urge the Board to reject this application as it is not in line with the planning intention to conserve the wetland ecology and to phase out the incompatible open storage.
- 2 The Town Planning Board should not encourage "destroy first, build later"**
From Google Earth aerial photographs, landscape changes including continuous pond filling and storage of construction materials were seen at the application site between 2017 and 2022 (Figure 1). This is "destroy first, build later". We are concerned the approval of the current application would further legitimize the current misuse of the OU(WRA) zone and WBA, leading to the promotion of "destroy first, develop later" attitudes among landowners in the locality. As the Board has suggested that *"the Board will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development on the site concerned."*¹ We urge the Board to reject this application.
- 3 Set an undesirable precedent to the future development**
The approval of this application will set an undesirable precedent to the future similar applications associated with "destroy first, build later" within the WBA and OU(WRA) zoning, and thus nullifying the statutory planning control mechanism. We urge the Board to reject this application in order to protect the ecological sensitive area from any development threats.

¹ TPB Press Release. Available at:
<http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

4 Justifications for the decision and comments made by Government departments and the Board

According to the Hong Kong Planning Standards and Guidelines (HKPSG), Chapter 10, Section 2.1 (ii), the Board has the responsibility to, “*restrict uses within conservation zones to those which sustain particular landscapes, ecological and geological attributes and heritage features*”; (iii) the Board has the responsibility to “*control adjoining uses to minimise adverse impacts on conservation zones and optimise their conservation value*”. We note that all other Government bureaux/departments are also bound to the HKPSG, the Agriculture, Fisheries and Conservation Department (AFCD) and the Planning Department (PlanD) has the responsibility to advise the Board on the ecological and planning aspects in particular². Given AFCD’s mission to conserve natural environment and safeguard the ecological integrity³ and the proposed development is not in line with the planning intention of the statutory zoning, HKBWS would also expect AFCD and PlanD to object this application. Should AFCD, PlanD or the Board feels otherwise, we urge that the appropriate justifications are provided.

The HKBWS respectfully requests the Board to take our comments into consideration and **reject** the current application. Thank you for your kind attention.

Yours faithfully,

Wong Suet Mei

Conservation Officer

The Hong Kong Bird Watching Society

² AFCD Role of Department. Available at:

http://www.afcd.gov.hk/english/aboutus/abt_role/abt_role.html

³ AFCD Vision and Mission. Available at:

http://www.afcd.gov.hk/english/aboutus/vision_mission/abt_vision_mission.html

Figure 1. The Google Earth aerial photographs reveal that landscape changes including continuous pond filling and storage of construction materials were seen at the application site (marked with red line) between December 2017 and March 2022. This is “destroy first, build later”.

