

Team A
Serial No. 1900095
By Hand 25/11

Form No. SI2A
表格第 SI2A 號

APPLICATION FOR
AMENDMENT OF PLAN UNDER SECTION 12A OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

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

2019年 11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 NOV 2019
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

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	Y/YL-NSW/T
	Date Received 收到日期	25 NOV 2019

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Kenneth To & Associates Limited

3. Application Site 申請地點	
(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) 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
(c) Site Area 申請地點面積	..... 17,320 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... NA .....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	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)

(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. Plan Proposed to be Amended 擬議修訂的圖則	
(a) 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
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Use" annotated "Comprehensive Development to include Wetland Restoration Area"

7. Proposed Amendments 擬議修訂	
(a) Propose to rezone the application site to the following zone(s)/use(s) (May insert more than one 「✓」) (Please illustrate the details on plan) 建議將申請地點的用途地帶改劃作下列地帶 / 用途 (可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)	
<input type="checkbox"/> Comprehensive Development Area [] 綜合發展區 [] <input type="checkbox"/> Residential (Group A/□B/□C/□D/□E) [] 住宅 (□甲類 / □乙類 / □丙類 / □丁類 / □戊類) [] <input type="checkbox"/> Agriculture [] 農業 [] <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] <input type="checkbox"/> Government, Institution or Community [] 政府、機構或社區 [] <input type="checkbox"/> Recreation [] 康樂 [] <input type="checkbox"/> Country Park [] 郊野公園 [] <input type="checkbox"/> Conservation Area [] 自然保育區 []	<input type="checkbox"/> Commercial [] 商業 [] <input type="checkbox"/> Village Type Development [] 鄉村式發展 [] <input type="checkbox"/> Industrial [] 工業 [] <input type="checkbox"/> Open Storage [] 露天貯物 [] <input type="checkbox"/> Open Space [] 休憩用地 [] <input type="checkbox"/> Green Belt [] 綠化地帶 [] <input type="checkbox"/> Coastal Protection Area [] 海岸保護區 [] <input type="checkbox"/> Site of Special Scientific Interest [] 具特殊科學價值地點 [] <input checked="" type="checkbox"/> Other Specified Uses (□Business/□Industrial Estate/□Mixed Use/□Rural Use/□Petrol Filling Station/ □Others (please specify _____)) [] 其他指定用途 (□商貿 / □工業邨 / □混合用途 / □鄉郊用途 / □加油站 / <input checked="" type="checkbox"/> 其他 (請註明: Comprehensive Development to include Wetland Restoration Area) [1] <input type="checkbox"/> Road 道路
<input type="checkbox"/> Others (please specify _____) 其他 (請註明: _____)	
Please insert subzone in [] as appropriate. 請於 [] 內註明支區, 如適用。	
<input type="checkbox"/> Proposed Notes of Schedule of Uses of the zone attached 已夾附對土地用途地帶的《註釋》的擬議修訂	

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:

(Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Introduce "Driving School (on land designated CDWRA(1) only)" to the notes of OU(CDWRA) zone.

For details please refer to the Supporting Planning Statement.

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

☐ No specific development proposal is included in this application.

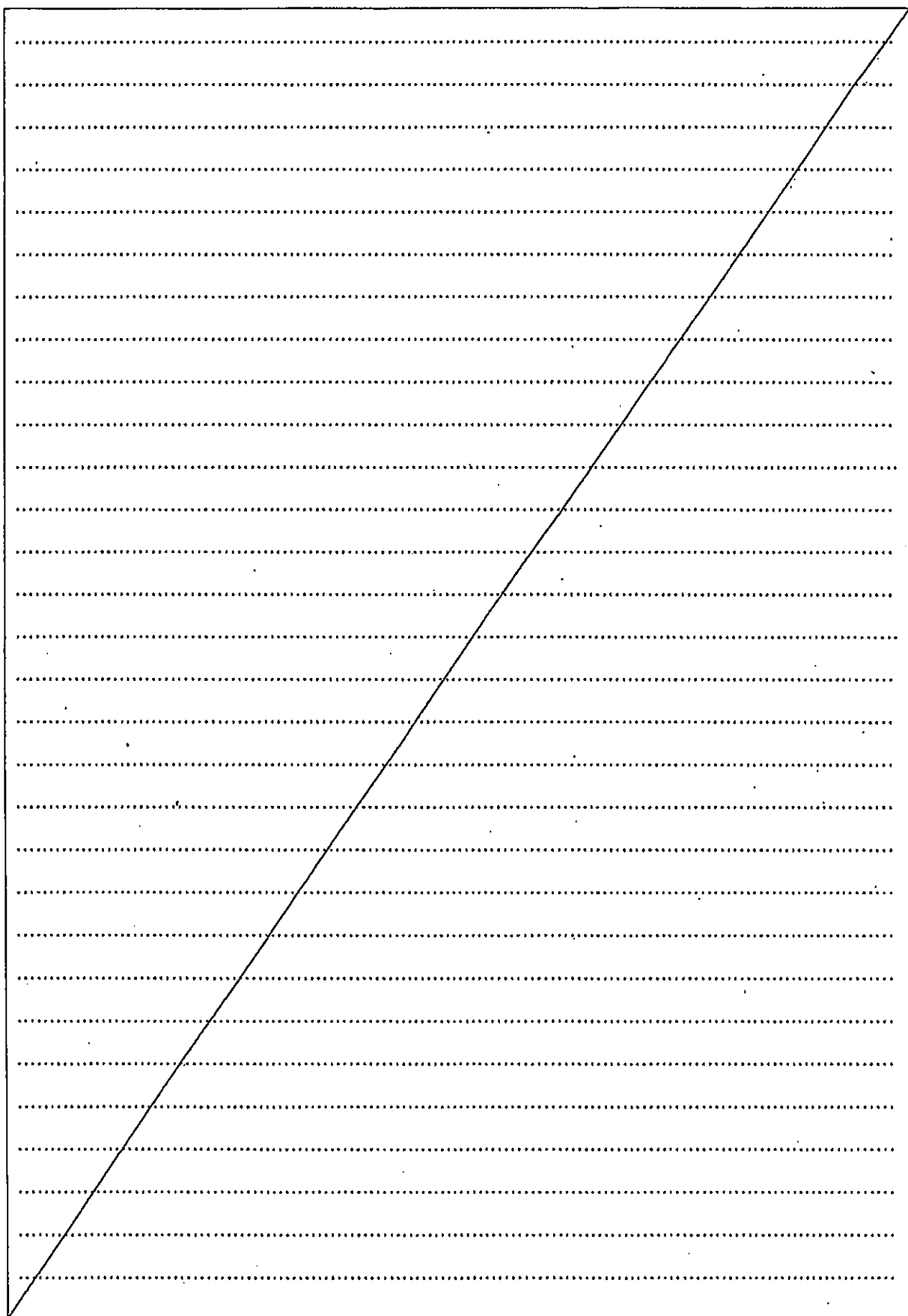
這宗申請並不包括任何指定的擬議發展計劃。

9. 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.

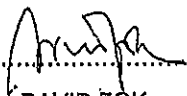


10. Declaration 聲明

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

Name in Block Letters
姓名 (請以正楷填寫)

Associates

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

Others 其他

on behalf of
代表

Kenneth To and Associates Ltd.



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

Date 日期

1 November 2019

(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。

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/> Proposed Gross floor area (GFA) 擬議總樓面面積	.....1,485..... sq.m. 平方米	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed plot ratio 擬議地積比率	.....<0.1.....	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed site coverage 擬議上蓋面積	.....<10..... %	<input checked="" type="checkbox"/> About 約
<input checked="" type="checkbox"/> Proposed number of blocks 擬議座數	.....3.....	
<input checked="" type="checkbox"/> Proposed number of storeys of each block 每座建築物的擬議層數	.....1..... storeys 層 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
<input checked="" type="checkbox"/> Proposed building height of each block 每座建築物的擬議高度	.....max 4.8..... m 米 mPD 米(主水平基準上)	<input type="checkbox"/> About 約 <input type="checkbox"/> About 約
<input type="checkbox"/> Domestic part 住用部分		
GFA 總樓面面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
number of units 單位數目	.....
average unit size 單位平均面積	..... sq.m. 平方米	<input type="checkbox"/> About 約
estimated number of residents 估計住客數目	.....
<input checked="" type="checkbox"/> Non-domestic part 非住用部分		
<input type="checkbox"/> hotel 酒店	..... sq.m.平方米 <input type="checkbox"/> About 約 sq.m.平方米 <input type="checkbox"/> About 約 (please specify the number of rooms 請註明房間數目:))	
<input type="checkbox"/> office 辦公室	..... sq.m.平方米 <input type="checkbox"/> About 約	
<input type="checkbox"/> shop and services/eating place 商店及服務行業/食肆	..... sq.m.平方米 <input type="checkbox"/> About 約	
<input type="checkbox"/> Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)	
<input checked="" type="checkbox"/> other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積) Driving School: 1,485 sqm.....	
<input type="checkbox"/> Open space 休憩用地	(please specify land area(s)) (請註明面積)	
<input type="checkbox"/> private open space 私人休憩用地	..... sq.m.平方米 <input type="checkbox"/> Not less than 不少於	
<input type="checkbox"/> public open space 公共休憩用地	..... sq.m.平方米 <input type="checkbox"/> Not less than 不少於	

☐ Transport-related facilities 與運輸有關的設施

☐ parking spaces 停車位 (please specify type(s) and number(s))
(請註明種類及數目)

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)

☐ loading/unloading spaces 上落客貨車位 (please specify type(s) and number(s))
(請註明種類及數目)

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)

☐ other transport-related facilities (please specify type(s) and number(s))
其他與運輸有關的設施 (請註明種類及數目)

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Administration Building	1	Administration Building & Transport Department's Driving Test Centre
Car Repairing Area	1	Car Repairing Area
Fuel Filling Pit	1	Fuel Filling Pit
.....
.....
.....

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Wetland Restoration Area, Driving Training Area

.....

.....

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)
有一條現有車路。(請註明道路名稱(如適用))
Chung Yip Road

☐ 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 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.
如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. 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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積.....3,460..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度2.....m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <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>Please refer to the Supporting Planning Statement.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	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"/>
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"/>																													

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;

每個龕位內可安放的骨灰容器的最高數目；

- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and

在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及

the total number of sets of ashes that may be interred in the columbarium.

在該靈灰安置所內，總共最多可安放多少份骨灰。

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	sq. m 平方米	<input checked="" 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"		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from "OU(CDWRA)" to "OU(CDWRA)1" 把申請地點由_____地帶改劃為_____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <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	0.1 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	
(ii) No. of block 幢數	Domestic 住用	NA		
	Non-domestic 非住用	3		
	Composite 綜合用途	NA		

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Non-domestic 非住用		4.8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)	
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)	
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)	
(iv) Site coverage 上蓋面積	<10 % <input checked="" type="checkbox"/> About 約			
(v) No. of units 單位數目	NA			
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) 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) _____	NA
	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) _____	NA

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 type="checkbox"/>
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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wetland Creation Scheme, Ecological Impact Assessment		

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。

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1257d/DD115NSW/18/004Lg

14 May 2020

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

Attn: Secretary of the Town Planning Board

By Fax (2522 8426) & By Hand

Dear Sir/Madam,

**Proposed Amendments to "OU(CDWRA)" Zone
for Proposed Driving School cum Wetland Restoration Proposal
at Lot 1347RP in DD115 near Nam Sang Wai, Yuen Long
S12A Application No. Y/YL-NSW/5
- Further Information No. 1 -**

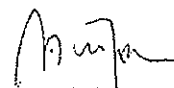
We refer to the captioned application submitted to the Town Planning Board on 4 November 2019 and the comments from various government departments conveyed by Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department via email on 6 January, 23 January and 27 February 2020 and the public comments received by the Town Planning Board during the public inspection period.

We submit hereby the Further Information (FI) No.1 to address the departmental and public comments received for your kind consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Updated Traffic Impact Assessment
- 3) Annex B – Replacement pages to Environmental Assessment
- 4) Annex C – Updated Sewerage Impact Assessment
- 5) Annex D – Previous correspondences related sewage disposal
- 6) Annex E – Revised Wetland Creation Scheme
- 7) Annex F – Revised Ecological Impact Assessment
- 8) Annex G – Revised Indicative Layout
- 9) Annex H – Replacement pages to Landscape Master Plan & Tree Preservation Proposal

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455. Thank you for your attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


David Fok

Encl. (35 hard copies & 35 CDs)

cc. Applicant
FSSYLDDO, PlanD – Ms Emily Tong / Ms Cherry Yuen (By Fax 3168 4074) w/oe

KT/DF/vy

KTA

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1257d/DD115NSW/18/008Lg

28 September 2020

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

Attn: Secretary of the Town Planning Board

By Fax (2522 8426) & By Hand

Dear Sir/Madam,

**Proposed Amendments to "OU(CDWRA)" Zone
for Proposed Driving School cum Wetland Restoration Proposal
at Lot 1347RP in DD115 near Nam Sang Wai, Yuen Long
S12A Application No. Y/YL-NSW/5
- Further Information No. 3 -**

We refer to the captioned application submitted to the Town Planning Board on 4 November 2019 and the comments from various government departments conveyed by Fanling, Sheung Shui & Yuen Long East District Planning Office of Planning Department via email on 21 & 27 July and 3 Aug 2020.

We submit hereby the Further Information (FI) No.3 to address the departmental and public comments received for your kind consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Supplementary Figures for Water Quality
- 3) Annex B – Revised Ecological Impact Assessment
- 4) Annex C – Revised Landscape Plan and Section D-D' showing WRA Divider
- 5) Annex D – Revised Wetland Creation Scheme
- 6) Annex E – Updated Traffic Impact Assessment Report
- 7) Annex F – Figure R1

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at 3426 8455. Thank you for your attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD


David Fok

Encl. (35 hard copies & 35 CDs)

cc. Applicant
FSSYLDDO, PlanD – Ms Emily Tong / Ms Cherry Yuen (By Fax 3168 4074) w/oe
KT/DF/vy



Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1257d/DD115NSW/18/010Lg

31 December 2020

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

Attn: Secretary of the Town Planning Board

By Fax (2877 0245), Email and Hand

Dear Sir/Madam,

**Proposed Amendments to "OU(CDWRA)" Zone
for Proposed Driving School cum Wetland Restoration Proposal
at Lot 1347RP in DD115 near Nam Sang Wai, Yuen Long
- S12A Application No. Y/YL-NSW/5 –
(Further Information No. 4)**

Reference is made to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 4 November 2019 and the comments from Environmental Protection Department, Agriculture, Fisheries and Conservation Department and Transport Department conveyed by Fanling, Sheung Shui & Yuen Long East District Planning Office via emails on 17 November, 1 and 11 December 2020.

We submit herewith the Further Information ("FI") No.4 to address the departmental and public comments received for your kind consideration. This FI submission consists of:

- 1) Response-to-Comment Table
- 2) Annex A – Revised Figure 3.5
- 3) Annex B – Revised Indicative Layout
- 4) Annex C – Replacement pages of Ecological Impact Assessment
- 5) Annex D – Revised Traffic Impact Assessment Report

We wish to reiterate that Yuen Long Driving School ("YLDS") has been operated at the Site under a number of temporary planning permissions for over two decades since 1994. Following the advices of the TPB, the Applicant has put enormous effort to identify other suitable replacement sites for YLDS. Yet, all potential sites explored were either technically not feasible or not acceptable by the local community and the TPB. In view of the fact that the YLDS has been operating harmoniously with the emerging residential neighbourhood in Tung Tau Industrial Area in recent years, the need of continual operation of the designated driving school in Northwest New Territories and the prevailing wetland conservation intention of the Site, the Applicant has sensibly put forward this S12A Planning Application to enable a driving school with a wetland restoration proposal.

Under the prevailing statutory zoning of the Site, the TPB could only allow temporary 'driving school' use at the Site for a period of not more than 3 years. This S12A Planning Application proposes to introduce "Driving School" use as a Column 2 use under the new "OU(CDWRA)(1)" zone. Under the proposed zoning, the TPB will have the flexibility to permit temporary "driving school" use at the Site for a period of over 3 years, or even a permanent driving school.

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司

Our Ref: S1257d/DD115NSW/18/010Lg
Date: 31 December 2020

Noting that the Government Departments may have concern on the permanent use of the driving school at the Site, we hereby supplement that the Applicant is prepared to commence the wetland restoration scheme should the TPB permits the temporary driving school use at the Site for a period of minimum 10 years. The approval of this S12A Planning Application could enable the early restoration of the wetland and also the continuation of the necessary designated driving school services for Northwest New Territories.

The Applicant fully understands that the special working arrangement under the COVID-19 may affect the processing of the S12A Planning Application. Nevertheless, the operation of a designated driving school with a government test centre relies very much on the certainty of the services for scheduling of driving tests. We sincerely request that the S12A Planning Application could be considered by the TPB in early 2021 without any further delay.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8451.

Thank you for your attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



David Fok

Encl. responses-to-comments table with Annexes A to D (70 hardcopies)

cc. FSS&YLEDPO, PlanD – Ms Irene Lai / Ms Cherry Yuen (By Fax 3168 4074)
Applicant
KT/DF/vy



Kenneth To & Associates Ltd

杜立基規劃顧問有限公司

TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1257d/DD115NSW/18/011Lg

14 January 2021

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

Attn: Secretary of the Town Planning Board

By Fax (2877 0245), Email and Hand

Dear Sir/Madam,

**Proposed Amendments to "OU(CDWRA)" Zone
for Proposed Driving School cum Wetland Restoration Proposal
at Lot 1347RP in DD115 near Nam Sang Wai, Yuen Long
- S12A Application No. Y/YL-NSW/5 –
(Further Information No. 5)**

Reference is made to the captioned Planning Application submitted to the Town Planning Board ("TPB") on 4 November 2019 and the Further Information No. 4 submitted on 31 December 2020.

We submit herewith Further Information ("FI") No. 5 containing the revised Figure 3.5 and the Indicative Layout for replacement of the corresponding figures included in FI No. 4. Please also find the plan (**Figure A** refers) showing the locations of street lamp poles in the existing driving school and the proposed driving school with a restored wetland for your consideration.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at 3426 8451.

Thank you for your attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD



David Fok

Encl. Revised 3.5, Indicative Layout and Figure A (70 Hardcopies)

cc. FSS&YLEDPO, PlanD – Ms Irene Lai / Ms Cherry Yuen (By Fax 3168 4074)
Applicant

KT/DF/vy



Kenneth To & Associates Ltd
杜立基規劃顧問有限公司
TOWN PLANNING
AND DEVELOPMENT
CONSULTANTS

Our Ref: S1257d/DD115NSW/18/012Lg

18 March 2021

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

Attn: Secretary of the Town Planning Board

By Fax (2877 0245) and Email

Dear Sir/Madam,

**Proposed Amendments to "OU(CDWRA)" Zone
for Proposed Driving School cum Wetland Restoration Proposal
at Lot 1347RP in DD115 near Nam Sang Wai, Yuen Long
- S12A Application No. Y/YL-NSW/5 -
(Further Information No. 6)**

Reference is made to the captioned Planning Application submitted to the Town Planning Board on 4 November 2019.

We write to reiterate that the Applicant has spent enormous effort to identify relocation sites for the designated Yuen Long Driving School ("YLDS"). Throughout the past ten years, the Applicant had examined a minimum number of 7 sites for the relocation of the driving school (please see Plan enclosed), including, but not limited to, some private lots near Long Tin Road, Fung Ka Wai, Kiu Tau Wai, Shing Uk Tsuen, Ng Uk Tsuen, Wing Ning Tsuen and Wing Kei Tsuen, etc. However, all of them, except the site near Wing Ning Tsuen, were considered not suitable for the relocation because they are distant to the primary training and test routes in Tung Tau and Yuen Long Industrial Estate Training Zones, and the adjacent road network are not suitable for learner drivers for on-street driving training.

The only site near Wing Ning Tsuen was considered appropriate by both the Transport Department (TD) and the Applicant as it is located in the vicinity of the existing driving school and the exiting training zones, test routes and road network could continue to be used by the learner drivers of the relocated driving school. The proposed relocation of the existing driving school to the site near Wing Ning Tsuen was discussed at length at the Transport and Traffic Committee (T&TC) of Yuen Long District Council at its meeting held on 22 July 2016. The T&TC agreed to the needs for YLDS to provide driving training and the selection of the site near Wing Ning Tsuen for the relocation of the existing school. The relevant S16 Application No. A/YL-PS/519 was subsequently prepared and submitted to the Town Planning Board which was turned down by the Board at its meeting held on 23 June 2017.

In view of the fact that a suitable relocation site for YLDS could not be made available shortly, the Applicant tried to explore possible ways to enhance the compatibility of YLDS to the surrounding context until a suitable relocation site could be identified. The Applicant therefore proposes to introduce "Driving School" as a Column 2 use in a subzone of the prevailing "OU(CDWRA)". The Town Planning Board will then have the flexibility to permit temporary

Kenneth To & Associates Ltd
杜立基規劃顧問有限公司

Our Ref: S1257d/DD115NSW/18/012Lg
Date: 18 March 2021

"driving school" use at the existing school site for a longer period under S16 Planning Application. Under the current S12A Application, the Applicant proposes to restore 20% of the site area as wetland. The proposed wetland will be the first restored wetland within the "OU(CDWRA)" zone which may catalyst the implementation of other wetland restoration project in the "OU(CDWRA)" zone. As part of the wetland conservation proposal, the Applicant will introduce a dark zone with a minimum width of 20m from the north-eastern boundary and shorten the operation hour of the YLDS to 2230 in order to minimise any potential ecological impact to the proposed wetland within the site and to the surrounding area. Upon the rezoning of the existing school site, the Applicant is prepared to submit a S16 Planning Application for a temporary driving school with wetland restoration proposal to Town Planning Board for further consideration. Relevant documents, including, but not limited to, a wetland creation scheme and an ecological impact assessment, will be provided in support of the S16 Planning Application. The Applicant is prepared to maintain the wetland restoration area up to the standards as required by the regulatory authorities.

We would also wish to clarify that the tallest existing structure within the site is the temporary structure of the car repairing area, which has a height of about 5.6m.

We look forward that the S12A Application could be favourably considered by the Town Planning Board.

Should you have any queries in relation to the above and attached, please do not hesitate to contact the undersigned at

Thank you for your attention.

Yours faithfully
For and on behalf of
KENNETH TO & ASSOCIATES LTD

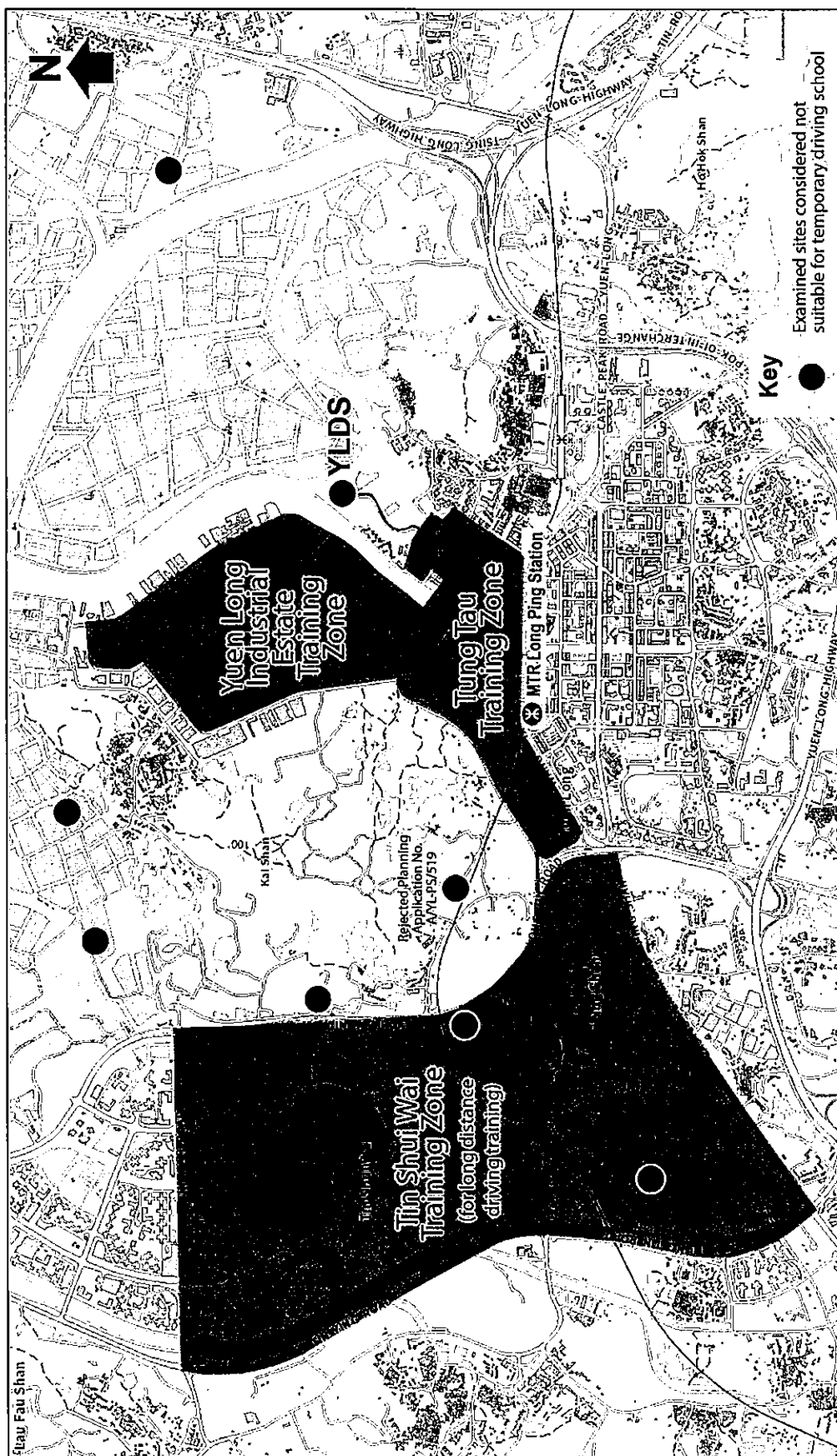


David Fok

Encl. Location of Examined Sites for Relocating YLDS

cc. FSS&YLEDPO, PlanD – Ms Irene Lai / Ms Cherry Yuen (By Fax 3168 4074)
Applicant

KT/DF/vy



Location of Examined Sites for Relocating YLDS

- 13 -

S/YL-NSW/8

OTHER SPECIFIED USES (Cont'd)

Column 1
Uses always permitted

Column 2
Uses that may be permitted with or
without conditions on application
to the Town Planning Board

For "Comprehensive Development to include Wetland Restoration Area" only

Agricultural Use
Barbecue Spot
Field Study/Education/Visitor Centre
Nature Trail
On-Farm Domestic Structure
Picnic Area
Religious Institution (Ancestral Hall only)
Rural Committee/Village Office

Eating Place #
Flat
Golf Course
Government Refuse Collection Point #
Government Use (not elsewhere specified) #
Holiday Camp
Hotel
House (other than rebuilding of
New Territories Exempted House
or replacement of existing domestic
building by New Territories Exempted
House permitted under the covering
Notes) #
Nature Reserve
Place of Recreation, Sports or Culture
Private Club
Public Clinic #
Public Convenience #
Public Transport Terminus or Station
Public Utility Installation #
Religious Institution (not elsewhere specified)
Residential Institution
School #
Shop and Services #
Social Welfare Facility #
Tent Camping Ground #
Theme Park
Utility Installation for Private Project
Wetland Habitat
Zoo

Driving School (on land
designated CDWRA(1) only) #

Planning Intention

This zone is intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and part back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.

(Please see next page)

Figure 4.2 Proposed Amendment to Statutory Notes of "OU(CDWRA)" Zone

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

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

Y/YL-NSW/5

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人曾就上述規劃申請諮詢附近居民意見，現綜合如下：

- 一、有居民指有關規劃令附近街道出現大量「學神」，造成道路安全問題，加劇附近一帶街道(如寶樂街、宏樂街、德業街及流業街等)的交通擠塞，影響居民出入安全。
- 二、有居民不滿此規劃已臨時許可延續近三十年，惟申請人承諾另覓土地後不斷提出延期有關申請，現更建議將此規劃申請永久化，無視對社區的承諾；
- 三、有居民表示山貝河及錦田河的污染惡化問題，擔心該規劃將衍生更嚴重的環境影響；
- 四、規劃位置鄰近南生圍濕地緩衝區，規劃將影響該帶的生態價值。

由於上述規劃的選址令附近居民產生很多疑慮，在未有確切處理和妥善解決問題的大前提下，本人反對上述申規劃。

「提意見人」姓名/名稱 Name of person/company making this comment 沈豪傑議員

簽署 Signature



日期 Date

2019 年 12 月 27 日

11 FEB 2021

Town Planning
Board

強烈反對

元朗南生圍丈量約份地段第 115 約地第 1347 號餘段

把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為

「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶

(申請編號: Y/YL-NSW/5)

敬啟者：

本人是元朗山貝村村代表林煥富，就有關上述發展 (申請編號: Y/YL-NSW/5)，提出反對意見，本人不是要阻礙香港任何發展，是想香港政府肯定去落實環保政策，去保護香港僅存的一處重要濕地。懇請城市規劃委員會成員用你們明亮的眼光和智慧去審定這次申請帶來的影響。

本申請原本是要發展超過十萬平方米的巨型發展樓房的土地，現突然改為獨立申請元朗南生圍丈量約份地段第 115 約地第 1347 號餘段土地，即現今的駕駛學院，因為眼見要發展在濕地區佔地十萬平方米的巨型樓房難獲城規會通過，於是申請人改為獨立申請元朗南生圍丈量約份地段第 115 約地第 1347 號餘段，即現今駕駛學院的土地，申請者考立名目想將「其他指定用途」註明「綜合發展包括濕地修復區」地帶更改為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶，有關申請人或策劃者目的是希望獲得經常准許用途，即是說可以繞過城規會的關卡而進行大型發展或繼續延做駕駛學院。「綜合發展包括濕地修復區 1」裏面就是經常獲得准許用途的申請。懇請城市規劃委員會各成員用你們明亮的眼光和智慧去否決這次註明「綜合發展包括濕地修復區 1」地帶的申請。香港根本就沒有土地可獲經常准許用途做駕駛學院。

香港政府當年將后海灣、米埔沼澤區及毗鄰地區(統稱為「后海灣地區」)認為是國際上備受重視的濕地，於是將該地區劃為濕地保育區及濕地緩衝區，政府將香港最美麗的地方之一用於保育生態用途，後香港政府還加入「拉姆薩爾國際公約」稱「后海灣地區」為「拉姆薩爾濕地」受國際公約監管。香港政府也因此多次修改南生圍分區計劃大綱草圖，由南生圍分區計劃大綱草圖 S/YL-NSW/1 修改至現時 S/YL-NSW/8，就是要落實保育環境。記住，你們每個決定，對整個南生圍分區計劃大綱草圖有深遠的影響。

根據城市規劃委員會指引編號 12 C，指出當初你們為何要設立濕地緩衝區地帶呢？就是想保護米埔以及后海灣這一大片濕地，任何在濕地保育區和緩衝區的發展都要你們城市規劃委員會審定批准才能發展，所以你們亦定了「濕地緩衝區」內的發展，須提交生態影響評估報告，證明不會對「濕地保育區」的生態價值帶來負面影響此條文，條文內容是：



「在濕地保育區或濕地緩衝區內，凡需進行生態影響評估的規劃申請，應包括一項通常為期不少於 12 個月的實地研究，以提供現有野生生物生境、動植物及其季節性變化的基本資料，並研究有關申請對野生生物生境和動植物的影響。有關進行實地研究的確實要求，會視乎擬議發展的規模和性質，以及是否直接令到魚塘數目減少而定。可能提出發展的申請人士應就生態影響評估的技術要求，向漁農處作出查詢。」

簡單是說明要搵專家在發展地方為期不少於 12 個月的實地生態研究，本人在附近居住，但至今從未見過有專家作上述的實地研究，所以不要輕信發展商或策劃者濫竽充數的環保報告。

多年前，上述發展的土地之前全部是魚塘，現在全被填平做駕駛學院，根據發展商或策劃者的發展圖則，他們完全沒有做濕地修復的計劃，既然沒有，談甚麼把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶。

其實發展商早在多年前已收購上述附近多幅魚塘土地，是他們把收購的魚塘土地填平，用來做了 27 年的駕駛學院，現在要發展 5000 個高樓豪宅，卻稱是要移走駕駛學院修復濕地，當天下人是白痴嗎？甚麼螢火蟲的建築設計，根本一點兒修復濕地都沒有，還填平兩個僅剩下的魚塘，就是這樣也足夠你們去否決它了！

上址屬南生圍分區計劃大綱核圖 S/YL-NSW/8 內，面積約一萬七千多平方米，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實會批出許可才可進行及營運。

然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。

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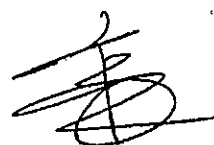
規會用保育理由否決，單獨駕駛學院卻可延續下去，睇你們過去的批文，早已在 2011 年規劃許可條件不容許駕駛學院再續期，但又為何你們之後卻一再批其續期呢？你們是自打咀巴，抑或是官商勾結呢？2011 年提出不可續期又批准至今，既已提醒申請人另覓地方，申請人亦已承諾另覓土地。但你們臨時又臨時的批准許可給他們營辦，已經有 27 個年頭的臨時了，請問還要延續到何時？至重要的問題是南生圍濕地緩衝區大家都知道根本不適合做駕駛學院，他們污染了整個南生圍的生態環境。請問你們 27 年來有否要求他們提交對南生圍影響的生態及環評報告呢？據我所知，你們完全沒有做過甚麼。所以今次我會向特首反映你們行為，請你們自重，好好考慮今次的申請。

駕駛學院帶給當地居民的交通影響也不用我多說了，元朗居民忍受了 27 個年頭，他們巧立名目想永世延續申請，懇請城市規劃委員會成員用你們明亮的眼光和智慧去否決這個申請。願祝城市規劃委員會各員工身體健康，工作愉快！

此致

香港城市規劃委員會主席
香港城市規劃委員會各會員
香港特別行政區行政長官

副本給元朗民政事務專員
元朗區議員沈豪傑



山貝村村代表林煥富敬上



日期: 2021/02/09

**強烈反對**

元朗南生圍丈量約份地段第 115 約地第 1347 號餘段

把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為

「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶

(申請編號:Y/YL-NSW/5)

敬啟者：

本人是元朗山貝村村民林興年，就有關上述發展 (申請編號:Y/YL-NSW/5)，提出反對意見，本人不是要阻礙香港任何發展，是想香港政府肯定去落實環保政策，去保護香港僅存的一處重要濕地。懇請城市規劃委員會成員用你們明亮的眼光和智慧去審定這次申請帶來的影響。

上述申請原本是要發展超過十萬平方米的巨型發展樓房的土地，現突然改為獨立申請元朗南生圍丈量約份地段第 115 約地第 1347 號餘段土地，即現今的駕駛學院，因為眼見要發展在濕地區佔地十萬平方米的巨型樓房難獲城規會通過，於是申請人改為獨立申請元朗南生圍丈量約份地段第 115 約地第 1347 號餘段，即現今駕駛學院的土地，申請者考立名目想將「其他指定用途」註明「綜合發展包括濕地修復區」地帶更改為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶，有關申請人或策劃者目的是希望獲得經常准許用途，即是說可以繞過城規會的關卡而進行大型發展或繼續延做駕駛學院，「綜合發展包括濕地修復區 1」裏面就是經常獲得准許用途的申請，懇請城市規劃委員會各成員用你們明亮的眼光和智慧去否決這次註明「綜合發展包括濕地修復區 1」地帶的申請。香港根本就沒有土地可獲經常准許用途做駕駛學院。

香港政府當年將后海灣、米埔沼澤區及毗鄰地區(統稱為「后海灣地區」)認為是國際上備受重視的濕地，於是將該地區劃為濕地保育區及濕地緩衝區，政府將香港最美麗的地方之一用於保育生態用途，後香港政府還加入「拉姆薩爾國際公約」稱「后海灣地區」為「拉姆薩爾濕地」受國際公約監管。香港政府也因此多次修改南生圍分區計劃大綱草圖，由南生圍分區計劃大綱草圖 S/YL-NSW/1 修改至現時 S/YL-NSW/8，就是要落實保育環境。記住，你們每個決定，對整個南生圍分區計劃大綱草圖有深遠的影響。

根據城市規劃委員會指引編號 12 C，指出當初你們為何要設立濕地緩衝區地帶呢？就是想保護米埔以及后海灣這一大片濕地，任何在濕地保育區和緩衝區的發展都要你們城市規劃委員會審定批准才能發展，所以你們亦定了「濕地緩衝區」內的發展，須提交生態影響評估報告，證明不會對「濕地保育區」的生態價值帶來負面影響此條文，條文內容是：

「在濕地保育區或濕地緩衝區內，凡需進行生態影響評估的規劃申請，應包括一項通常為期不少於 12 個月的實地研究，以提供現有野生生物生境、動植物及其季節性變化的基本資料，並研究有關申請對野生生物生境和動植物的影響。有關進行實地研究的確實要求，會視乎擬議發展的規模和性質，以及是否直接令到魚塘數目減少而定。可能提出發展的申請人士應就生態影響評估的技術要求，向漁農處作出查詢。」

簡單是說明要搵專家在發展地方為期不少於 12 個月的實地生態研究，本人在附近居住，但至今從未見過有專家作上述的實地研究，所以不要輕信發展商或策劃者濫竽充數的環保報告。

多年前，上述發展的土地之前全部是漁塘，現在全被填平做駕駛學院，根據發展商或策劃者的發展圖則，他們完全沒有做濕地修復的計劃，既然沒有，談甚麼把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶。

其實發展商早在多年前已收購上述附近多幅漁塘土地，是他們把收購的漁塘土地填平，用來做了 27 年的駕駛學院，現在要發展 5000 個高樓豪宅，卻稱是要移走駕駛學院修復濕地，當天下人是白痴嗎？甚麼螢火蟲的建築設計，根本一點兒修復濕地都沒有，還填平兩個僅剩下的漁塘，就是這樣也足夠你們去否決它了！

上址屬南生圍分區計劃大綱核圖 S/YL-NSW/8 內，面積約一萬七千多平方米，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。

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規會用保育理由否決，單獨駕駛學院卻可延續下去，睇你們過去的批文，早已在 2011 年規劃許可條件不容許駕駛學院再續期，但又為何你們之後卻一再批其續期呢？你們是自打咀巴，抑或是官商勾結呢？2011 年提出不可續期又批准至今，既已提醒申請人另覓地方，申請人亦已承諾另覓土地。但你們臨時又臨時的批准許可給他們營辦，已經有 27 個年頭的臨時了，請問還要延續到何時？至重要的問題是南生圍濕地緩衝區大家都知道根本不適合做駕駛學院，他們污染了整個南生圍的生態環境。請問你們 27 年來有否要求他們提交對南生圍影響的生態及環評報告呢？據我所知，你們完全沒有做過甚麼。所以今次我會向特首反映你們行為，請你們自重，好好考慮今天的申請。

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此致

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香港城市規劃委員會各會員
香港特別行政區行政長官

副本給元朗民政事務專員
元朗區議員沈豪傑

山貝村村民林興年敬上

日期: 2021/02/09

致城市規劃委員會秘書：

14.

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

Y/YL-NSW/5 Received on 14/05/2020, 27/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人林俊文村代表，強烈反對此項目，因造成生態
環境破壞，人流增加，雅高樓息地，配套设施
不足（交通負荷過量）沒有規劃好道路，車位不足
等情況，根據一般推定此地不應進行發展。

「提意見人」姓名/名稱 Name of person/company making this comment 林俊文

簽署 Signature 林俊文

日期 Date 2020年6月27日

強烈反對南生圍丈量約第 115 約
1347 號

申請編號 (Y/YL-NSW/5-)



本人林俊文元朗十八鄉山貝村村代表，強烈反對此項目，造成生態環境破壞，因這裏太多自然資源。非常多的雀鳥種類棲息地，季候鳥等等，包括魚塘，非常影響生態。配套基礎設施亦不足，交通負荷過量，沒有規劃好道路，車位不足等情況，根據一般推定此地不應進行發展。(會令到很多雀鳥滅絕)

林俊文

2021年2月8日



BY EMAIL ONLY

Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong
(E-mail: tpbpd@pland.gov.hk; Fax: 2877 0245/2522 8426)

24 December, 2019

Dear Sir/ Madam,

**Broad Development Parameters of the Indicative Development Proposal in respect of
Application No. Y/YL-NSW/5**

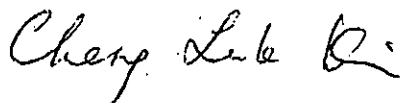
Green Power, a local charitable green group, would like to draw Town Planning Board's attention to our concerns about the captioned application located within Wetland Buffer Area (WBA) of Mai Po and Inner Deep Bay Ramsar Site for long term establishment of Yuen Long Driving School with wetland restoration proposal.

1. The proposed project site is designated as WBA under Town Planning Board Guideline (TPB PG) 12B. The proposed project only partly fulfills the recommendation for wetland restoration (Section 6.7.1), "*Development proposals to restore lost fish ponds or to replace existing undesirable uses by wetland habitats are encouraged*", as only part of the site is proposed for wetland restoration.
2. The proposed project should demonstrate the ecological benefits of the proposed restored wetland rather than its landscaping functions. Its ecological objectives, i.e. target taxa/species, habitat types, should be stated so that the master layout and management plan of the proposed restored wetland can be assessed accordingly. Feasible long-term operation and maintenance of proposed restored wetland should be available, and corresponding management and financial responsibility should be clarified and confirmed.
3. The lighting of the application site in both construction and operation phase should be directed downwards and inwards its boundary to avoid light glare to interfere nocturnal wildlife such as fireflies. Disturbing facilities, human disturbance to wildlife and polluting operations should not be located adjacent to the proposed restored wetland. Greening with native species and/or ecological benefits, and vertical or roof greening should be considered as far as possible.
4. Regarding water pollution, Zero Discharge Policy should be observed. Therefore, the dry weather stormwater should not be discharged directly into the neighbouring river channels, i.e. Sha Pui River and Kam Tin River. Effluent from the application site should also not to increase the pollution loading of Deep Bay.
5. Proper facilities should be in place to prevent chemicals generated by vehicles such as fuel and lubricating oil from discharging to neighboring river channels.

6. During the construction phase, the fishponds, wetlands and farmlands in vicinity are vulnerable to illegal dumping of soil debris and construction and demolish wastes. Regrettably, existing enforcement measures to prevent illegal dumping are ineffective and successful prosecutions are rare. Most importantly, destroyed wetland habitats are difficult to reinstate. Thus, effective measures should be in place to avoid illegal and/or eco-vandalistic dumping of wastes generated from the application site.

Thank you very much for kind your attention.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Cheng Luk-ki'.

Dr. CHENG Luk-ki
Director
GREEN POWER



長春社

Since 1968

7

The Conservancy Association

會址：香港九龍大角咀道 38 號新九龍廣場 9 樓 910 室
Add.: Unit 910, 9/F, New Kowloon Plaza, 38 Tai Kok Tsui Road,
Kowloon, H.K.
網址 Website: www.cahk.org.hk

電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538
電子郵件 E-mail: cahk@cahk.org.hk

27th December 2019

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

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

Dear Sir/Madam,

Re: Comments on the Section 12A Application Y/YL-NSW/5

The Conservancy Association (CA) would like to express our concerns regarding the captioned application.

According to the Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8, the planning intention of “*Comprehensive Development to include Wetland Restoration Area*” is “*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 noted that the project would provide a net gain of 0.35 hectare of wetland area; however, as stated in the “Wetland Creation Scheme” provided by the applicant, “*the effectiveness of conservation for wildlife might be compromised by its small size and potential human disturbance to fauna*”. Also, a timber board walk would be constructed inside the “Wetland Restoration Area”. We are worried that frequent human activities would induce a certain level of human disturbances, which would further reduce the conservation function of the “Wetland Restoration Area” of the Project. Given that Deep Bay wetlands is an internationally important ecosystem and the applicant site is situated within Wetland Buffer Area (WBA) under the Town Planning Board Guidelines 12C, it is expected that the applicant could propose further detailed measures or information on how to enhance both wetland “area” and “conservation functions”.

Due to the important buffer function of WBA and potential cumulative impacts from other future development projects, CA reiterates that there should be no further loss of



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existing wetlands within WBA and Wetland Conservation Area (WCA), and restoration of degraded wetlands through development project should not constitute any prior loss of existing wetlands. Therefore, it is hoped that the Town Planning Board should review the application carefully, and should not set any undesirable precedent for future development which would encroach into areas with important conservation values.

Yours faithfully,

Charlotte Chan

Campaign Officer

The Conservancy Association



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

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

17th December, 2019.

By email only

Dear Sir/ Madam,

To rezone the application site from "Other Specified Uses" annotated
"Comprehensive Development to include Wetland Restoration Area" to
"Other Specified Uses" annotated "Comprehensive Development to include
Wetland Restoration Area 1"
(Y/YL-NSW/5)

1. We refer to the captioned.
2. We recommend that in order to screen off the disturbance to the old Kam Tin River from the driving school, the wetland restoration area (the man-made wetland) should better be lengthened to cover the entire northeastern edge of the site (but the size/ area can remain the same).
3. In addition, we urge the Board to investigate with relevant authorities as to whether the present applicant has already provided enough and adequate information regarding the future management of the man-made wetland. We would also like the Board to liaise with relevant authorities as to whether there would be an independent party (e.g., a government department) to regularly monitor the status of the man-made wetland during the operational phase. We urge the Board to note that the approval of this application would set a precedent for other similar cases.
4. Section 5.2.3 of the Wetland Creation Scheme for this application also mentions the followings:

'Herbicide will not be used regularly, and will only be used when severe growth of

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



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

invasive species occurs.

5. We urge the Board to liaise with relevant authorities as to whether or not it is suitable to apply herbicide (or pesticide) in such an ecologically sensitive area (i.e., Nam Sang Wai) in general. We urge the Board to consider whether surface runoff from the site containing herbicide would drain into the nearby Shan Pui River if herbicide is to be used (as mentioned in the Wetland Creation Scheme). Besides applying herbicide, manual selective weeding could also remove unwanted plants.

6. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

8th February, 2021.

By email only

Dear Sir/ Madam,

To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"
(Y/YL-NSW/5)

1. We refer to the captioned.
2. We urge the Board to investigate whether the comments by the authorities have all been adequately addressed; our previous submission is also attached in **Appendix 1** for your reference.
3. 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

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

4th November, 2020.

By email only

Dear Sir/ Madam,

To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1"
(Y/YL-NSW/5)

1. We refer to the captioned.
2. We urge the Board to liaise with relevant authorities as to whether their comments have been adequately addressed by the applicant.
3. We urge the Board to investigate with relevant authorities as to whether the present applicant has already provided enough and adequate information regarding the future management of the man-made wetland. We would also like the Board to liaise with relevant authorities as to whether there would be a government department to regularly monitor the status of the man-made wetland (including its discharge to the original Kam Tin River/ Shan Pui River) during the operation phase.
4. Finally, we urge the Board to consider whether the approval of this application would set a precedent for other similar cases in the highly sensitive Deep Bay area.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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

21-JAN-2021 14:46

FSYLE/DPO

P.016/017

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
Y/YL-NSW/5 Received on 04/01/2021, 14/01/2021

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Please refer to attached sheet.

Hong Kong Science
and Technology Parks
Corporation

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

簽署 Signature

日期 Date 16 February 2021

寄件者: [REDACTED]
寄件日期: 2021年02月16日星期二 10:35
收件者: 'tpbpd@pland.gov.hk'
主旨: YLIE - Y/YL-NSW/5 Comprehensive Development in Lot 1347 RP in D.D. 115, Nam Sang Wai, Yuen Long - HAD letter of 26 Jan 2021
附件: 20210208093020768.pdf; 20210216 Reply to HAD (Y_YL-NSW_5).pdf

Dear Sirs,

Please find attached our reply for your information..

Best regards
Helen Chung

Hong Kong Science and Technology Parks Corporation
[REDACTED]

Disclaimer:

This email and its attachment(s) are intended solely for the use of the individual to whom it is addressed and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this email in error, please notify the sender and destroy / delete any copies you may have received.

Comment

1. Interface problem: Adequate separation needs to be maintained between the proposed residential development and nearby industrial establishments to avoid interface problems.
2. Traffic impact: More vehicular traffic generated by the proposed development may have impact on traffic conditions in the area. Frequent vehicular traffic may also have impact on vibration-sensitive production activities in Yuen Long Industrial Estate.
3. Visual impact: Proposed development will be more massive and bulky when compared with current developments in the vicinity.
4. Environmental impact: Noise and air quality during the construction stage will be a concern. Enhancement of existing drainage and sewerage systems should be required for the proposed development.

End

元朗民政事務處
新界元朗青山公路(元朗段)269號
元朗民政事務處大廈



YUEN LONG DISTRICT OFFICE
Yuen Long District Office Building
269 Castle Peak Road
Yuen Long, New Territories

來函編號 Your Ref.:
本處編號 Our Ref.: () in HAD-YL-G&D/17-45/45/10/06 Pt 4
電話 Tel.: 2470 1128
傳真 Fax: 2449 4653/2474 7261

Mr. HL YIU
(Head of Re-Industrialization)
Hong Kong Science and Technology Parks Corporation

Hong Kong Science Park, Hong Kong

Mr YIU:

元朗南生圍丈量約份第115約地段第1347號餘段
把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他
指定用途」註明「綜合發展包括濕地修復區1」地帶
(申請編號: V/YL-NSW/S - 申請人提交的進一步資料)

城市規劃委員會(下稱“城規會”)現根據《2004年城市規劃(修訂)條例》，邀請公眾就上述規劃申請提供意見。隨函夾附城規會發出的法定通知、申請摘要及位置圖，以供參閱。

假如你或貴村／屋苑的居民有任何意見，請遵照夾附法定通知的規定，於二零二一年二月十六日或之前以書面直接向城規會提出。根據《城市規劃條例》，逾期提出的意見將不獲考慮。

謹請注意，根據《城市規劃條例》第16(2)條，任何向城規會遞交的意見書，將放置在法定通知所載的規劃資料查詢處，可讓公眾於正常辦公時間內查閱，直至城規會就上述規劃申請作出決定為止。有關個人資料方面，請參閱法定通知列載的“個人資料的聲明”。

如欲查詢上述申請的詳情或與該項申請有關的其他文件，請與規劃署元朗東規劃處城市規劃師袁焯祥女士聯絡(電話：3168 4043)。

"Should you have any question or/and require English version of this consultation material, please contact Ms. Cheuk-Heng YUEN, Cherry of Planning Department at 3168 4043."

元朗民政事務專員
(顏皓珊 代行)

連附件及附圖

二零二一年一月二十六日

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/YL-NSW/5**
關於申請編號 Y/YL-NSW/5 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 4.1.2021 and 14.1.2021
因應於 2021 年 1 月 4 日及 2021 年 1 月 14 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/YL-NSW/5		
Location/address 位置/地址	Lot 1347 RP in D.D. 115, Nam Sang Wai, Yuen Long 元朗南生圍丈量約份第 115 約地段第 1347 號餘段		
Site area 地盤面積	About 約 17,320 sq. m 平方米		
Plan 圖則	Approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 南生圍分區計劃大綱核准圖編號: S/YL-NSW/8		
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" 「其他指定用途」註明「綜合發展包括濕地修復區」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" to "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area 1" 把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」地帶改劃為「其他指定用途」註明「綜合發展包括濕地修復區 1」地帶		
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		
	Non-domestic 非住用	About 約 1,485	Not more than 不多於 0.1
No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	3	
	Composite 綜合用途		

Building height/No. of storeys 建築物高度/層數	Domestic 住宅		m 米
			mPD 米(主水平基準上)
			Storey(s) 層
	Non-domestic 非住宅	Not more than 不多於 4.8	m 米
			mPD 米(主水平基準上)
			Storey(s) 層
	Composite 綜合用途		m 米
			mPD 米(主水平基準上)
			Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 10 %		
No. of units 單位數目			
Open space 休憩用地	Private 私人		sq. m 平方米
	Public 公眾		sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目			

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會恕不負責。若有任何疑問，應查閱申請人提交的文件。

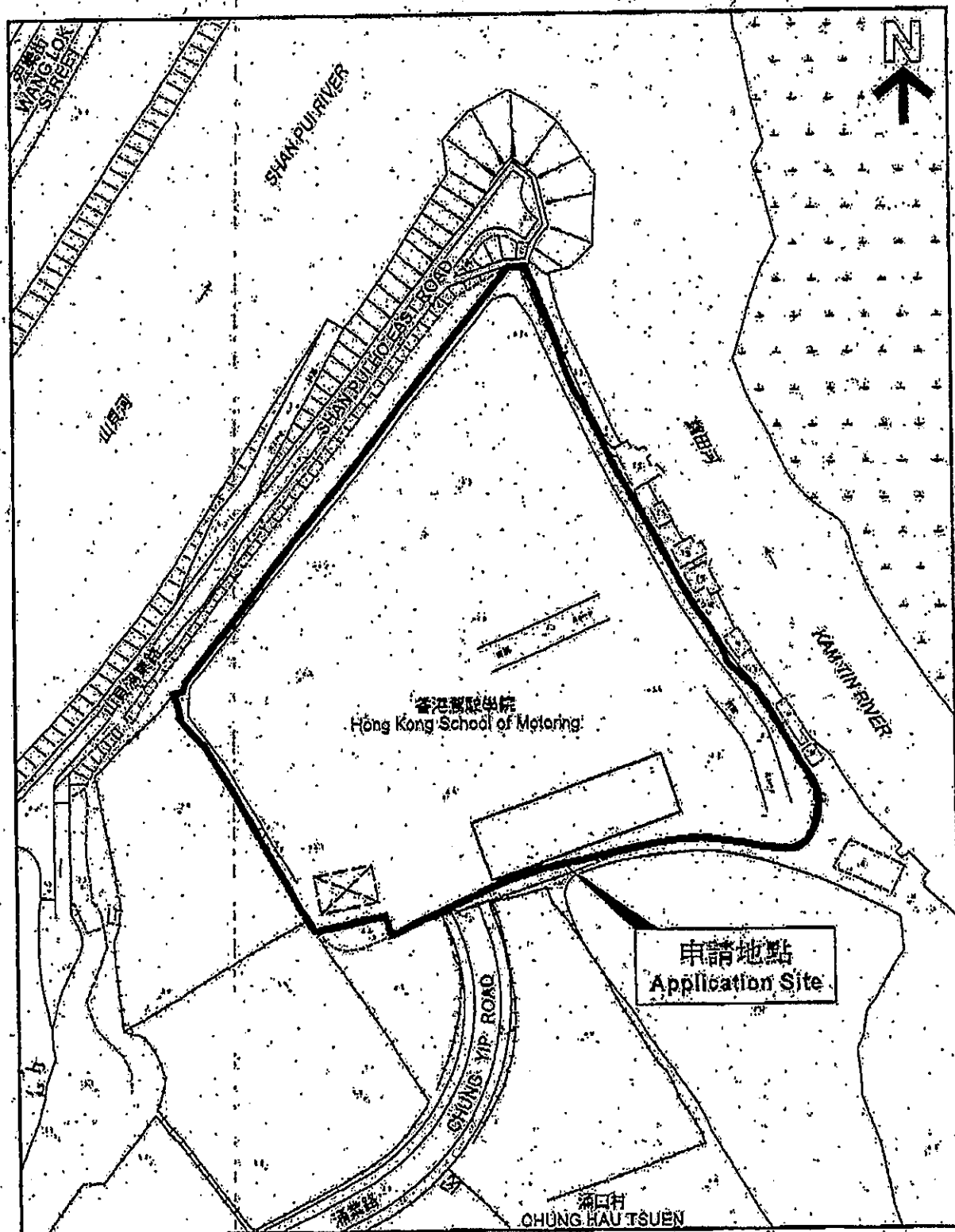
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information for any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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 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"/>	
Revised indicative layout 經修訂的布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>	
Reports 報告書			
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>	
Replacement pages of ecological impact assessment 生態影響評估的替換頁	<input type="checkbox"/>	<input type="checkbox"/>	
Note: May insert more than one 'X'. 註: 可在多於一個方格內加上 'X'。			

Note: The information in the List 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: 上述申請所需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, 應向申請人提交的文件。

Y/YL-NSW/5



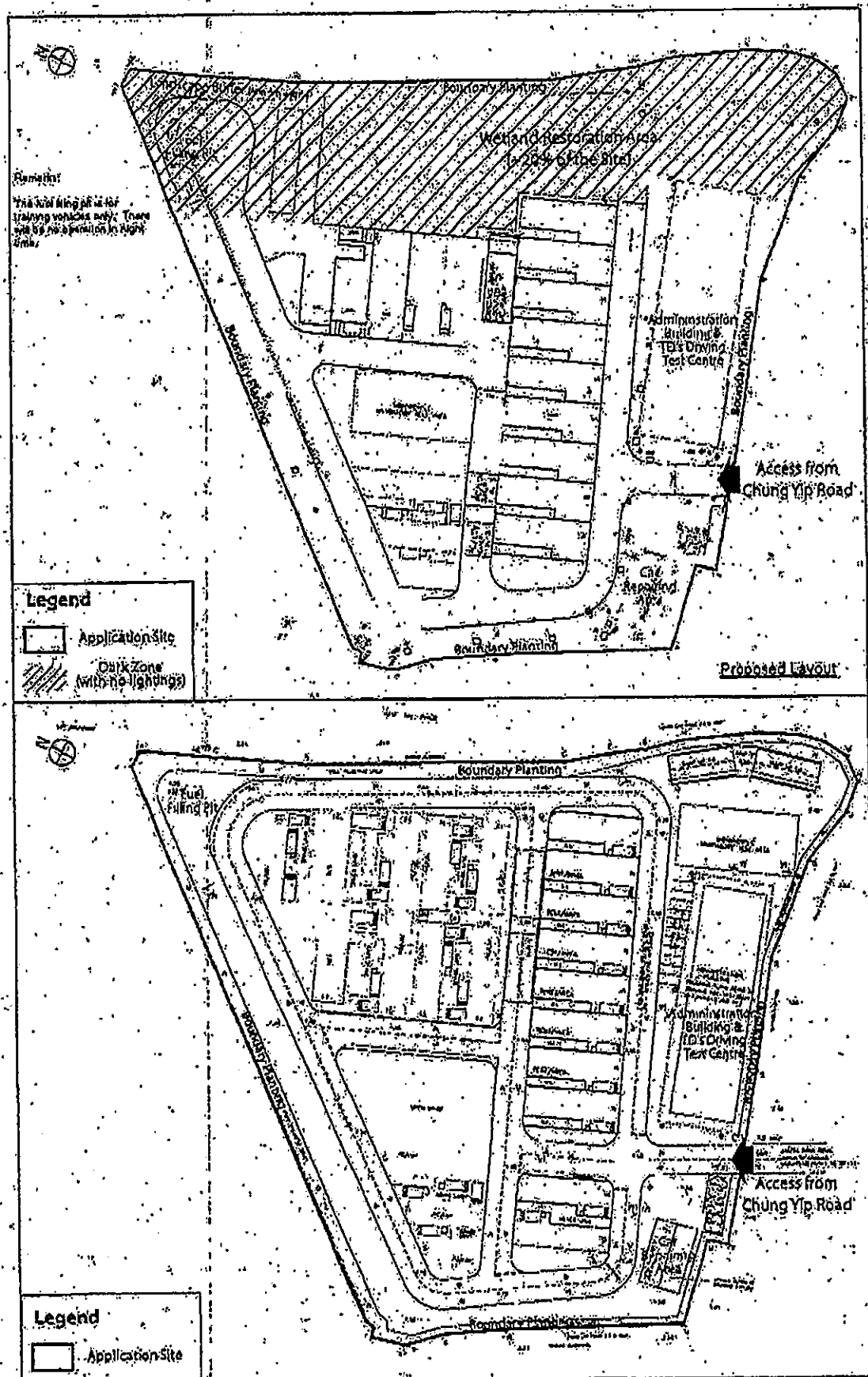
申請編號 Application No.: Y/YL-NSW/5備註 Remarks

申請人呈交進一步資料，包括回應部門意見表，並提供經修訂的交通影響評估報告、經修訂的布局設計圖、電燈柱位置圖、以及生態影響評估的替換頁。申請人補充如該申請獲得批准，即使其後第十六條申請只能獲得城市規劃委員會批准作臨時性質（至少為期十年），亦會進行濕地修復計劃。

The applicant submitted further information in response to departmental comments with revised traffic impact assessment, revised indicative layout, location plan of the street lamp poles, and replacement pages of ecological impact assessment. The applicant also supplemented that should the subject application be approved, he is prepared to commence the wetland restoration scheme even if the TPD allows a temporary approval for a period of minimum 10 years in the subsequent s.16 planning application.

有關資料是為方便市民大眾參考而提供，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。

The information is provided 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.



Revised Figure 3.5 Comparison of Layout of Proposed and Existing Driving School

申請編號 Application No. VYL/NSW/5
 此只供參考，請以申請人提交的文件為準。
 This plan is extracted from applicant's submitted documents.

申請編號 Application No.: V/YL-NSW/5

與申請地點屬相同地帶的先前申請

Previous Application(s) Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
	沒有NIL	

有關資料是為方便市民大眾參考而提供，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。

The information is provided 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.

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



Re: Y/YL-NSW/5 DD 115 Nam Sang Wai HKSM
16/02/2021 23:19

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

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: [REDACTED]
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: [REDACTED]
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: [REDACTED]

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

Sent: Friday, December 27, 2019 1:52:06 AM

Subject: Re: AYL-NSW/272 DD 115 Nam Sang Wai HKSM
AYL-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: [REDACTED]

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

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

Subject: AYL-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: [REDACTED]

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

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

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

AYL-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

Seq 1

8

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

參考編號

Reference Number:

200623-101845-80881

提交限期

Deadline for submission:

03/07/2020

提交日期及時間

Date and time of submission:

23/06/2020 10:18:45

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NSW/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 黃文偉

意見詳情

Details of the Comment :

不支持於上述位置作駕駛訓練用途。雖然聲稱於區內住宅項目落成後，駕駛訓練的營運並沒有對區內構成影響，然而實際情況是，現時區內的住宅項目(包括影御, 宏富苑, 采葉庭, 尚豪庭, 朗屏8號。[還有已改劃作住宅項目的宏業西街21號])，因為現時區內並沒有任何商業及零售的項目，所以區內全部的居民現時出入只會乘搭小巴或接駁巴往返元朗市中心，並沒有留在區內活動，這也是現時的規劃所限。所以現時並沒有和駕駛訓練的日常營運有任何抵觸。

然而，當信和於宏業西街及康業街交界的商業項目及宏業東街21號-35號的麗新元朗中心及喜業街18號駿佳廣場於來年落成及投入營運後，對區內的人流及交通會帶來絕對正常的影響，會帶動區內居民於該商業項目活動。遺憾的是，駕駛訓練的日常營運將會對區內的交通有著負面的影響，普遍駕駛訓練者於區內行駛時(現時私家車駕駛考試的四條路試路線已包括整個東頭工業區)多是以慢速行駛(<20KM/H)，對區內商業項目及行人將會帶不便或導致交通意外發生。

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

參考編號

Reference Number:

200626-202951-62359

提交限期

Deadline for submission:

03/07/2020

提交日期及時間

Date and time of submission:

26/06/2020 20:29:51

有關的規劃申請編號

The application no. to which the comment relates:

Y/YL-NSW/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Mr. Wong

意見詳情

Details of the Comment :

本人尚豪庭住戶及東頭工業村頻密道路使用者。現時來說，東頭區已被學車慢車影響交通，當區月月有交通意外，希望駕駛學院現址盡快遷離。東頭區多個地段正在或計劃興建更高密度住宅、商廈，東頭遊樂場更會重建加入大型地下停車場，預期日後交通會更頻繁，長遠會更迫切需要駕駛學院遷離現址。

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

參考編號

Reference Number:

200627-094621-26533

提交限期

Deadline for submission:

03/07/2020

提交日期及時間

Date and time of submission:

27/06/2020 09:46:21

有關的規劃申請編號

The application no. to which the comment relates: Y/YL-NSW/5

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 蘇永德

意見詳情

Details of the Comment :

我同意這項規劃但工程必須評估及減少工程對南生圍生態，特別是鳥類的影響

致城市規劃委員會秘書：

17

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

Y/YL-NSW/5 Received on 14/05/2020, 27/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

贊成青洲，駕船學院為永久用地

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

吳國豐

簽署 Signature



日期 Date

30-6-2020

18

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

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

Y/YL-NSW/5 Received on 14/05/2020, 27/05/2020

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Agree to the application

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

馬小姐

簽署 Signature

[Signature]

日期 Date

30/6/20.

