

From: lo mingkong <[REDACTED]>
Sent: Tuesday, May 12, 2026 4:56 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Selena Yin Ni SIN/PLAND <synsin@pland.gov.hk>; Raymond Leung <[REDACTED]>
Subject: (A/YL-KTS/1130) Further information

Dear Sir/ Madam,

Referring to the captioned application, we would like to submit herewith the following information for your consideration:

- 1) A revised Layout Plan (Figure 5A) showing updated structure numbers (see Appendix A);
- 2) A Swept Path Analysis showing that there is sufficient manoeuvring and queuing space for light goods vehicles and private cars within the Application Site (see Appendix B); and
- 3) A letter from the Lands Department informing the Applicant about land resumption for the First Phase Development of Yuen Long South New Development Area dated 29.9.2022(see Appendix C).

Compared with the last approved application(No. A/YL-KTS/959), the applied use for the current application remains unchanged. The Application Site is currently used as a warehouse for storing construction materials, and no dangerous goods will be stored within the Application Site.

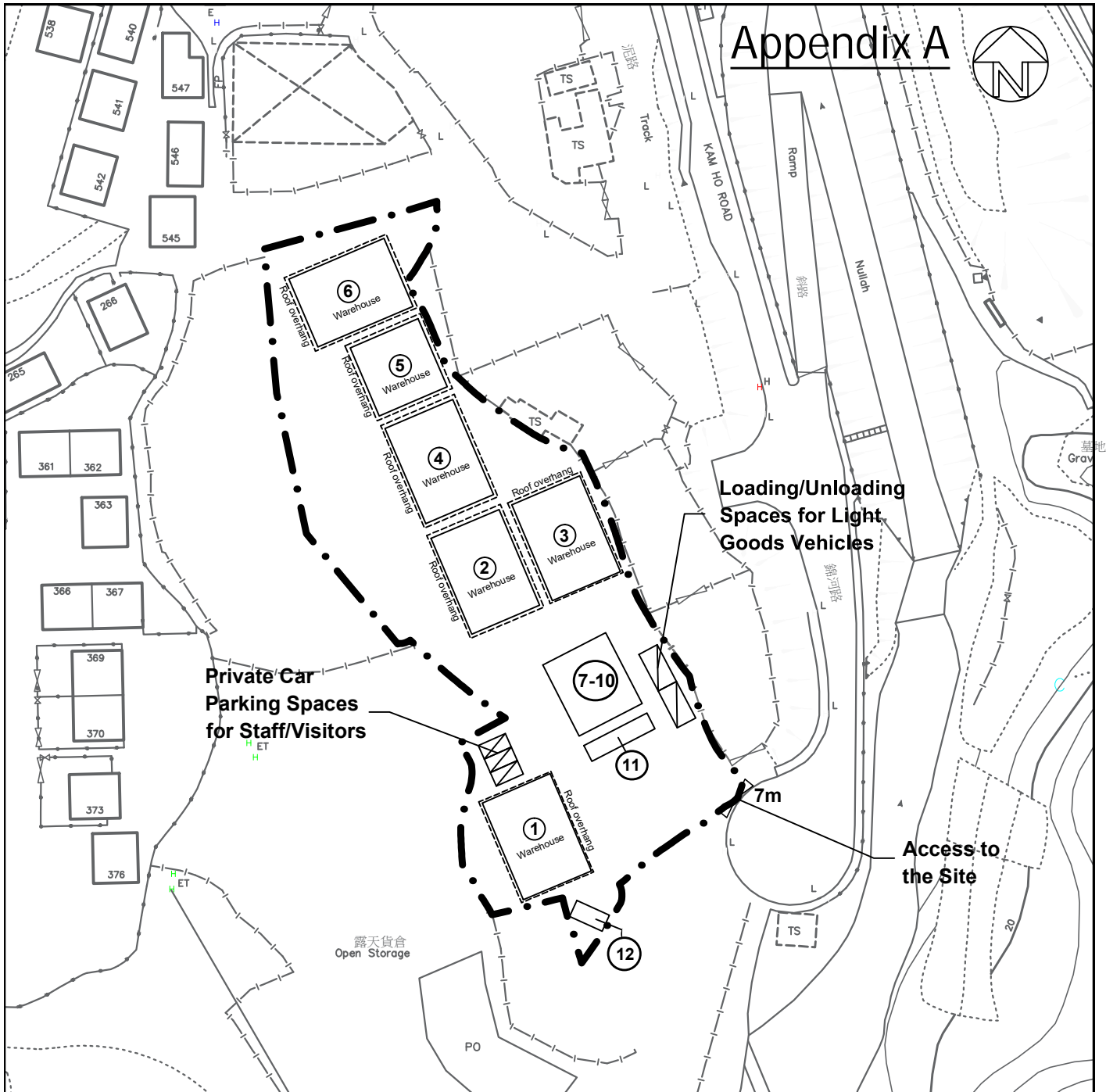
Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED].

Best Regards,

Lo Ming Kong
Top Bright Consultants Ltd.
Tel: [REDACTED]

Fax: [REDACTED]

Appendix A



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11
7-10	4 Containers for Storage	1	162	3
11	Container Structure for Storage	2	36 x 2 = 72	6
12	Fire Service Pump Room	1	18	3

LEGEND:

- Application Site (Area = about 4,503 sq. m.)
- Loading/Unloading Bays for Light Goods Vehicles (3.5m x 7m) (2 nos.)
- Private Car Parking Spaces for Staff/Visitors (2.5m x 5m) (3 nos.)



Top Bright Consultants Ltd.

Drawing No. :TB/26/879/05A

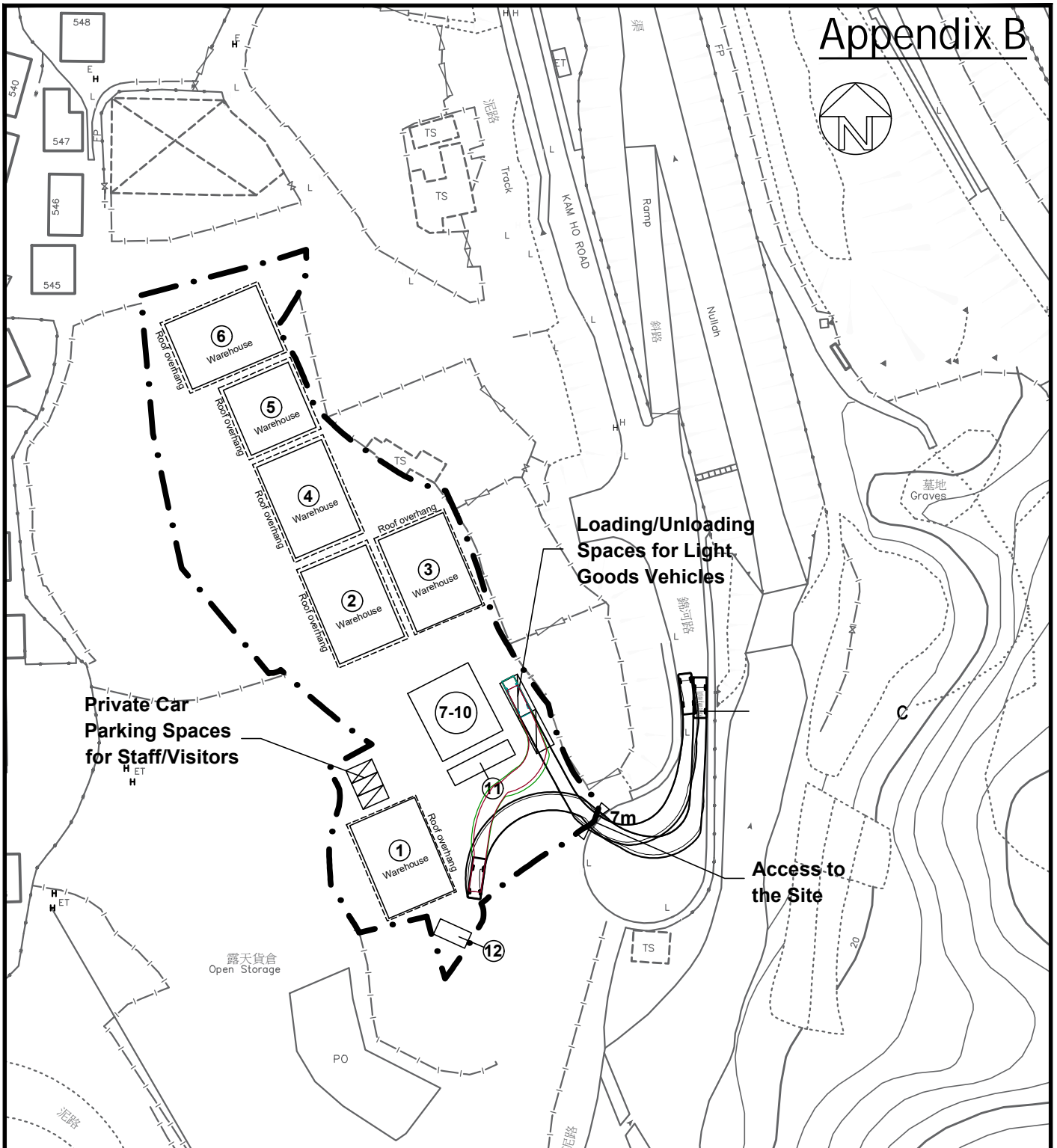
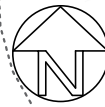
Layout Plan

Various Lots in DD113,
Kam Tin, Yuen Long, N.T.

FIGURE 5A

FOR IDENTIFICATION PURPOSE
Date: 8.5.2026
Scale: 1 : 1 000 (A4)

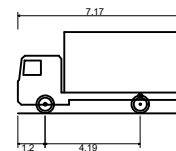
Appendix B



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
5	Warehouse	1	166	11
6	Warehouse	1	228	11
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11	Container Structure for Storage	2	36 x 2 = 72	6
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LEGEND:

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FTA Design 7.5 Tonne Rigid Vehicle (2016)

Overall Length	7.170m
Overall Width	2.300m
Overall Body Height	3.580m
Min Body Ground Clearance	0.375m
Track Width	2.120m
Lock-to-lock time	3.00s
Curb to Curb Turning Radius	7.000m

PROJECT

何田顧問工程師有限公司
HO TIN & ASSOCIATES
 CONSULTING ENGINEERS LIMITED

TITLE

PROPOSED SWEEP PATH FOR
 LIGHT GOODS VEHICLES

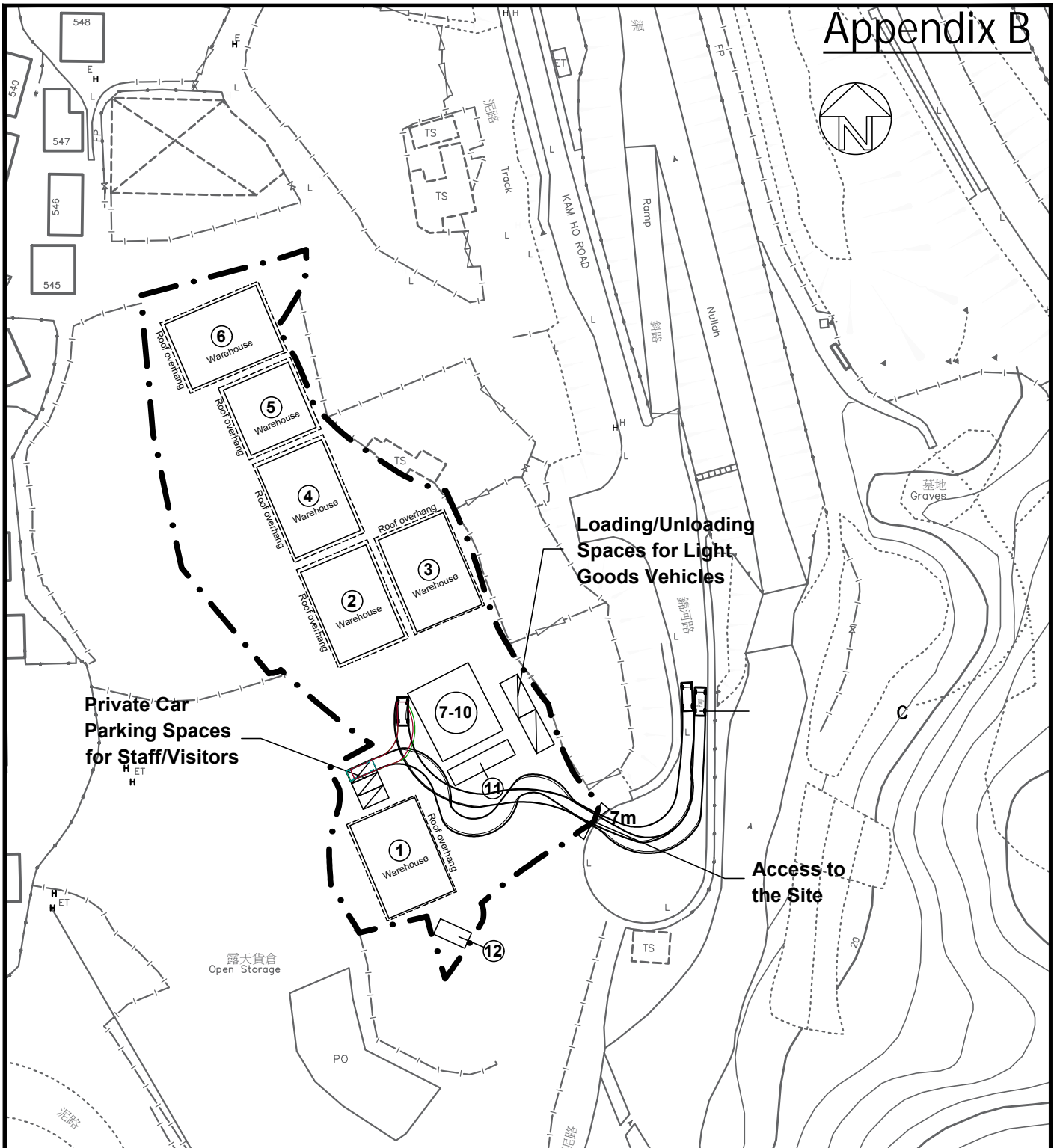
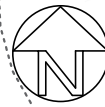
SCALE

1 : 1000 - (A4)

DRAWING No.

FIGURE T001

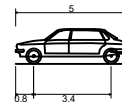
Appendix B



Structure No.	Uses	No. of Storey	Floor Area (m ²)	Height (m)
1	Warehouse	1	228	11
2	Warehouse	1	228	11
3	Warehouse	1	228	11
4	Warehouse	1	228	11
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LEGEND:

- Application Site (Area = about 4,503 sq. m.)
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Pkw-gr	5.000m
Overall Length	1.900m
Overall Width	1.537m
Overall Body Height	0.322m
Min Body Ground Clearance	1.900m
Track Width	4.00s
Lock-to-lock time	7.000m
Curb to Curb Turning Radius	

PROJECT	何田顧問工程師有限公司 HO TIN & ASSOCIATES CONSULTING ENGINEERS LIMITED	
TITLE	PROPOSED SWEEP PATH FOR PRIVATE CAR	SCALE 1 : 1000 - (A4)
		DRAWING No. FIGURE T002



地政總署
新發展區組彩園分處
CHOI YUEN SUB-OFFICE
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

電話 Tel: 3582 3820
圖文傳真 Fax: 3565 4270
電郵地址 Email: slep6@landsd.gov.hk
本署檔號 Our Ref: (25) in LD NDA/YLS/BUT/FPD/81A
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水彩園邨彩屏樓地下 129 至 136 室
Units 129-136, Ground Floor, Choi Ping House,
Choi Yuen Estate, Sheung Shui, New Territories

網址 Website : www.landsd.gov.hk

掛號郵遞及現場派遞

[REDACTED]
裕豐建材貿易有限公司
(經辦人：王凱傑先生)

王先生：

元朗南發展第一期發展計劃

貴公司的業務所在的地方，因上述工務計劃影響而須清拆，清拆行動暫定於 2022 年第 4 季 執行，確實日期容後公布。貴公司需搬離有關土地及向政府交出所有土地及構築物（但不得遲於工程清拆日）。

本署在 2021 年 9 月 29 日發信要求貴公司提供相關文件，以便評核貴公司是否符合資格申領特惠津貼。經審核後，現特函通知貴公司並不符合申領露天／戶外業務經營者的特惠津貼資格，原因如下：

貴公司經營的露天／戶外業務未有在緊接 2020 年 7 月 10 日前（即上述工程計劃的凍結登記日前），在有關地點上營運最少達兩年。

雖然貴公司不符合資格申領露天／戶外業務經營者的特惠津貼資格，但可以根據有關條例向政府提出法定補償申索。政府會按有關條例考慮該申索。

日後，如貴公司能在上述清拆行動之前提早向政府交出土地及構築物，請盡快聯絡本署安排，而交回的土地及構築物內有任何留下的物件，地政總署會當棄置之廢物處理。

如貴公司對此事有任何查詢，請於辦公時間內致電 3615 1433 與地政主任莊潔兒女士聯絡。

地政總署
總產業測量師／新發展區

(梁庭芳



代行)

副本送：

地政總署新發展區組清拆小組 (經辦人：朱耀明先生)

2022年9月29日