

Our Ref. : DD104 Lot 3719 S.C RP
Your Ref. : TPB/A/YL-NSW/337

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

By Email

2 July 2025

Dear Sir,

2nd Further Information

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/337)

We are writing to submit Further Information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

 

Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

[REDACTED]

[REDACTED]

Responses-to-Comments

Proposed Temporary Warehouse for Storage of New Vehicles with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” and “Residential (Group D)” zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/337)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Secretary for Development (SDEV) (Contact Person: Miss Karen KUNG; Tel: 3915 4257)		
(a)	Clarify whether the warehouse portion of the existing premises that the applicant intends to relocate is 7050sqm in size;	The current application intends to relocate the 'warehouse' portion (i.e. 7,050 m ²) of the affected business premises in Hung Shui Kiu to the subject site.
(b)	To ask the applicant to provide the authorization letter from the operator (Zung Fu Company Limited) for the current application; and	The Memorandum of Understanding (MoU) signed by the affected business operator, i.e. Zung Fu Company Limited and the applicant is enclosed in support of the current application (Annex I).
(c)	To ask the applicant the programme in relocating the business to the new site.	The applicant intends to relocate the affected business to the subject site after planning approval has been granted from the Town Planning Board.

Annex I

Memorandum of Understanding

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者 (甲方)	:	仁孚行有限公司 Zung Fu Company Limited
公司註冊證明書號碼	:	0011010
申請人 (乙方)	:	富谷有限公司 Rich Valley Limited
公司註冊證明書號碼	:	1107819

甲方 為丈量約份 124 約多個地段的業務經營者，由於受到政府洪水橋新發展區餘下發展的收地影響，因此，需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會（城規會）提交規劃申請，於丈量約份第 104 約地段第 3719 號 C 分段餘段（部分）作「擬議臨時貨倉存放全新車輛連附屬設施（為期 3 年）及相關填土工程」。

乙方 若於規劃申請獲得城規會批准後，申請地點可由 甲方 使用營運。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。



仁孚行有限公司（甲方）
業務經營者簽署
Business Operator Signature



富谷有限公司（乙方）
申請人簽署
Applicant's Signature

2025 年 5 月 29 日
29 May 2025