

APPENDICES

- Appendix I** Details of Original Premises
- Appendix II** Details of Alternative Sites for Relocation



Appendix I

Details of Original Premises



Annex III – Details of Original Premises

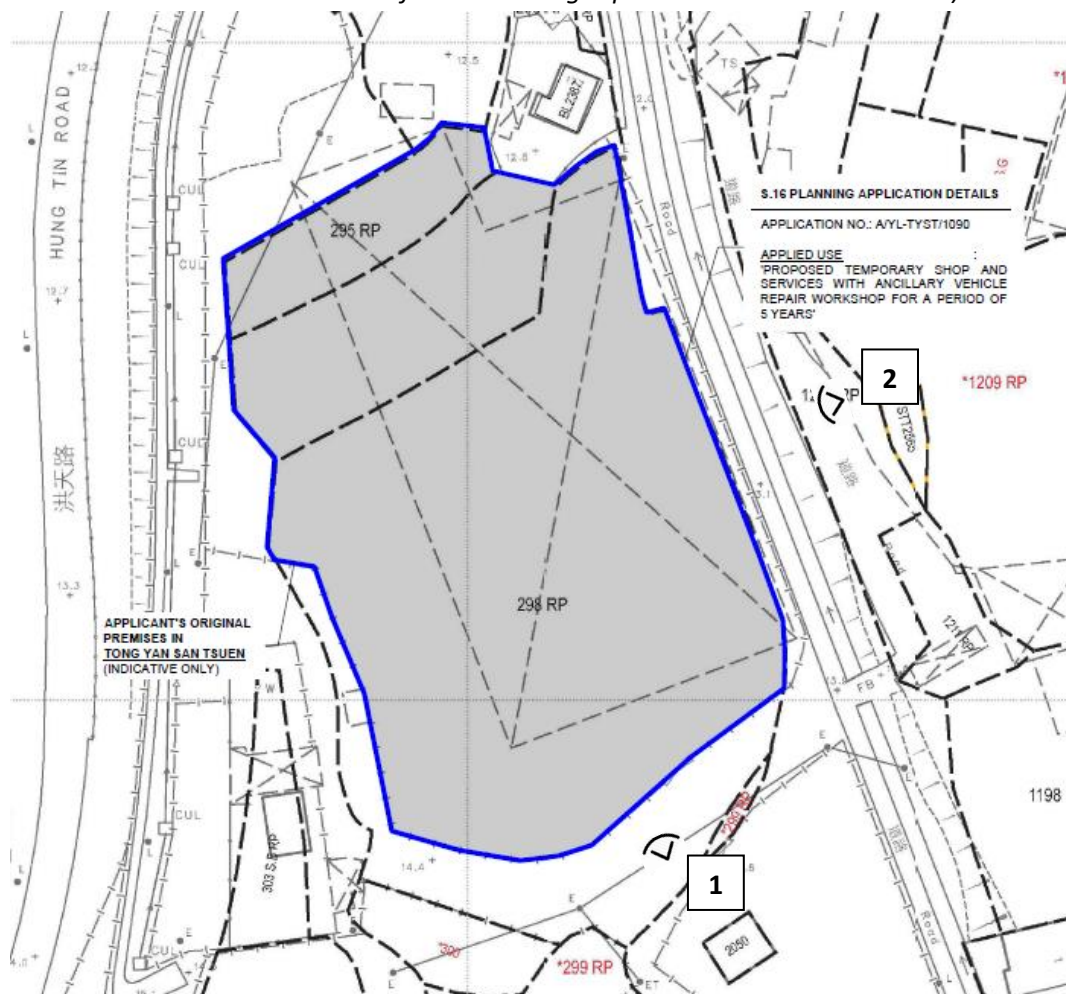
Company Name: **Starwall Solar System Limited**
(authorised Rich Valley Limited as applicant of the current application)

Details of Business Premises

Location: Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Site Area: 6,320m² (about)

Use of Premises: Warehouse for storage of vehicle parts
(Although the Original Premises was covered by a planning application No. A/YL-TYST/1090 for 'Temporary Shop and Services with Ancillary Vehicle Repair Workshop' use, which was approved by the Town Planning Board on a temporary basis of 5 years on 14.05.2021, the applicant converted the Original Premises for 'warehouse' use in 2022 to alleviate the pressing demand for local storage spaces in the New Territories.)



(a) Site Photo of the Affected Business Premises



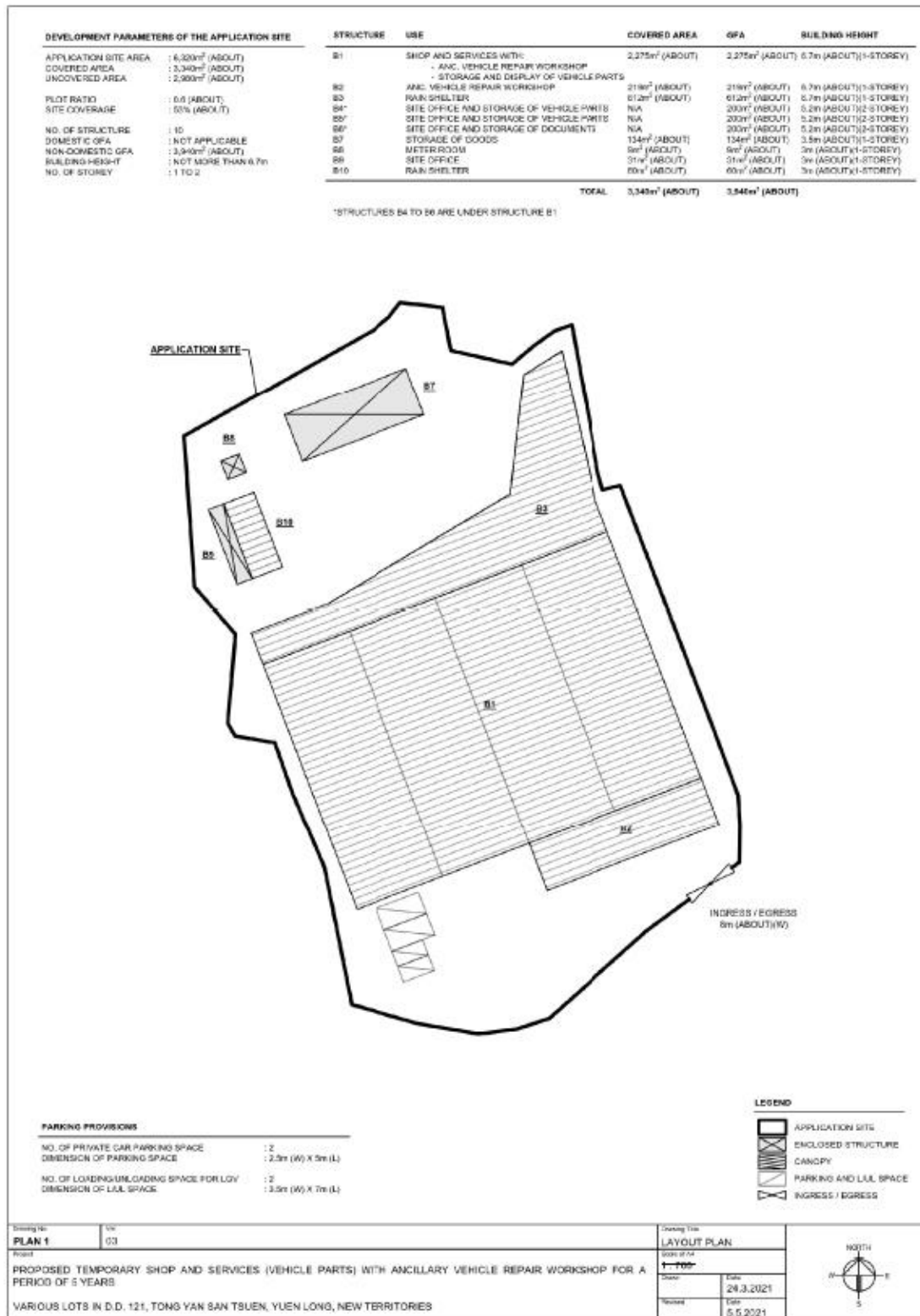
Source: Google Map



Photo taken on 28.5.2025

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "OU" Annotated "CDWRA" and "R(D)" Zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(b) Approved Layout Plan under S.16 Planning Application No. A/YL-TYST/1090



(c) Government Notice (G.N.)

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G.N. 2466

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)
(Notice under section 4)

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF
YUEN LONG SOUTH DEVELOPMENT AREA

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. YLM10724:—

Lots Nos. 1433 S.A (Portion), 1433 S.B, 1433 S.C (Portion), 1433 RP (Portion), 1434 S.A, 1434 RP (Portion), 1438 S.E (Portion), 1438 S.F, 1438 S.G, 1438 S.H (Portion), 1438 RP (Portion), 1439 (Portion), 1455 (Portion), 1456 (Portion), 1463 S.A (Portion), 1463 S.B RP, 1464 (Portion), 1465 (Portion), 1466, 1467 and 1468 all in Demarcation District No. 119;

Lots Nos. 2359 (Portion), 2360 (Portion), 2361, 2362 (Portion), 2363, 2364, 2365, 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2370 (Portion), 2371, 2372 (Portion), 2373 (Portion), 2374, 2375 (Portion), 2376 (Portion), 2377, 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2388 (Portion), 2389 (Portion), 2391, 2399, 2400 (Portion), 2402, 2406, 2407 (Portion), 2408 (Portion), 2409 S.A, 2409 S.B, 2410, 2411(A&B), 2411(C), 2412, 2413, 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2419 (Portion), 2420, 2421 (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2725, 2726, 2727, 2728, 2729 (Portion), 2730, 2731, 2732, 2733, 2734 RP, 2735, 2736 RP, 2737 RP, 2738 (Portion), 2741 (Portion), 2742 (Portion), 2743 S.A, 2743 RP, 2744, 2745 S.A, 2745 S.B, 2746, 2747, 2748 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2821 (Portion) and 2848 RP (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 293 (Portion), 295 RP (Portion), 296 S.C, 296 S.D (Portion), 296 RP, 297 RP, 298 RP (Portion), 1092 S.A, 1092 S.B ss.3 RP, 1092 S.B ss.5 RP (Portion), 1092 S.B ss.7 RP, 1092 S.B RP, 1105 RP (Portion), 1198 (Portion), 1207 S.B, 1207 RP (Portion), 1208 S.A (Portion), 1208 S.B, 1208 S.C, 1208 S.F RP, 1208 S.G, 1208 S.I, 1208 S.J ss.1 (Portion), 1208 S.J RP (Portion), 1208 RP, 1209 S.A, 1209 S.B (Portion), 1209 RP (Portion), 1211 RP (Portion), 1212 RP, 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1217 RP (Portion), 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1261 S.A, 1261 RP, 1262 RP, 1263 RP (Portion), 1264 RP, 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.C, 1268 S.D (Portion), 1268 RP (Portion), 1273 S.A (Portion), 1274 RP (Portion), 1534 (Portion), 1538 (Portion), 1539 (Portion), 1650 (Portion), 1651 S.A (Portion), 1652 (Portion), 1653 S.E (Portion), 1653 RP (Portion), 1654 S.A, 1654 S.B ss.4 (Portion), 1658 S.B (Portion), 1658 S.C, 1658 RP (Portion), 1661 (Portion), 1662 RP (Portion), 1663 (Portion), 1678 RP (Portion), 1682 (Portion), 1683, 1684, 1685 (Portion), 1686 (Portion), 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1782 RP (Portion), 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 1834 RP, 1921 RP, 2008 S.A RP, 2008 S.G RP (Portion), 2008 S.H RP (Portion), 2008 S.K, 2008 S.L RP (Portion), 2008 S.M RP, 2008 S.P (Portion), 2008 S.Q ss.3 (Portion), 2008 S.U, 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 RP (Portion) all in Demarcation District No. 121.

TAKE NOTICE that the Chief Executive in Council has decided that the above-mentioned land is required for a public purpose, and under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, I have made an order that the above-mentioned land shall be resumed and revert to the Government of the Hong Kong Special Administrative Region on the expiration of THREE MONTHS from the date of the affixing of this notice to the said land.

This notice was affixed to the above-mentioned land on 19 May 2022. Upon expiration of the notice period at midnight on 19 August 2022, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 20 August 2022.

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of this notice and the

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LANDS DEPARTMENT

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)
(Notice under section 14)

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817CL AND 7827CL (PART)
ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT
STAGE 1 WORKS AND STAGE 2 WORKS, PHASE 1

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lot No. 1081 RP (Portion) in Demarcation District No. 117;

Lots Nos. 242 (Portion), 243 S.A (Portion), 243 RP (Portion), 253 (Portion), 256 S.A (Portion), 256 RP (Portion), 257, 260 (Portion), 261 RP (Portion), 267, 268 (Portion), 270 (Portion), 271 (Portion), 272 (Portion), 348 RP (Portion), 349 RP, 350 RP, 351 (Portion), 352 (Portion), 353 S.B (Portion), 354 RP (Portion), 355 (Portion), 356 (Portion), 357 (Portion), 358 (Portion), 359 (Portion), 360 S.A RP (Portion), 368 RP (Portion), 392 RP (Portion), 393, 394 (Portion), 395, 396 (Portion), 400 (Portion), 401, 402 (Portion), 404 (Portion), 405 (Portion), 1364 (Portion), 1368 (Portion), 1371 (Portion), 1372 (Portion), 1390 RP (Portion), 1392 RP, 1393 RP (Portion), 1410 (Portion), 1442 (Portion), 1446 (Portion), 1463 S.B ss.1 (Portion), 1500 RP (Portion), 1508 RP (Portion), 1510 RP (Portion), 1523 (Portion), 1524 (Portion), 1525 (Portion), 1526 (Portion), 1527 (Portion), 1528, 1529, 1530 (Portion), 1587 (Portion), 1589, 1590, 1614 RP (Portion), 1615 S.B RP (Portion), 1623 RP (Portion), 1625 S.A RP, 1625 S.B RP and 1629 RP all in Demarcation District No. 119;

Lots Nos. 2357 S.A RP, 2357 S.B RP, 2358 RP, 2359 (Portion), 2360 (Portion), 2362 (Portion), 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2369, 2370 (Portion), 2372 (Portion), 2373 (Portion), 2375 (Portion), 2376 (Portion), 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2421 (Portion), 2466 RP (Portion), 2577 RP (Portion), 2598 RP, 2609 RP (Portion), 2617 (Portion), 2618 RP (Portion), 2620 RP (Portion), 2621 RP (Portion), 2623 RP (Portion), 2626 RP (Portion), 2628 (Portion), 2629 (Portion), 2630 RP (Portion), 2631 RP (Portion), 2632 RP (Portion), 2633 RP (Portion), 2634 RP (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2729 (Portion), 2740 RP, 2741 (Portion), 2742 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2844 RP (Portion), 2845 RP, 2846 RP, 2848 RP (Portion), 2849 RP, 2854 (Portion), 2855, 2856, 2857, 2858, 2865 RP, 2986 S.B, 2986 RP, 2988 (Portion), 2989 (Portion), 2990, 2991, 2993 (Portion), 2994 and 2996 (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 291 RP, 292 RP, 293 (Portion), 295 RP (Portion), 296 S.D (Portion), 298 RP (Portion), 300 (Portion), 301 S.A RP (Portion), 303 S.B RP, 858 (Portion), 866 (Portion), 867 S.A (Portion), 871 (Portion), 921 (Portion), 922 (Portion), 927 (Portion), 928 (Portion), 930 (Portion), 931 (Portion), 933 (Portion), 934 (Portion), 935 (Portion), 938 (Portion), 939 (Portion), 940 (Portion), 943 (Portion), 944 (Portion), 948, 949 (Portion), 950 (Portion), 999 RP (Portion), 1207 RP (Portion), 1208 S.J RP (Portion), 1209 S.B (Portion), 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1215 RP, 1217 RP (Portion), 1254 RP, 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.D (Portion), 1268 RP (Portion), 1272 RP, 1273 S.A (Portion), 1273 RP, 1274 RP (Portion), 1283 RP (Portion), 1376 RP (Portion), 1385 S.C ss.3 RP, 1423 RP (Portion), 1427 RP (Portion), 1428 RP (Portion), 1429 RP (Portion), 1444 RP (Portion), 1463 RP, 1465 RP, 1466, 1467 S.B (Portion), 1469 (Portion), 1481 RP, 1482 RP, 1483, 1484, 1485 (Portion), 1487 (Portion), 1488 RP, 1489 RP (Portion), 1490 RP (Portion), 1491 RP (Portion), 1495 RP, 1534 (Portion), 1538 (Portion), 1539 (Portion), 1557 RP (Portion), 1561 RP (Portion), 1649 (Portion), 1650 (Portion), 1652 (Portion), 1662 RP (Portion), 1663 (Portion), 1664 (Portion), 1678 RP (Portion), 1679 RP, 1680 RP, 1681 RP, 1682 (Portion), 1685 (Portion), 1686 (Portion), 1782 RP (Portion), 1795 S.A RP, 1795 S.B RP, 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 2008 S.H RP (Portion), 2008 S.L RP (Portion), 2008 S.P (Portion), 2008 S.Q ss.3

(Portion), 2008 S.R RP (Portion), 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 RP (Portion) all in Demarcation District No. 121

and shown coloured orange on the Resumption Plan No. YLM10579 and Modification Resumption Plan No. YLM10809 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 1637 published on 26 March 2021 and 1 April 2021 and as modified by Government Notice No. 1267 published on 18 March 2022 and 25 March 2022, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landso.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	Monday to Friday 9.00 a.m. to 7.00 p.m.
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.

This notice was affixed on or near the said land on 19 May 2022.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 19 August 2022, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 20 August 2022.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Housing a written claim, which can be submitted *via* one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Housing Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to (gazettethb@thb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Housing in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Housing Bureau (Transport Branch) at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

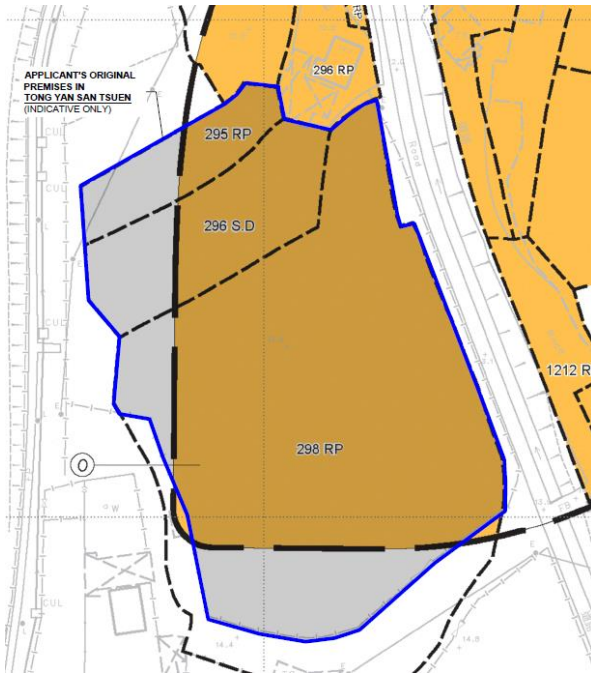
19 May 2022

Joanne LOU Chief Estate Surveyor/New Development Area

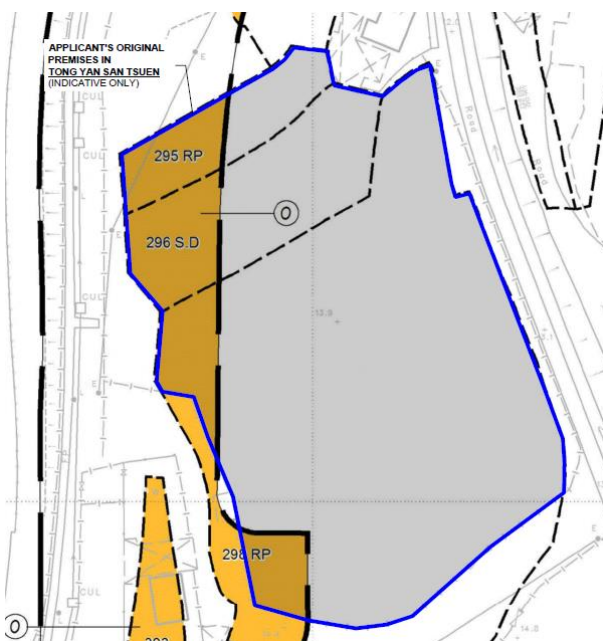
(d) Land Resumption for Yuen Long South (YLS) Development Area

(Majority of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 1 and a small portion of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 2)

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(e) Memorandum of Understanding Signed by the applicant and the affected business operator

業務搬遷意向書

受新發展區發展影響的在地經營業務搬遷 -

授權方 (甲方)	:	富谷有限公司 Rich Valley Limited
公司註冊證明書號碼	:	1107819
業務經營者 (乙方)	:	星際太陽能有限公司 Starwall Solar System Limited
公司註冊證明書號碼	:	2660744

甲方 為規劃申請編號 (AYL-NSW/337) 的申請人。 甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的業務經營者，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」，以繼續經營因受到政府元朗南發展區第一期發展收地影響的業務場所。

於規劃申請編號 (AYL-NSW/337) 的規劃許可期限內，申請地點由 乙方 使用營運。



富谷有限公司 (甲方)
授權方簽署
Authorisor's Signature



星際太陽能有限公司 (乙方)
業務經營者簽署
Business Operator Signature

2025 年 12 月 30 日
30 December 2025

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Pok Wai, Yuen Long, New Territories

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, San Tin, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	7,736 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Kam Pok Road East via Kam Pok Road
Distance from Original Premises	10.8 km (about) from the original premises	7.7 km (about) from the original premises	4 km (about) from the original premises	14.1 km (about) from the original premises	16.9 km (about) from the original premises	12.6 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Draft Ngau Tam Mei OZP No. S/YL-NTM/15	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/13	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Nam Sang Wai OZP No. S/YL-NSW/11
Zoning	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Other Specified Uses" annotated "Comprehensive Development to Include Wetland Restoration Area" and "Residential (Group D)" zones
Existing Condition	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Hard-paved and currently occupied by open storage use
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by storage yards, structures for warehouse and logistic centre.
Suitability for Relocation	<u>Not suitable</u> for relocation - 328% <u>larger</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - 40% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - 44% <u>smaller</u> than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area	<u>Not suitable</u> for relocation - 0.1% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 89% <u>larger</u> than the original premises - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area	<u>Comparatively Suitable</u> for relocation: - The Site area is similar as the original premises. - Relatively flat and occupied by the applied use - Not incompatible with the surrounding area