

Our Ref. : DD104 Lot 3719 S.C RP
Your Ref. : TPB/A/YL-NSW/367

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

By Email

19 May 2026

Dear Sir,

3rd Further Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” Annotated “Comprehensive Development to Include Wetland Restoration Area” and “Residential (Group D)” Zones, Lot 3719 S.C RP in D.D. 104, Pok Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/367)

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 Planning Limited

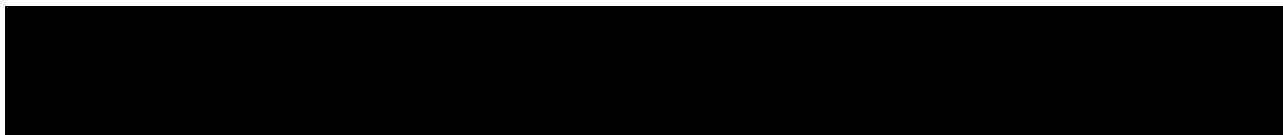


Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Ajyum CHAN
(Attn.: Mr. Travis KWOK

email: adchan@pland.gov.hk)
email: ttkkwok@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Other Specified Uses” Annotated “Comprehensive Development to Include Wetland Restoration Area” and “Residential (Group D)” Zones, Lot 3719 S.C RP in D.D. 104, Pok Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/367)

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:

Vehicular Access

- The ingress/egress of the application site (the Site) has been revised (**Plans 1 to 3**).

Traffic Management Measures

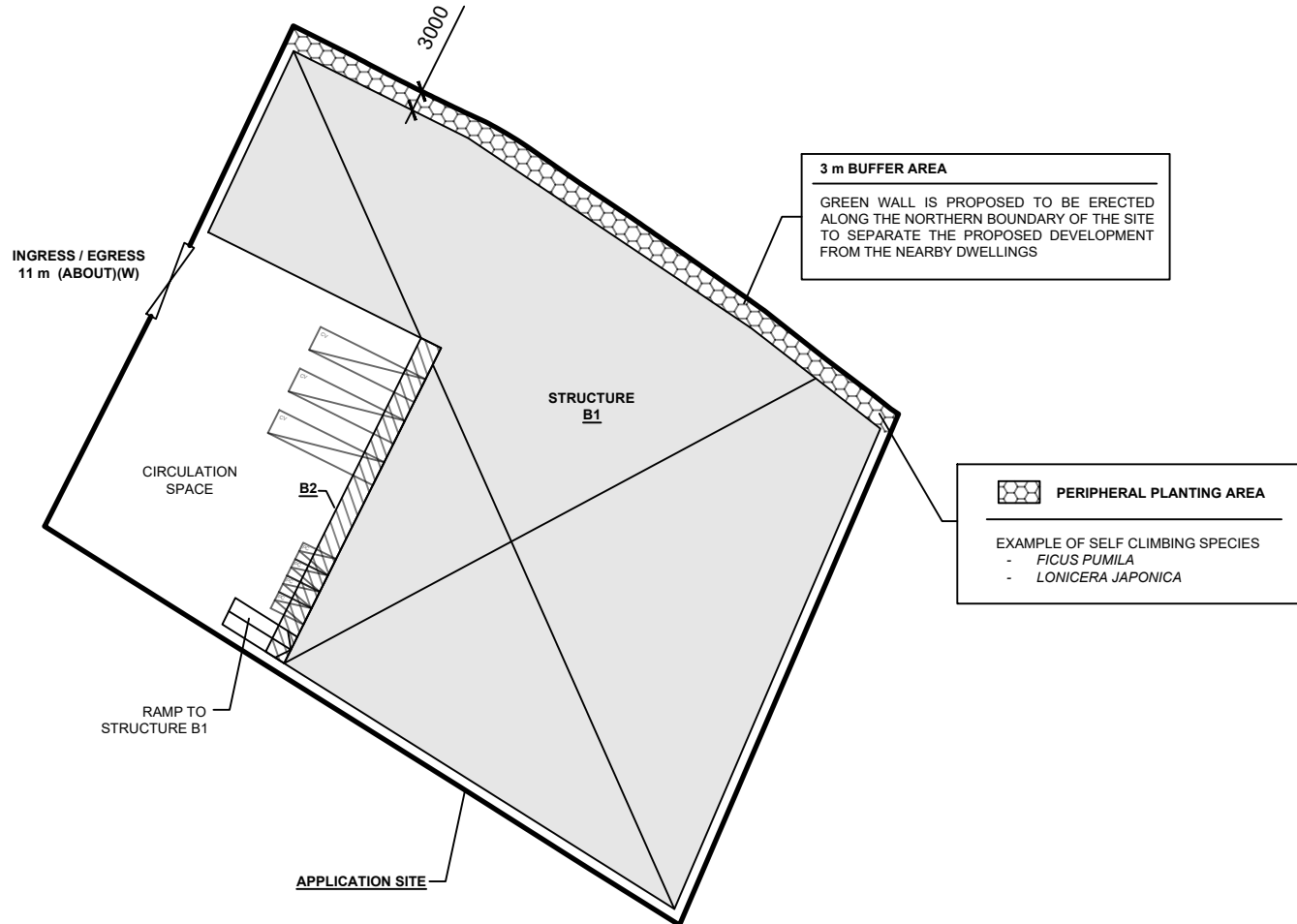
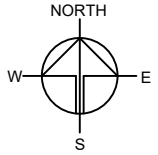
- A pair of amber revolving lanterns would be provided at the site entrance, ‘BEWARE OF HEAD-ON TRAFFIC’ and ‘BEWARE OF PEDESTRIANS’ signs would also be provided at the Site’s ingress/egress to enhance road and pedestrian safety (**Plans 1 to 3**).
- A bankman would be stationed at the site entrance to manage and guide the vehicles of the proposed development (**Plans 1 to 3**).
- To ensure road safety at Fairview Park Boulevard, ‘no right-turn’ sign would be erected at the site ingress/egress. Road marking would also be provided to restrict vehicles from turning right to Fairview Park Boulevard via Kam Pok Road (**Plans 1 to 3**).
- As the Site is proposed for ‘warehouse’ use with no shopfronts, only the applicant’s fleets will be allowed to enter/exit the Site. The applicant will notify all vehicle drivers/convoys that no vehicles are allowed to enter the Site via Fairview Park Boulevard so as to minimise adverse traffic impact to Fairview Park Boulevard.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,736 m ²	(ABOUT)
COVERED AREA	: 5,538 m ²	(ABOUT)
UNCOVERED AREA	: 2,198 m ²	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 10,931 m ²	(ABOUT)
TOTAL GFA	: 10,931 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.*) SITE OFFICE, WASHROOM	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	

*D.D.G. - DANGEROUS GOODS GODOWN



3 m BUFFER AREA
GREEN WALL IS PROPOSED TO BE ERECTED ALONG THE NORTHERN BOUNDARY OF THE SITE TO SEPARATE THE PROPOSED DEVELOPMENT FROM THE NEARBY DWELLINGS

PERIPHERAL PLANTING AREA
EXAMPLE OF SELF CLIMBING SPECIES
- FICUS PUMILA
- LONICERA JAPONICA

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3719 S.C.RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

REVISED BY: LT DATE: 18.5.2026

APPROVED BY: DATE:

DWG. TITLE

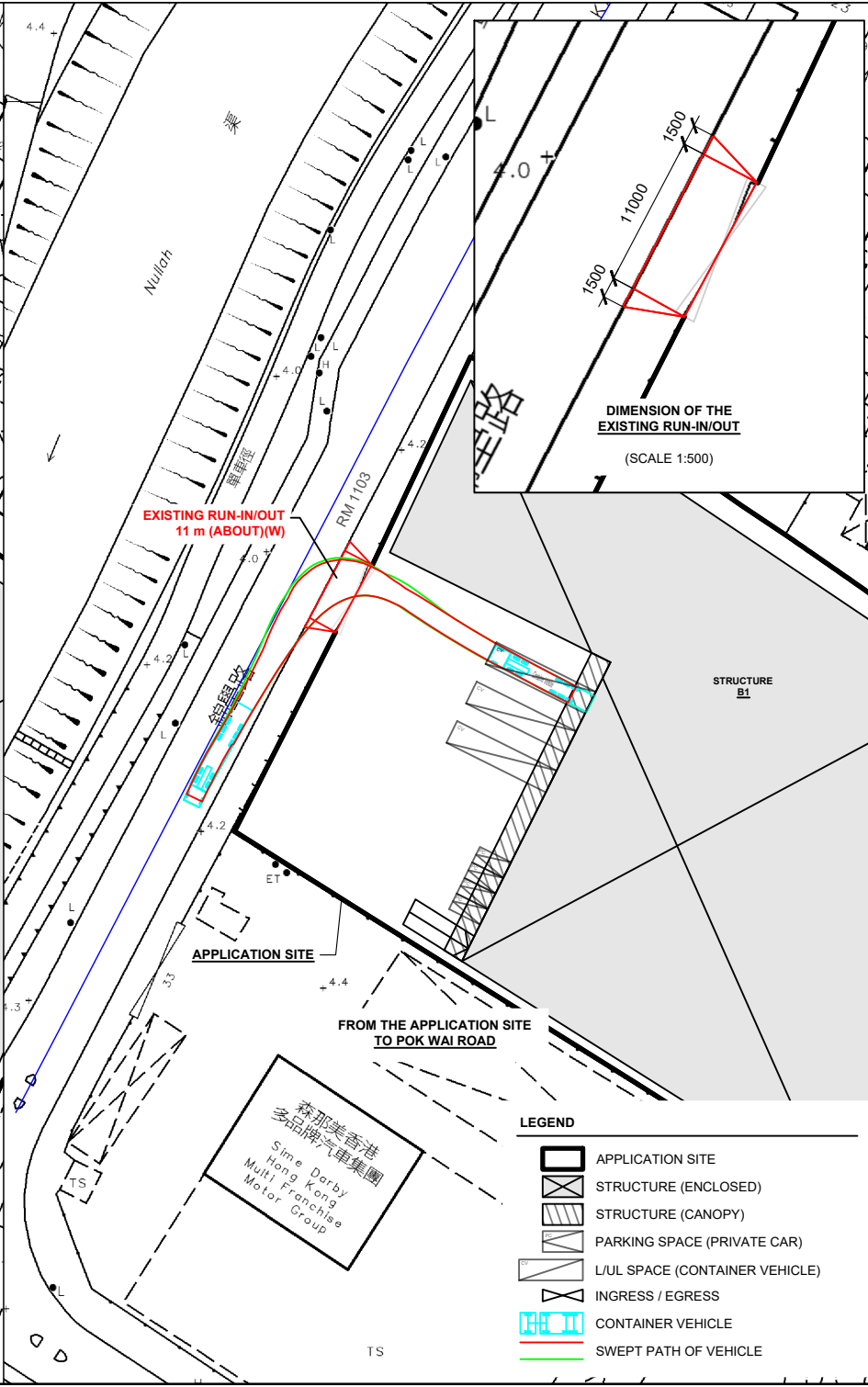
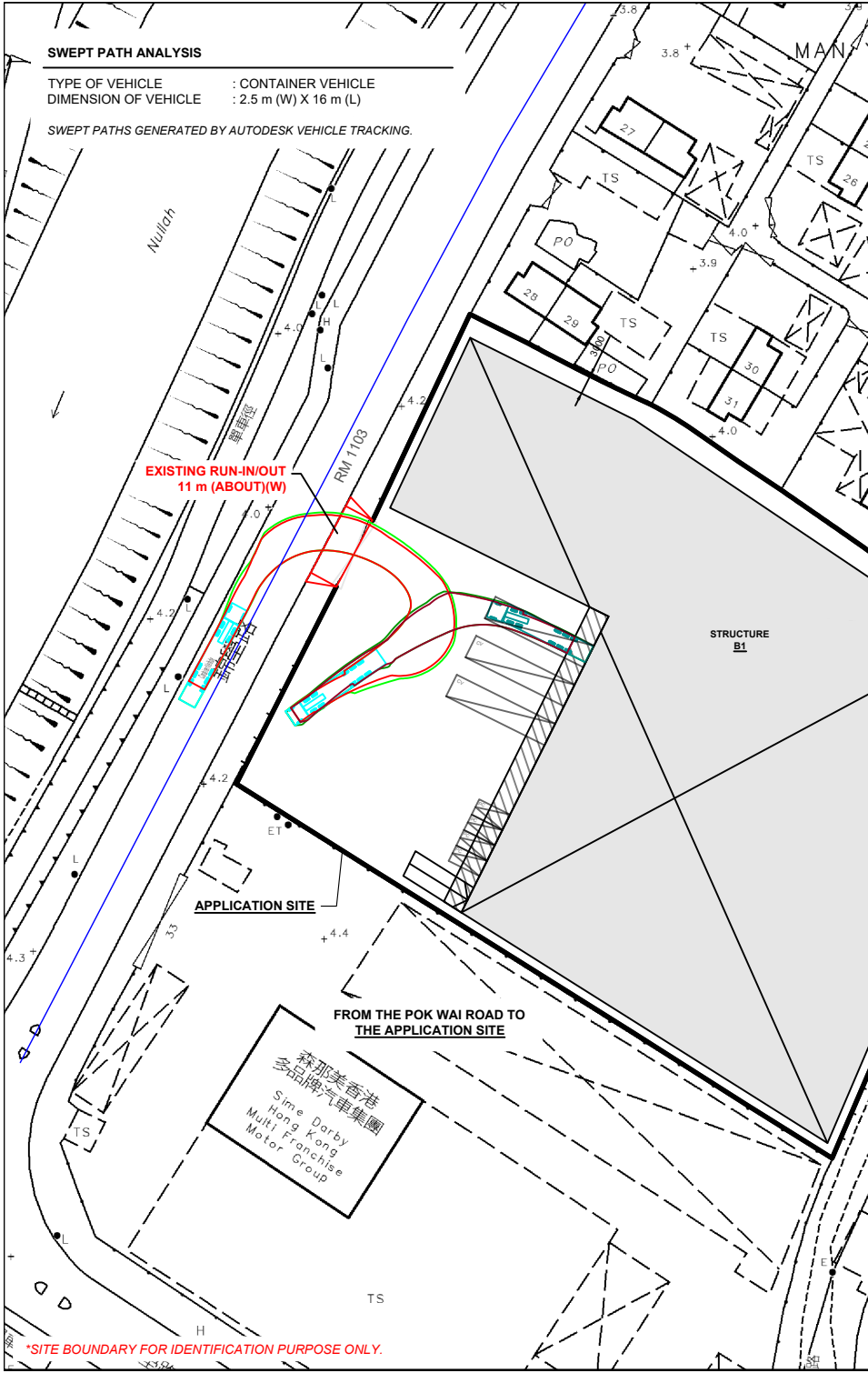
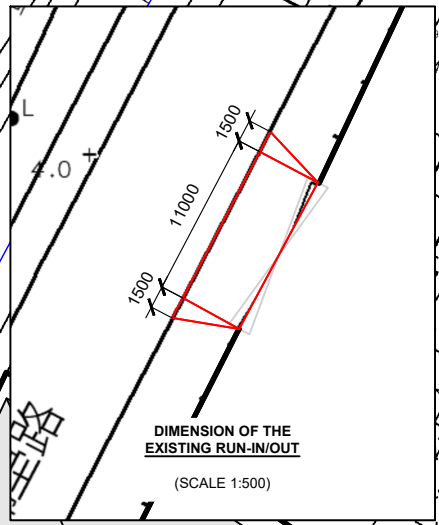
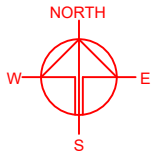
LAYOUT PLAN

DWG NO. VER. PLAN 1 001

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



PLANNING CONSULTANT
 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

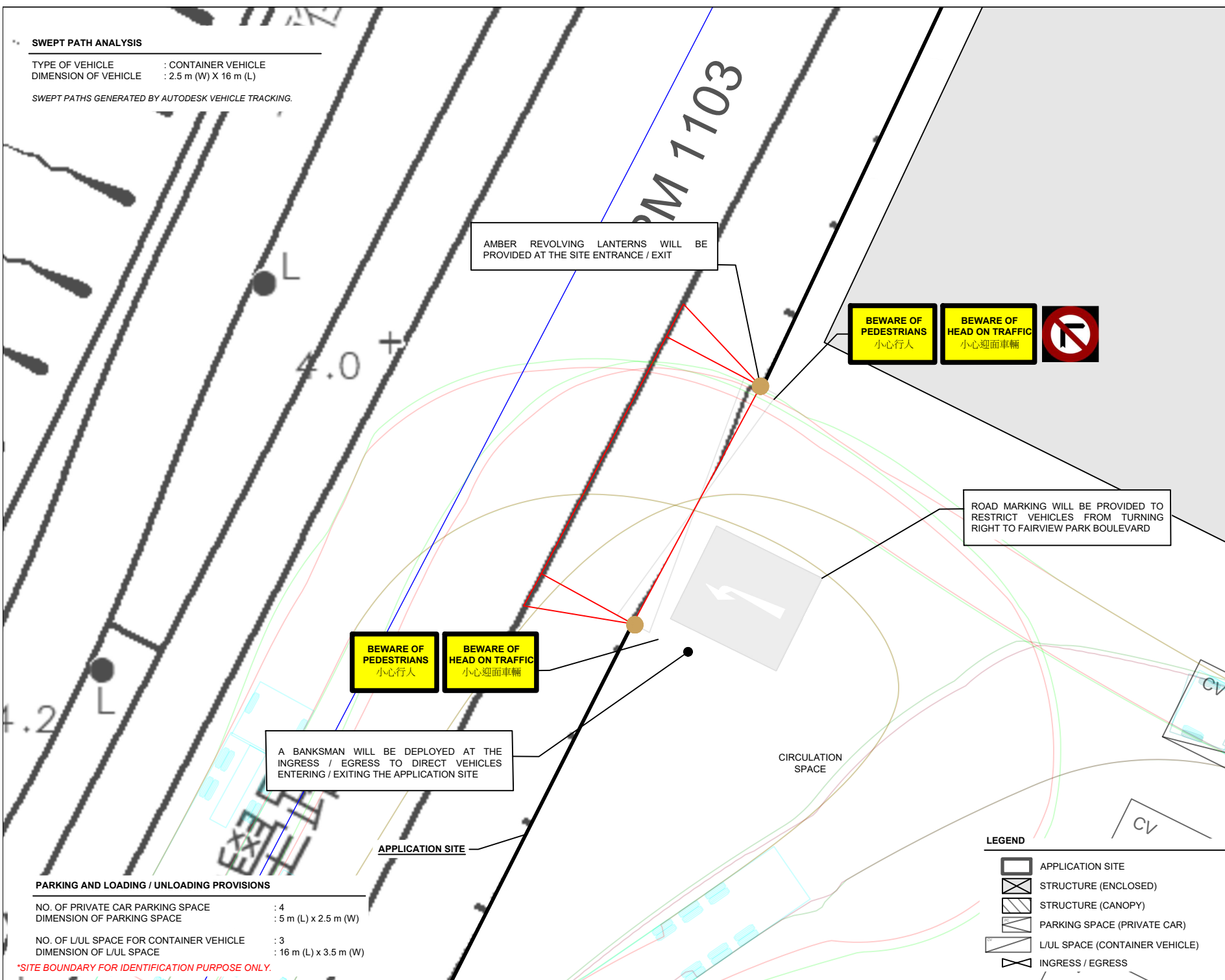
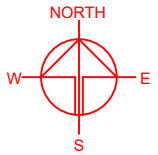
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DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG. NO. PLAN 2	VER. 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4
 DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 3
 DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

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LEGEND

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- PARKING SPACE (PRIVATE CAR)
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 R-RICHES PLANNING LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION
 LOT 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 200 @ A4

DRAWN BY MN	DATE 24.2.2026
REVISED BY LT	DATE 18.5.2026
APPROVED BY	DATE

DWG. TITLE TRAFFIC MANAGEMENT MEASURES	
DWG NO. PLAN 3	VER. 001