

Our Ref. : DD112 Lot 297 S.A ss.2 & VL  
Your Ref. : TPB/A/YL-SK/414

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

**By Email**

9 April 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery  
And Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,  
Various Lots in D.D.112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-SK/414)**

We are writing to submit supplementary information for the subject application, details are as follows:

- (i) **Victor Well Limited**, the applicant, is authorized by **Keen Harvest Far East Development Limited** (Tenant A) and **Most Powerful Limited** (Tenant B) the affected business operators, to facilitate the relocation of the existing business premises in Tai Kei Leng and Tong Yan San Tsuen, Yuen Long. Details of the affected business premises are provided at **Appendix I**.

Should you require more information regarding the application, please contact our [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



## **Appendix I**

### Details of the Affected Business Premises

**Summary of the Affected Business Premises in Tai Kei Leng and Tong Yan San Tsuen, Yuen Long**

	Details of the Affected Business Premises for Relocation				
(a)	Affected Business Premises	Tenant A (a)	Tenant B (b)	The Site (c)	Difference (c) – (a) – (b)
(b)	Name of Premises	嘉興遠東有限公司 Keen Harvest Far East Development Limited	溢勁有限公司 Most Powerful Limited	新滙有限公司 Victor Well Limited	
c)	Location of the Original Premises	Various lots in D.D. 116, Tai Kei Leng, Yuen Long, New Territories	Various Lots in D.D. 121 Long Bin, Yuen Long, New Territories	Various Lots in D.D. 112 and adjoining Government land, Shek Kong, Yuen Long, New Territories*	N/A
d)	Outline Zoning Plan	Approved Yuen Long Outline Zoning Plan No. S/YL/27	Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14	Approved Shek Kong OZP No. S/YL-SK/9	
e)	Zoning	“Residential (Group A)6”, “Residential (Group B) and area shown as ‘Road’	“Residential (Group A)1”	“Agriculture”	
f)	Occupation Period	Since 2010s	From 2019 under approved S.16 planning application No. A/YL-TYST/975	N/A	
g)	Area of Original Premise	7,762m² (about)	9,266 m² (about)	18,031 m² (about)	
h)	Use of Original Premises	Wareohuse (excluding Dangerous Goods Godown)	Motor-vehicle showroom and the adjoining ‘existing use’ occupied by temporary structure for storage and open storage of construction materials and vehicle	Warehouse and Open Storage of Construction Materials, Machinery and Vehicles	
Current Application					
i)	Area for Relocation	7,762 m² (about)	9,266 m² (about)	18,031 m² (about)	+1.003 m², +6%

Memorandum of Understanding

Tenant A

規劃申請意向書  
受政府公營房屋發展影響的在地經營業務搬遷  
規劃許可申請

申請人	新運有限公司
Applicant	Victor Well Limited
公司註冊證明書號碼	
CI No.	
業務經營者	嘉興遠東發展有限公司
Business Operator	Keen Harvest Far East Development Limited
公司註冊證明書號碼	
CI No.	

本公司 嘉興遠東發展 有限公司 為位於丈量約份第 82 約多個地段的業務經營者，由於受到政府元朗公營房屋發展之工地平整和基礎建設工程收地影響，因此需要覓地搬遷繼續經營。本公司初步與 新運有限公司 達成共識，同意 新運有限公司 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於以下地段作「擬議臨時貨倉及露天存放建築材料、機械及車輛及相關填土工程（為期 3 年）」：

丈量約份第 112 約地段第 293 號（部分）、第 297 號 A 分段第 2 小分段、第 297 號 B 分段第 2 小分段（部分）、第 298 號(A-D)A 分段、第 298 號(A-D)餘段（部分）、第 397 號 A 分段（部分）、第 408 號 B 至 E 分段、第 410 號 A 分段、第 410 號 B 至 H 分段、第 410 號 I 至 M 分段、第 411 號、第 412 號、第 413 號及第 429 號和毗連政府土地

申請人 新運有限公司 作為獲授權代理人，受本公司委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，本公司 嘉興遠東發展 有限公司 將會是該申請場地的業務經營者。

申請人簽署	業務經營者簽署
新運有限公司	嘉興遠東發展 有限公司

2025 年 3 月 19 日

Tenant B

規劃申請意向書  
受政府公營房屋發展影響的在地經營業務搬遷  
規劃許可申請

申請人	新運有限公司
Applicant	Victor Well Limited
公司註冊證明書號碼	
CI No.	
業務經營者	滋勁有限公司
Business Operator	Most Powerful Limited
公司註冊證明書號碼	
CI No.	

本公司 滋勁有限公司 為位於丈量約份第 82 約多個地段的業務經營者，由於受到政府元朗公營房屋發展之工地平整和基礎建設工程收地影響，因此需要覓地搬遷繼續經營。本公司初步與 新運有限公司 達成共識，同意 新運有限公司 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於以下地段作「擬議臨時貨倉及露天存放建築材料、機械及車輛及相關填土工程（為期 3 年）」：

丈量約份第 112 約地段第 293 號（部分）、第 297 號 A 分段第 2 小分段、第 297 號 B 分段第 2 小分段（部分）、第 298 號(A-D)A 分段、第 298 號(A-D)餘段（部分）、第 397 號 A 分段（部分）、第 408 號 B 至 E 分段、第 410 號 A 分段、第 410 號 B 至 H 分段、第 410 號 I 至 M 分段、第 411 號、第 412 號、第 413 號及第 429 號和毗連政府土地

申請人 新運有限公司 作為獲授權代理人，受本公司委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，本公司 滋勁有限公司 將會是該申請場地的業務經營者。

申請人簽署	業務經營者簽署
新運有限公司	滋勁有限公司

2025 年 2 月 19 日

## Details of Original Premises

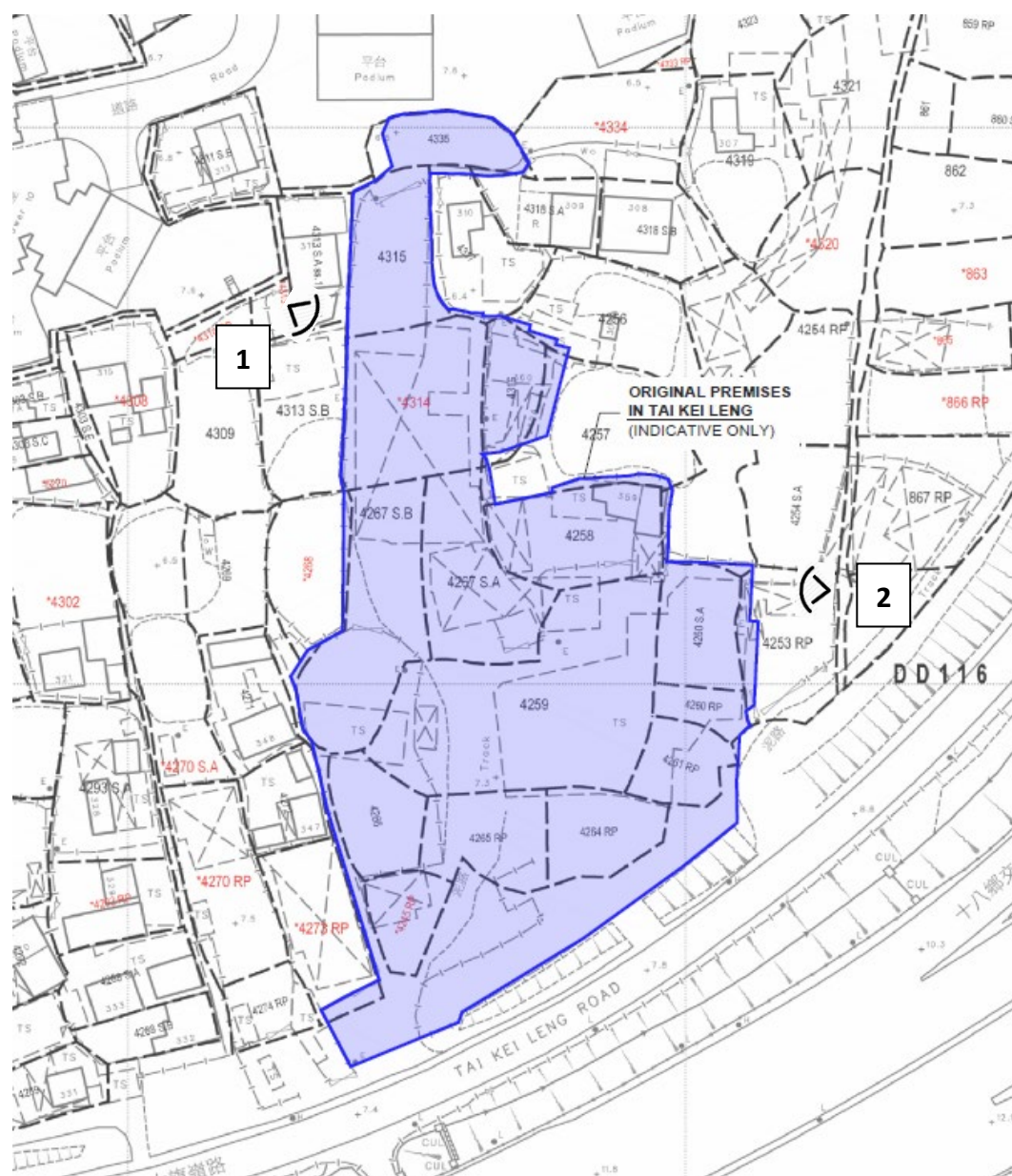
### Tenant A

Company Name: **Keen Harvest Far East Development Limited** 嘉興遠東有限公司

### Details of the Affected Business Premises

Location: Various Lots in D.D. 116, Tai Kei Leng, Yuen Long, New Territories

Use of Premises: Warehouse (excluding Dangerous Goods Godown)





Site Photo of the Affected Business Premises (Tenant A)



Source: Google Map



Source: Google Map



Letter from the Lands Department dated 06.01.2023

地政總署  
LANDS DEPARTMENT  
清拆(二)辦事處  
CLEARANCE (2) OFFICE

電話 Tel: 2664 5141  
圖文傳真 Fax: 2660 9770  
電郵地址 Email:  
本署檔號 Our Ref: LD/C(2)/YL/1/22  
來函檔號 Your Ref:

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.  
新界大埔大元街香港樓3樓317-332室  
Units 317-332, 3/F, Tai Weng House, Tai Yuen Estate,  
Tai Po, New Territories  
網址 Website: www.lands.gov.hk

請註明本署信  
Please quote our reference in your reply

工程項目的清拆前登記通告

由於此地區將需要用作以下的公營房屋發展之工地平整和基礎建設工程發展用途，當局將需要按工程時間表收回及清拆此地區的土地和構築物。為此，本署職員現正在區內進行清拆前登記，以記錄現於區內居住的住戶和經營的業務經營者身份，以便日後向合資格者安排安置（只適用於住戶）或發放特惠津貼（適用於不領取安置的住戶及業務經營者）。安置／特惠津貼安排及時間表的詳情，見下文第2、3段。

項目名稱：工務計劃項目第B873CL號  
元朗大旗嶺公營房屋發展之工地平整和基礎建設工程

清拆編號（供政府內部使用）：

2. 政府會按既定政策，為受影響的合資格住戶和合資格業務經營者，提供安置或特惠津貼，以緩解發展清拆帶來的影響。獲本署於清拆前登記記錄在案，是領取安置或現金津貼的其中一項資格準則。凡在此通告發出日之後才在此地區居住或經營的人士，將不獲考慮提供安置或特惠津貼。除此以外還有其他資格準則，詳情可參閱隨本通告分發的小冊子。

3. 政府將以電話預約及實地探訪方式，為已在清拆前登記中記錄在案的住戶及業務經營者，進行安置及特惠補償的資格審核工作，目標是盡量於清拆工作開始之前妥善安置合資格住戶及向不領取安置的合資格住戶及合資格業務經營者提供特惠津貼。根據目前計劃，發展範圍內居住或經營的人士，遷出限期約為2025年上半年，確實遷出日期會另作通知。如有疑問，請致電下列職員查詢。

1. 清拆安置事宜	清拆主任秦先生	電話：2664 5141
2. 工務工程事宜	土木工程拓展署工程師歐女士	電話：3919 8621
3. 收回土地事宜	地政主任鄭女士	電話：3547 1519

4. 在展開清拆前登記時，本署將盡量減低對各住戶及業務經營者所引起的不便。邀請各住戶及業務經營者與本署職員合作，使此項工作得以盡早完成。（註：是次清拆前登記不會影響政府部門在任何時間根據相關政策及法例在本地區的執管行動，包括但不限於《土地（雜項條文）條例》（第28章）、地契或其他土地文書條款及寮屋管制政策的執管行動。）

特此通告。

地政總署署長  
(廖宇榮 代行)

2023年1月6日

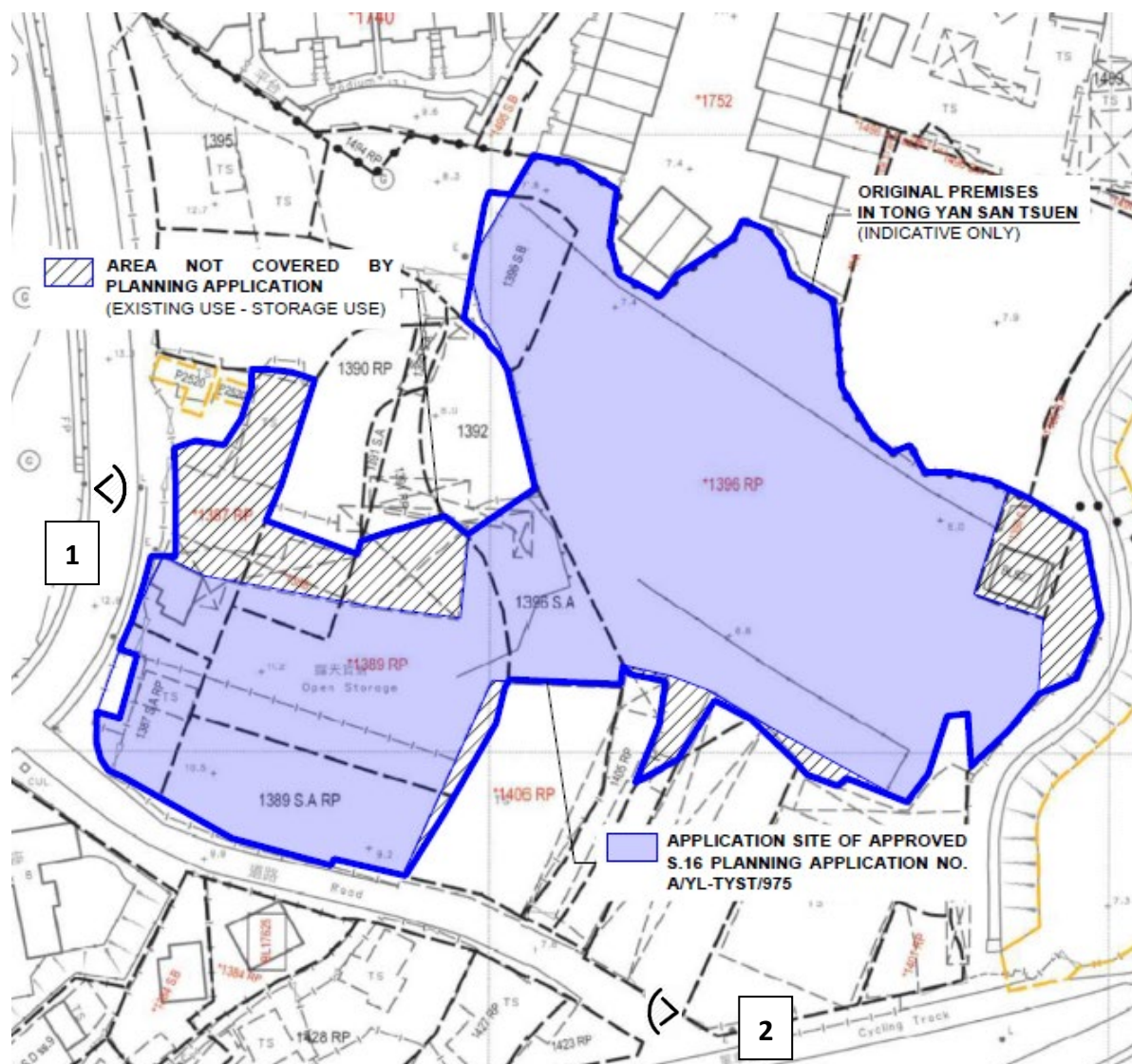
## Tenant B

Company Name: **Most Powerful Limited** 溢勁有限公司

### Details of the Affected Business Premises

Location: Various Lots in D.D. 121, Long Bin, Yuen Long, New Territories  
(the private lots under approved s.16 planning application No. A/YL-TYST/975 and adjoining land portions of 'existing use' were reverted to the Government on 30.10.2021)

Use of Premises: Warehouse (excluding Dangerous Goods Godown)





Site Photo of the Affected Business Premises (Tenant B)



Source: Google Map



Source: Google Map



**Letter from the Lands Department dated 06.07.2022**

電話 Tel: 3547 1519

圖文傳真 Fax: 3547 1578

電郵地址 Email: lcyip3\_1@landsd.gov.hk

本署檔號 Our Ref.: ( 13 ) in LD YLPT/YRN/12/7/2014Y

來函檔號 Your Ref.:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署  
土地徵用組  
元朗工程項目小組  
YUEN LONG PROJECTS TEAM  
ACQUISITION SECTION  
LANDS DEPARTMENT

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.

新界屯門海榮路22號屯門中央廣場18樓1801-1807室  
Units 1801-1807, 18/F., Tuen Mun Central Square,  
22 Hoi Wing Road, Tuen Mun, New Territories.

網址 Website: www.landso.gov.hk

溢勁有限公司  
MOST POWERFUL LIMITED

親身領取

《收回土地條例》(第124章)  
收回土地以便進行元朗朗邊發展計劃  
(2021年7月30日政府公告第4670號)

《道路(工程、使用及補償)條例》(第370章)  
工務計劃項目第B810CL號  
元朗朗邊公營房屋發展之工地平整及基礎設施工程  
道路工程  
(2021年7月30日政府公告第4566號)

**清拆通知**

敬啟者：

就元朗朗邊發展計劃及相關工程，當局已根據《收回土地條例》(第124章)及《道路(工程、使用及補償)條例》(第370章)，收回題述政府公告內的所述地段。有關土地已於2021年10月30日，按照相關條例的規定歸還香港特別行政區政府所有。

繼本署元朗工程項目小組於2022年6月15日致貴司的信件，現特函通知，本署清拆組已根據《土地(雜項條文)條例》(第28章)第6(1)條於2022年7月6日張貼通告，飭令佔用人士於**2022年10月6日之前**，停止佔用有關土地(包括貴司現時業務所佔用的土地及／或構築物)。隨函夾附有關通告副本以供細閱。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

電話 Tel: 3547 1519

圖文傳真 Fax: 3547 1578

電郵地址 Email: lcyip3\_1@landsd.gov.hk

本署檔號 Our Ref.: ( 14 ) in LD YLPT/YRN/12/7/2014Y

來函檔號 Your Ref.:

覆函請註明本署檔號

Please quote our reference in your reply



地政總署  
土地徵用組  
元朗工程項目小組  
YUEN LONG PROJECTS TEAM  
ACQUISITION SECTION  
LANDS DEPARTMENT

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Units 1801-1807, 18/F., Tuen Mun Central Square,  
22 Hoi Wing Road, Tuen Mun, New Territories.

網址 Website: www.landso.gov.hk

溢勁有限公司  
MOST POWERFUL LIMITED

親身領取

《收回土地條例》(第124章)  
收回土地以便進行元朗朗邊發展計劃

《道路(工程、使用及補償)條例》(第370章)  
工務計劃項目第B810CL號  
元朗朗邊公營房屋發展之工地平整及基礎設施工程  
道路工程

丈量約份第121約地段第1387號餘段、第1387號A分段餘段、第1388號、  
第1389號餘段、第1389號A分段餘段、第1390號餘段(部分)、  
第1391號A分段(部分)、第1391號餘段(部分)、第1392號(部分)、  
第1396號A分段、第1396號B分段、第1396號C分段及第1396號餘段

**露天／戶外業務經營者的特惠津貼**

敬啟者：

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於**2022年10月6日或之前**向本辦事處提供下列文件的副本，以便評核貴公司是否符合資格申領特惠津貼。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。



## Government Notice 4566

G.N. 4566

LANDS DEPARTMENT

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

### RESUMPTION OF LAND FOR ROAD WORKS UNDER PWP ITEM NO. B810CL SITE FORMATION AND INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT LONG BIN, YUEN LONG

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:—

Lots Nos. 681 RP (Portion), 682 (Portion), 683 RP and 684 RP all in Demarcation District No. 120;

Lots Nos. 1387 S.A RP, 1387 RP (Portion), 1389 S.A RP, 1389 RP (Portion), 1394 (Portion), 1395 (Portion), 1401 RP, 1402 RP (Portion), 1403 RP (Portion), 1404 RP (Portion), 1405 RP (Portion) and 1406 RP (Portion) all in Demarcation District No. 121; and

Lots Nos. 1432 (Portion), 1433 (Portion), 1434, 1435 (Portion), 1438 (Portion), 1443 (Portion), 1444 (Portion), 1463 (Portion), 1464 (Portion), 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475 (Portion), 1476 (Portion), 1477 (Portion), 1480, 1482 (Portion), 1500 (Portion), 1501, 1502 RP (Portion), 1503 RP (Portion), 1505 RP (Portion) and 1506 (Portion) all in Demarcation District No. 122

and shown coloured orange on the Resumption Plan No. YLM10383 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 8145 published on 20 December 2019 and 27 December 2019, shall be resumed.

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 the said order, a copy of this notice, and the aforesaid 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:—

Offices	Opening Hours (except on public holidays)
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 29 July 2021.

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 29 October 2021, 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 30 October 2021.**

## Government Notice 4670

G.N. 4670

LANDS DEPARTMENT

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

### RESUMPTION OF LAND FOR DEVELOPMENTS AT LONG BIN, YUEN LONG

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. YLM10469:—

Lots Nos. 681 RP (Portion) and 682 (Portion) both in Demarcation District No. 120;

Lots Nos. 1387 RP (Portion), 1388, 1389 RP (Portion), 1390 S.A, 1390 RP, 1391 S.A, 1391 RP, 1392, 1393, 1394 (Portion), 1395 (Portion), 1396 S.A, 1396 S.B, 1396 S.C, 1396 RP (Portion), 1402 RP (Portion), 1403 RP (Portion), 1404 RP (Portion), 1405 RP (Portion) and 1406 RP (Portion) all in Demarcation District No. 121; and

Lots Nos. 1408 RP, 1409, 1413, 1415, 1416, 1417 RP, 1418, 1419, 1420, 1421, 1422 S.A, 1422 S.B, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432 (Portion), 1433 (Portion), 1435 (Portion), 1436, 1437, 1438 (Portion), 1439, 1440, 1442, 1443 (Portion), 1444 (Portion), 1445, 1446 RP, 1461 RP, 1462 RP, 1463 (Portion), 1464 (Portion), 1475 (Portion), 1476 (Portion), 1477 (Portion), 1478, 1479, 1481, 1482 (Portion), 1483, 1484, 1485, 1486, 1487, 1496 S.F ss.2, 1496 S.F RP, 1496 S.I RP, 1496 S.K ss.1, 1496 S.K ss.2, 1496 S.K RP, 1496 S.N, 1496 S.O, 1496 S.P, 1496 RP, 1499, 1500 (Portion), 1502 RP (Portion), 1503 RP (Portion), 1505 RP (Portion) and 1506 (Portion) all in Demarcation District No. 122.

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 29 July 2021. Upon expiration of the notice period at midnight on 29 October 2021, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. **The date of reversion shall be 30 October 2021.**

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 aforesaid 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:—

Offices	Opening Hours (except on public holidays)
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.

29 July 2021

Tony MOYUNG Deputy Director/Specialist, Lands Department