
寄件者: tmylwdpo_pd/PLAND
寄件日期: 2025年06月18日星期三 9:36
收件者: Eva Ka Yan TAM/PLAND
副本: Ka Lo KAN/PLAND; Momo Hei Ching CHOW/PLAND
主旨: 轉寄: A/YL-TT/708
附件: TT708-ltr-03.pdf; 明記行商業登記資料.pdf



From: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Sent: Wednesday, June 18, 2025 9:00 AM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-TT/708

From: [REDACTED]
Sent: Tuesday, June 17, 2025 6:03 PM
To: tpbbpd/PLAND <tpbbpd@pland.gov.hk>
Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>
Subject: A/YL-TT/708

Dear Sir,

Please see attached letter for responding to the comments of the Government departments. Thank you.

Best Regards,

Patrick Tsui

Mobile [REDACTED]

Total: 19 pages

Date: 17 June 2025

TPB Ref.: A/YL-TT/708

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products for a Period of 3 Years and Associated Filling of Land for a Period of 3 Years at Lot 681 RP in D.D.118, Yuen Long, N.T.

This letter intends to supersede our letter dated 17.6.2025. The applicant's response to the comments of DEVB is as follows:

DEVB's comments	Applicant's response
Since Ming Kee Hong Cleaning Products Company is not recorded at the time of PCS in 2017, please clarify for its occupying period and any supporting documents. e.g. tenancy agreement for the period?	The affected party at the affected site at Hung Shui Kiu should be Sun Loyal Holdings (HK) Limited. The applicant wishes to apply the application site by his another company called Ming Kee Hong Cleaning Products Company at the moment. The applicant is glad to submit the NAR1 of Sun Loyal Holdings (HK) Limited and the particulars of Ming Kee Hong Cleaning Products Company herewith which shows that the Directors of Sun Loyal Holdings (HK) Limited are the same as the owners of Ming Kee Hong Cleaning Products Company.

The applicant's response to the comments of DLO/YL is as follows:

DLO/YL's comments	Applicant's response
According to the Proposed Layout Plan (Figure 3), there is a 2-storeys structure within or under Structure 1. However, only 1-storey structure was reflected in development parameters. Please clarify.	Noted. The number of storey in page 11 of the S.16-III application form has been updated in the attachment.

The applicant's response to the comments of DAFC is as follows:

DAFC's comments	Applicant's response
<p><u>From agricultural perspective:</u></p> <p>The subject site falls within the "AGR" zone and is generally vacant with some abandoned land. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed development is <u>not</u> supported from agricultural perspective.</p> <p><u>From nature conservation perspective:</u></p> <p>There are waterbodies e.g. ponds and watercourse in the vicinity of the application site. The surrounding area is vegetated. Should the application be proceeded, the applicant is advised to adopt appropriate measures to avoid disturbing the nearby vegetation and waterbodies.</p>	<p>The proposed application is a relocation of business from the site affected by land resumption by Government in Hung Shui Kiu and it aims to reestablish the affected business for the affected party. The applicant has submitted enquiry to DEVB and the latter agreed the applicant to submit the current application to the Town Planning Board. The applicant is affected by Land Resumption of Government so that his application should be sympathetically considered by the Town Planning Board.</p> <p>The applicant will provide hoardings and sufficient amount of sand bags to avoid the disturbance of nearby vegetation and water bodies.</p>

The applicant's response to the comments of UD&L, Planning Department is as follows:

UD&L, Planning Department's comments	Applicant's response
<p>No landscape technical information such as information of existing landscape resources are included. A broad-brush tree survey should be provided with information on nos. of existing trees, tree species, conservation status and proposed treatment. The applicant should provide the mitigation measures and landscape proposal to demonstrate that the proposed uses and associated filling of land would not have adverse landscape impact on the Site and surrounding areas.</p> <p>We would reserve our comment upon receipt of the required landscape</p>	<p>After the enquiry to the DEVB and informed by the DEVB that the site is suitable for relocation of his affected business at Hung Shui Kiu, the applicant became the latest owner of the application site on 9/12/2024. Before the completion of transaction of the application site, the applicant has carried out site visit and found that the site does not have any vegetation.</p> <p>In view of that the site may be covered by vegetation as informed by UD&L, Planning Department, the applicant</p>

technical information in accordance with “Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)”.	wishes to provide compensation planting along the site periphery as shown on the attached landscape plan.
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Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

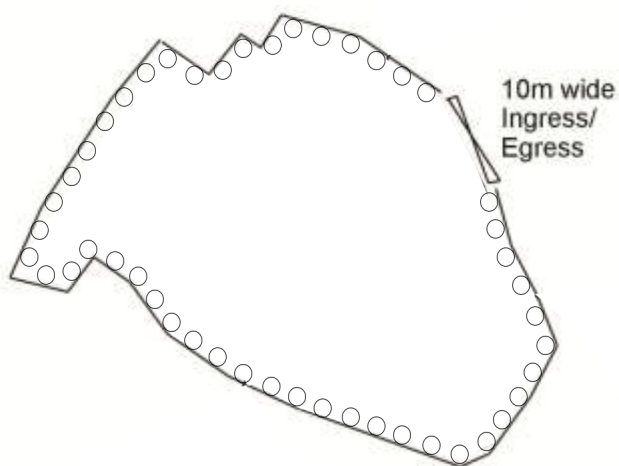
Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Momo CHOW) – By Email

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,300 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.909 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)
	Non-domestic 非住用	8.5	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		2	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於)
(iv) Site coverage 上蓋面積	88.93 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位		0
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		1
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		



Tree	Approximate Height	Spacing	Quantity
○ Proposed <i>Cassia surattensis</i>	3m to 4m	4m	47

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions and Cleaning Products for a Period of 3 Years and Associated Filling of Land for a Period of 3 Years at Lot 681 RP in D.D.118, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape Plan

Drawing No. 圖號:

Figure 13

Remarks 備註:

Scale 比例:

1:1000



公司註冊處
Companies Registry

周年申報表 Annual Return

表格
Form

NAR1

商業登記號碼
Business Registration Number

35546007

註 Note

1 公司名稱 Company Name

SUN LOYAL HOLDINGS (HK) LIMITED
朗豪集團(香港)有限公司

2 商業名稱(如有的話) Business Name (If any)

3 公司類別 Type of Company

請在適用的空格內加上 ✓ 號 Please tick the relevant box



私人公司

Private company



公眾公司

Public company



擔保有限公司

Company limited by guarantee

經營業務性質

Business Nature

編碼 Code

Trading

描述 Description

4 本申報表的結算日期

Date to which this Return is Made Up

1

日 DD

4

月 MM

2024

年 YYYY

5 隨本表格交付的財務報表所涵蓋的會計期

Period Covered by Financial Statements Delivered with this Form

(私人公司無需填報此項 A private company needs not complete this section)

--	--	--

日 DD

月 MM

年 YYYY

至
To

--	--	--

日 DD

月 MM

年 YYYY

6 在香港的註冊辦事處地址 Address of Registered Office in Hong Kong

室/樓/座等
Flat/Floor/Block etc.

大廈
Building

街道/屋苑/地段/村等
Street/Estate/Lot/Village
etc.

區
District

地區
Region

N/A

香港/HONG KONG

提交人資料 Presentor's Reference

姓名/名稱 Name: CoSec Secretarial Limited

地址 Address:

電話 Tel:

傳真 Fax:

電郵 Email:

檔號 Reference:

請勿填寫本

13 董事 Directors

A. 董事 (自然人) Director (Natural Person)

(如超過一名董事屬自然人，請用續頁 C 填報 Use Continuation Sheet C if more than 1 director is a natural person)

請在適用的空格內加上 ✓ 號 Please tick the relevant box(es)

身分
Capacity



董事
Director



候補董事
Alternate
Director

代替 Alternate to

中文姓名
Name in Chinese

明朗波

英文姓名
Name in English

姓氏
Surname

Ming

名字
Other Names

Long Por

前用姓名
Previous Names

中文
Chinese

英文
English

別名
Alias

中文
Chinese

英文
English

通訊地址
Correspondence
Address

室／樓／座等
Flat/Floor/Block etc.

大廈
Building

街道／屋苑／地段／村等
Street/Estate/Lot/Village etc.

區／市／省／州／郵遞區號等
District/City/Province/
State/Postal Code etc.

國家／地區
Country/Region

香港 / HONG KONG

電郵地址
Email Address

身分識別 Identification

(a) 香港身分證部分號碼

Partial Number of Hong Kong Identity Card

*

*

*

(

*

)

(b) 護照

Passport

簽發國家／地區
Issuing Country/Region

部分號碼
Partial Number

30

14 有股本公司的成員詳情 Particulars of Member(s) of a Company Having a Share Capital

(有股本的公司必須填報此項 Company having a share capital must complete this section)

請在適用的空格內加上 ✓ 號 Please tick the relevant box



非上市公司的成員詳情列於附表一

Particulars of members of a non-listed company are listed in Schedule 1



上市公司的成員詳情列於附表二

Particulars of members of a listed company are listed in Schedule 2



公司的成員詳情列於隨本表格附上的唯讀光碟或唯讀型數碼多功能光碟

Particulars of members of the company are listed in the CD-ROM or DVD-ROM attached to this form
(載於唯讀光碟或唯讀型數碼多功能光碟內的成員的詳情，會以 PDF 格式供公眾以電子方式查閱。)

Particulars of members recorded in the CD-ROM or DVD-ROM will be available for public search electronically in PDF format.)

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15 公司紀錄 Company Records

(如空位不足，請用續頁 E 填報 Use Continuation Sheet E if the space provided is insufficient)

公司備存下列紀錄的地址(如並非備存於第 6 項所述的註冊辦事處內)

Address where the following company records are kept (if not kept at the registered office stated in Section 6)

公司紀錄 Company Records

地址 Address

--	--

16 陳述書 Statement

(如屬私人公司，請在空格內加上 ✓ 號以作出此項陳述 For a private company, please tick the box to make the Statement)



現述明公司自最近一份周年申報表的結算日期起(如屬首份周年申報表，則自公司成立為法團的日期起)，並沒有發出邀請，以邀請公眾人士認購公司的任何股份或債權證；同時如成員人數於本申報表的結算日期當日超過五十名，則超出五十名之數的成員，全屬根據《公司條例》第 11(2) 條於計算公司成員人數時不包括在內的人。

The company has not, since the date of the last annual return (or since the date of incorporation in the case of the first annual return), issued any invitation to the public to subscribe for any shares or debentures of the company and that if the number of members of the company exceeds 50 as at the date of this return, the excess consists wholly of persons who, under section 11(2) of the Companies Ordinance, are excluded in the calculation of the number of members of the company.

32

提示 Advisory Note

所有公司董事均應閱讀公司註冊處編製的《董事責任指引》，並熟悉該指引所概述的董事一般責任。

All directors of the company are advised to read 'A Guide on Directors' Duties' published by the Companies Registry and acquaint themselves with the general duties of directors outlined in the Guide.

本申報表包括下列續頁/附表 This Return includes the following Continuation Sheet(s)/Schedule(s)

	續頁 Continuation Sheet(s)					附表一 Schedule 1	附表二 Schedule 2
	A	B	C	D	E		
頁數 Number of pages	0	0	1	0	0	1	0

6

簽署 Signed :

姓名 Name : Ming, Long Por (明朗波)

董事 Director/公司秘書 Company Secretary *

日期 Date : April 1, 2024

日 DD / 月 MM / 年 YYYY

*請刪去不適用者 Delete whichever does not apply

本申報表的結算日期

Date to which this Return is Made Up

1	4	2024
日 DD	月 MM	年 YYYY

商業登記號碼

Business Registration Number

35546007

非上市公司的成員詳情(第 14 項) Particulars of Member(s) of a Non-listed Company (Section 14)

(有股本的非上市公司可填報此頁。如超過兩名成員，或超過一類股份，可另加附表一。另外，公司可選擇以唯讀光碟或唯讀型數碼多功能光碟提供成員詳情。 Non-listed company having a share capital can complete this page. If there are more than 2 members, or if there is more than one class of shares, please use additional Schedule 1. Alternatively, the company can choose to provide particulars of members in the form of CD-ROM or DVD-ROM.)

截至本申報表的結算日期的成員詳情 Particulars of Member(s) as at the Date to which this Return is Made Up

股份類別 Class of Shares	Ordinary	此類別股份的已發行總數 Total Number of Issued Shares in this Class	-10,000-
-------------------------	----------	--	----------

1 中文姓名／名稱 Name in Chinese	明朗波		持有股份數目 No. of Shares Held
英文姓名 Name in English	Ming	Long Por	-5,000-
或 OR	姓氏 Surname	名字 Other Names	
英文名稱 Name in English			<input type="checkbox"/> 股份是聯名持有 Shares are Jointly Held (如適用，請加 ✓ 號 Please tick if applicable.)

地址 Address	室／樓／座等 Flat/Floor/Block etc.	
	大廈 Building	
	街道／屋苑／地段／村等 Street/Estate/Lot/Village etc.	
	區／市／省／州／郵遞區號等 District/City/Province/ State/Postal Code etc.	
	國家／地區 Country/Region	香港 / HONG KONG

備註*
Remarks*

*例如聯名持有股份、股份轉讓等的詳情。 For example, details of jointly held shares, share transfer, etc.

2 中文姓名／名稱 Name in Chinese	蔡月娥		持有股份數目 No. of Shares Held
英文姓名 Name in English	Choi	Yuet Ngor	-5,000-
或 OR	姓氏 Surname	名字 Other Names	
英文名稱 Name in English			<input type="checkbox"/> 股份是聯名持有 Shares are Jointly Held (如適用，請加 ✓ 號 Please tick if applicable.)

地址 Address	室／樓／座等 Flat/Floor/Block etc.	
	大廈 Building	
	街道／屋苑／地段／村等 Street/Estate/Lot/Village etc.	
	區／市／省／州／郵遞區號等 District/City/Province/ State/Postal Code etc.	
	國家／地區 Country/Region	香港 / HONG KONG

備註*
Remarks*

*例如聯名持有股份、股份轉讓等的詳情。 For example, details of jointly held shares, share transfer, etc.

香港特別行政區政府
稅務局商業登記署
The Government of the Hong Kong Special Administrative Region
Inland Revenue Department Business Registration Office

根據《商業登記條例》(第310章)第19A條就商業登記號碼04845751而發出的商業登記冊內資料的電子摘錄:

Electronic Extract of Information on the Business Register issued in respect of Business Registration Number 04845751 under section 19A of the Business Registration Ordinance (Cap. 310):

(A) 業務資料

Information on the Business:

商業登記號碼及分行號碼

Business Registration No. & Branch No.:

04845751 - 000

業務或法團所用中文名稱

Name of Business/Corporation in Chinese:

明記行

業務或法團所用英文名稱

Name of Business/Corporation in English:

MING KEE HONG CLEANING PRODUCTS CO.

業務/分行中文名稱

Business/Branch Name in Chinese:

[無/Nil]

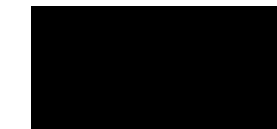
業務/分行英文名稱

Business/Branch Name in English:

[無/Nil]

業務地址

Business Address:



業務性質

Business Nature:

RETAILING OF CLEANING PRODUCTS

法律地位(附註1)

Business Status (Note 1):

合夥 / PARTNERSHIP

開業日期(附註2)

Date of Commencement (Note 2):

01/09/1976

結業/解散日期

Date of Cessation/Dissolution:

00/00/0000

商業登記號碼

BR No.: 04845751

摘錄日期及時間

Extraction Date and Time: 20/05/2025 17:16:01

頁

Page: 1 / 4

香港特別行政區政府
稅務局商業登記署

The Government of the Hong Kong Special Administrative Region
Inland Revenue Department Business Registration Office

(B) 擁有人資料 (1)

Information on the Owner (1) :

香港身分證號碼/商業登記號碼

Hong Kong Identity Card No./ Business
Registration No.:

[REDACTED]

中文姓名/業務名稱

Name/Business Name in Chinese:

蔡月娥

英文姓名/業務名稱

Name/Business Name in English:

CHOI, YUET NGOR

住址/業務地址

Residential Address/Business Address:

[REDACTED]

加入日期

Incoming Date:

19/08/2005

退出日期

Outgoing Date:

00/00/0000

香港特別行政區政府
稅務局商業登記署

The Government of the Hong Kong Special Administrative Region
Inland Revenue Department Business Registration Office

擁有人資料 (2)

Information on the Owner (2) :

香港身分證號碼/商業登記號碼

Hong Kong Identity Card No./ Business
Registration No.:



中文姓名/業務名稱

Name/Business Name in Chinese:

明朗波

英文姓名/業務名稱

Name/Business Name in English:

MING, LONG POR

住址/業務地址

Residential Address/Business Address:



加入日期

Incoming Date:

01/04/1985

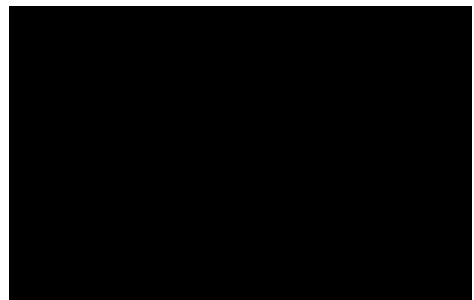
退出日期

Outgoing Date:

00/00/0000

*** 完 END ***

稅務局局長 陳施維
CHAN Sze-wai, Benjamin
Commissioner of Inland Revenue



香港特別行政區政府
稅務局商業登記署
The Government of the Hong Kong Special Administrative Region
Inland Revenue Department Business Registration Office



附註：

1. 法律地位分為個人、合夥、法人團體或非屬法團的團體4種。
2. 如屬本地公司，開業日期指法團的成立日期。
3. 稅務局自行設定的特別中文字符會以 * 代替。
4. 就合夥(有限合夥基金)的個案，只提供普通合夥人資料。

Notes:

1. There are 4 types of business status: Individual, Partnership, Body Corporate and Body Unincorporate.
2. For local companies, date of commencement refers to the date of incorporation under the Companies Ordinance (Cap. 32).
3. An asterisk (*) will be displayed as a substitute for Special Chinese Characters defined by the Inland Revenue Department.
4. Only information on general partner(s) is shown for Limited Partnership Fund.

寄件者: [REDACTED]
寄件日期: 2025年06月19日星期四 16:40
收件者: tpbpd/PLAND
副本: Eva Ka Yan TAM/PLAND; Momo Hei Ching CHOW/PLAND
主旨: A/YL-TT/708
附件: Scan2025-06-19_143640.pdf

類別: Internet Email



Dear Sir,

This email intends to supersede our email submitted today.

We would like to point out that the owner of the affected site at Hung Shui Kiu is Sun Royal Holdings (HK) Limited but the owner of this company forgot which company name has been submitted to Lands Department as the affected person during the freezing survey.

We wish to draw your attention that the owners of Sun Royal Holdings (HK) Limited are the same with Ming Kee Hong Cleaning Products Company so that they use the affected site at Hung Shui Kiu at the same time and there is no tenancy agreement between them. We wish to submit the attached letter to show that the former formally authorized the latter to handle the relocation of affected business at the application site

Best regards,

Patrick Tsui

日期：2025 年 6 月 19 日

城市規劃委員會

香港北角

渣華道 333 號

北角政府合署 15 樓

授權書

我司 Sun Royal Holdings (HK) Limited (公司註冊證號碼 959798) 現授權 Ming Kee Hong Cleaning Products Company (商業登記證號碼 04845751) 為元朗丈量約份第 118 約地段第 681 號餘段作臨時貨倉存放食品及清潔用品用途並進行相關的填土工程(為期三年)向貴處作規劃申請及處理與該申請有關的一切事宜及處理有關重置作業事宜。

For and on behalf of
SUN LOYAL HOLDINGS (HK) LIMITED
朗豪集團(香港)有限公司


.....
Authorized Signature(s)