

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Warehouse for Storage of
General Goods for a Period of 3 Years in
“Residential (Group C)” (“R(C)”) Zone
at Lot 1322(Part) in DD119,
Pak Sha Tsuen, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Rich Nation Inc. Limited

Planning Consultant:



Top Bright Consultants Ltd.

May, 2025

Executive Summary

This application is to seek planning permission from the Town Planning Board (the “Board”) for a temporary warehouse for storage of general goods (the “Proposed Development”) for a period of 3 years at Lot 1322(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).

The Application Site, with an area of approximately 1,932 square metres, is currently occupied by some vacant temporary structures. It falls within a “Residential (Group C)” (“R(C)”) zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 which is intended for low-rise, low-density residential developments. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years required planning permission from the Board. Owing to the prevalence of numerous warehouses, open storage, workshop activities in the subject area, the owners of the subject area have no immediate plan to redevelop their property for residential purpose. In this regard, the Application Site and adjacent areas have been vacant or used for various temporary uses (such as greenhouses) over the past 10 years. As the Proposed Development is only a temporary use, it would not jeopardise the long-term planning intention of the “R(C)” zone.

The Application Site is considered suitable for a temporary storage facility as it is located near Yuen Long New Town and easily accessible to the strategic road network. It is also compatible with the surrounding land uses, which mainly comprise warehouses, open storage yards and workshops. In this regard, the subject area, especially along the western side of Kung Um Road, has become a desirable location for similar storage operations and the Board approved a number of similar applications for warehouse use within the same “R(C)” zone in recent years. Owing to the existing brownfield nature of the Application Site and its surrounding area, the subject area is categorized as a ‘Category 2’ area under TPB Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB – PG No. 13G).

A total of four 1-storey warehouses with a total floor area of about 770m² will be erected on the Application Site for storage of general goods. Two loading/unloading bays (3.5m x 7m) for light goods vehicles (not exceeding 5.5 tonnes) and two parking spaces (2.5m x 5m) for staff/visitors will be provided. Sufficient space will be provided within the Application Site for maneuvering of vehicles. The proposed ingress/egress at the western portion of the Application Site is 8 metres wide and hard paved. The proposed hours of operation at the Application Site are restricted between 9:00 a.m. to 6:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

The justifications of this application are: not contravening the long term planning intention of “R(C)” zone, compatible with surrounding land uses; shortage of suitable sites for warehouse use, more desirable interim use and efficient use of land resource; no adverse environmental, visual, drainage and traffic impacts to the surrounding areas; and approval of similar applications in the vicinity. The Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

行政摘要

這宗規劃申請乃向城市規劃委員會(“城規會”)呈交，擬議在新界元朗白沙村丈量約份第 119 約地段第 1322 號(部份)(“申請地點”)，用作臨時貯存一般貨物貨倉(“擬議發展”)，為期三年。

申請地點的面積約 1,932 平方米，目前設有空置的構築物。申請地點座落於唐人新村分區計劃大綱圖核准編號 S/YL-TYST/14 中的“住宅(丙類)”地帶，規劃意向主要是作低層、低密度的住宅發展。根據該大綱圖的註釋，任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城規會申請規劃許可。鑑於申請地點所屬的地方鄰近已廣泛用作貨倉、露天貯物及工場等用途，該地方的業主現時均沒有計劃發展土地作住宅用途。申請地點及毗鄰地方在過去 10 年大多已空置或作各種臨時用途(例如:溫室)，擬議發展屬臨時性質，不會違背“住宅(丙類)”地帶的長遠規劃意向。

申請地點位近元朗市中心及可連接主要道路，適合用作臨時貯物設施。申請地點與毗鄰土地用途協調，鄰近主要為貨倉、露天貯物及工場用途。因此，所屬地點，特別是公庵路以西的位置，均為類近貯物用途的理想地點，而城規會近年亦在同一“住宅(丙類)”地帶批准多個貨倉用途的規劃許可。基於申請地點及毗鄰地方現時的棕地用途性質，該“住宅(丙類)”地帶亦被列入城規會指引編號第 13G 擬作露天貯物及港口後勤用途中的‘第 2 類’地區。

申請地點將設置 4 個一層高的貨倉，總樓面面積約 770 平方米，用作貯存一般貨物。申請地點將提供 2 個供輕型貨車（不超過 5.5 公噸）使用的上落貨位（3.5 米 x 7 米）及 2 個供職員/訪客使用的私家車停車位（2.5 米 x 5 米），設於西面的出入口約為 8 米闊及已鋪設。申請地點的營運時間為星期一至六上午 9 時至下午 6 時，星期日及公眾假期不會運作。

這宗規劃申請的理由為：不會違背“住宅(丙類)”地帶長遠的規劃意向；與附近土地用途協調；缺乏合適的貨倉用地；為理想的中期用途及有效利用土地資源；不會產生不良的環境、視覺、排水及交通影響；及同類申請已獲規劃許可。因此，申請人希望城規會批准為期三年的臨時用途。

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SUMMARY OF APPLICATION

Applicant	: Rich Nation Inc. Limited
Applied Use	: Temporary Warehouse for Storage of General Goods for a Period of 3 Years
Location	: Lot 1322(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories
Site Area	: Government Land: Nil About 1,932 square metres
Lease	: Block Government Lease demised as agricultural land
Statutory Plan	: Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 gazetted on 20.8.2021
Zoning	: "Residential (Group C)" ("R(C)")
Previous Applications	: A/YL-TYST/821 approved on 13.1.2017 A/YL-TYST/924 approved on 16.11.2018

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Rich Nation Inc. Limited (the “Applicant”) to seek planning permission from the Town Planning Board (the “Board”) for a temporary warehouse for storage of general goods (the “Proposed Development”) for a period of 3 years at Lot 1322(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories (the “Application Site”).
- 1.02 The Application Site, with an area of approximately 1,932 square metres, is currently occupied by some vacant temporary structures. It falls within a “Residential (Group C)” (“R(C)”) zone on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14 which is intended for low-rise, low-density residential developments. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years required planning permission from the Board. Owing to the prevalence of numerous warehouses, open storage, workshop activities in the subject area, the owners of the subject area have no immediate plan to redevelop their property for residential purpose. In this regard, the Application Site and adjacent areas have been vacant or used for various temporary uses (such as greenhouses) over the past 10 years.
- 1.03 The Application Site is considered suitable for a temporary storage facility as it is located near Yuen Long New Town and easily accessible to the strategic road network. It is also compatible with the surrounding land uses, which mainly comprise warehouses, open storage yards and workshops. In this regard, the subject area, especially along the western side of Kung Um Road, has become a desirable location for similar storage operations and the Board approved a number of similar applications for warehouse use within the same “R(C)” zone in recent years. Owing to the existing brownfield nature of the Application Site and its surrounding area, the subject area is categorized as a ‘Category 2’ area under TPB Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB – PG No. 13G) (see **Figure 7**).
- 1.04 The following sections are intended to help facilitate the Board’s decision, and will briefly describe the Application Site and its surroundings, give details of the proposed development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site is situated to the west of Kung Um Road about 2 kilometres south of Yuen Long New Town in the North West New Territories. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 1,932 square metres and is generally flat and elongated in shape (see Figure 2). It is currently occupied by some vacant temporary structures which were used as greenhouses between 2019 to 2023 as approved by the District

Lands Office, Yuen Long for the erection of agricultural structures (**see Appendix 1**). All these structures will be demolished. The surface of the Application Site has been hard paved and the site is fenced off with 2.5-metre high corrugated metal sheets.

Surrounding Land Uses

- 2.03 The Application Site is surrounded by a mixture of land uses, mainly warehouses intermixed with some storage/open storage yards, workshops, parking of vehicles and some vacant land/structures. To the immediate south of the Application Site is a warehouse and open storage of recyclable materials, mobile toilets and construction materials approved by the Board under Application No. A/YL-TYST/1259. To the further south is a warehouse for food provisions (Application No. A/YL-TYST/1233). A variety of mixed uses such as warehouses, open storage, residential structures and village houses are located to the north and east. To the west is a burial ground. **Figure 3** shows the Application Site in the context of its local surroundings.
- 2.04 The northern and southern area of the Application Site falls within the project limit Yuen Long South Development Area (YLS DA) (see **Figure 6**). It is noted that the Application Site falls within the possible expansion of the YLS DA which is currently under review together with YLS Third Phase Development.

Access

- 2.05 The Application Site is located about 300 metres to the west of Kung Um Road. It is accessible from Kung Um Road to its northeast via a local track. The entrance to the Application Site has been hard paved. The Applicant has obtained consent from the adjoining operator for the share use of a section of the local access road within the adjoining site approved under Application No. A/YL-TYST/1259 (see **Appendix 1**). A plan showing the access road is in **Figure 3**.

3. LAND STATUS

- 3.01 According to the Land Registry, the Application Site comprises Lot 1322(Part) in DD119, Pak Sha Tsuen, Yuen Long, New Territories. A plan showing the configuration of the Application Site is in **Figure 2**.
- 3.02 The subject lot is held under Block Government Lease and demised as agricultural land. The lease is virtually unrestricted, apart from the standard non-offensive trade clause, and will expire on 30.6.2047.
- 3.03 The Applicant will apply to the Lands Department for a Short Term Waiver (STW) for the erection of the warehouse structures should this application be approved.

4. PLANNING CONTEXT

Statutory Plan

- 4.01 According to the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 gazetted on 20.8.2021, the Application Site falls within a “R(C)” zone (see **Figure 4**). The planning intention of the “R(C)” zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the covering Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years required planning permission from the Board.

Previous Applications

- 4.02 Part of the Application Site is the subject of 2 previous applications (Nos. A/YL-TYST/821 and 924). Details of the applications are listed below:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/821	13.1.2017	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	3 years
A/YL-TYST/924	16.11.2018	Proposed Temporary Plant Nursery and Shop and Services (Retail Shop for Plants) for a Period of 3 Years	3 years

Similar Applications

- 4.03 The Board has approved 6 similar planning applications in recent years within the same “R(C)” zone of Tong Yan San Tsuen OZP. They were approved mainly on the considerations that approval of the application on a temporary basis would not frustrate the long-term development of the area; the proposals were not incompatible with the surrounding uses; and the concerns of relevant government departments could be addressed by imposing approval conditions. Details of these applications are summarised as follows:

Application No.	Date of Approval	Applied Use	Length of Planning Permission
A/YL-TYST/1276	20.9.2024	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1259	5.4.2024	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	3 years
A/YL-TYST/1236	22.9.2023	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	3 years

A/YL-TYST/1235	22.9.2023	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	3 years
A/YL-TYST/1233	111.9.2023	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	3 years
A/YL-TYST/1232	25.8.2023	Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	3 years

5. DEVELOPMENT PROPOSAL

Proposed Use

- 5.01 The Applicant seeks planning permission to use the Application Site for proposed temporary warehouse for the storage of general goods for a period of 3 years.

Site Layout and Design

- 5.02 The Layout Plan in **Figure 5** illustrates the proposed site configuration. A total of four 1-storey warehouses with a total floor area of about 770m² will be erected on the Application Site for storage of general goods. Two loading/unloading bays (3.5m x 7m) for light goods vehicles (not exceeding 5.5 tonnes) and two parking spaces (2.5m x 5m) for staff/visitors will be provided. Sufficient space will be provided within the Application Site for maneuvering of vehicles. The development parameters of the proposed development are summarized as follows:

Site Area	About 1,932m ²
Total Floor Area (Non-domestic)	About 770m ²
No. and Height of Structures	4 For warehouses (8m, 1 storey)
No. of Parking Space	2 (for staff/visitors) (2.5m x 5m each)
No. of Loading/ Unloading Spaces	2 (for light goods vehicles) (3.5m x 7m each)
Operation Hours	9:00am to 6:00pm, with no operation on Sundays and Public Holidays

Access Arrangement

- 5.03 The Application Site is accessible from Kung Um Road to its northeast via a local track. The use of this local access road would avoid passing the existing village settlements and residential developments to the east and southeast of the Application Site. The proposed ingress/egress at the western portion of the Application Site is 8 metres wide and hard paved. The Applicant has obtained consent from the adjoining operator for the share use of a section of the local access road within the adjoining site approved under Application No. A/YL-TYST/1259 (see **Appendix 2**).

Site Operations

- 5.04 The Application Site will only be used to store general goods (including household products, vehicle parts, electronic goods, etc). Only light goods vehicles (not exceeding 5.5 tonnes) will be used for the delivery of goods. No medium and heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, will be allowed to enter the site. The proposed development will generate approximately two to three round trips for light goods vehicles per day. No open storage and workshop activities will be conducted at the Application Site. The proposed hours of operation at the Application Site are restricted between 9:00 a.m. to 6:00 p.m. on Mondays to Saturdays, and there will be no operation on Sundays and public holidays.

Drainage Facilities

- 5.05 Peripheral drainage channels will be provided along the site boundary to intercept all surface runoff within the Application Site. Catch pits with sand traps will also be provided at the outlet before discharging the flow to nearby stream. A detailed drainage proposal will be submitted to the Drainage Services Department upon receiving planning approval for the Proposed Development.

Fire Service Installations

- 5.06 Should this application be approved, the Applicant commits to submit and implement a FSIs proposal to the satisfaction of Fire Services Department (FSD) to ensure that the Proposed Development will be operated in a safe manner.

Environmental Consideration

- 5.07 The proposed warehouses will be fully enclosed. The entire site has been hard paved to avoid fugitive dust impacts from loading/unloading and manoeuvring of vehicles. Furthermore, no open storage and workshop activities will be carried out within the premises to minimize the visual impact and any noise from site operations.

6. JUSTIFICATIONS

Not Contravening the Long Term Planning Intention of “R(C)” Zone

- 6.01 According to the Tong Yan San Tsuen OZP, the Application Site falls within a “R(C)” zone. The planning intention of the “R(C)” zone is to cater for low-rise, low-density residential developments. The subject “R(C)” zone also falls within a “Category 2” area in accordance with TPB PG-No. 13G and is considered tolerable for open storage and port back-up uses. The area surrounding the Application Site within the same “R(C)” zone have been used for temporary warehouse and port back-up uses for over 20 years. As mentioned in Paragraph 4.3 above, the Board has approved 6 similar applications within the same “R(C)” zone in recent years and therefore such uses will not likely to be phased out in the next few years. In addition, the owner of the Application Site has no planned or committed development programme for any residential development. It is therefore considered appropriate that the temporary uses such as

the proposed development be approved until local circumstances change and approval of the application would not jeopardise the long-term planning intention of "R(C)" zone.

Compatible with Surrounding Land Uses

- 6.02 The Proposed Development is highly compatible with surrounding areas which have predominately been used for warehouses, open storage yards and workshops, and planning permissions on most of these uses have been obtained from the Board in recent years. It is considered that these developments will not be discontinued in the next few years. The surrounding developments, which are mainly accommodated in low-rise temporary structures, are of a similar nature to the Proposed Development. The Proposed Development is therefore compatible with its immediate surroundings.

Shortage of Suitable Sites for Warehouse Use

- 6.03 In November 2019, the Planning Department conducted the "Study on the Use and Operation of Brownfields in the New Territories". There are 1,579 hectares of brownfield sites in the New Territories, of which 1,414 hectares are in operation with 7,373 operators, and the remaining 165 hectares are not in operation. More than 80% of brownfields are privately owned.
- 6.04 About 803 of 1,579 hectares have been included in ongoing or planned new development area projects or other known government or private developments. The existing brownfield operations will be gradually phased out in stages as land will be resumed by the Government for planned new development area projects, while the proposed multi-storey industrial buildings may not be applicable for all brownfield uses. Moreover, 450 hectares of the remaining 700 hectares of brownfield sites are classified as having high or moderate potential for development. The Planning Department has been assessing how many of them are suitable for short and medium-term public housing development. In future, the sites for warehouse use will be much fewer than now and there is keen demand for suitable warehouse sites for storage use.

More Desirable Interim Use and Efficient Use of Land Resource

- 6.05 The Proposed Development could result in more efficient use of the land resource. Given the land in the vicinity of the Application Site will be resumed by the Government for YLS DA, various infrastructural and construction works will be commenced in the future making the Application Site unattractive for residential developments in short term. The Proposed Development is a desirable interim use as it allows better utilization of scarce land resources to meet the demand for storage space in the New Territories.

No Adverse Environmental or Visual Impact

- 6.06 Unlike port back-up sites and certain types of open storage uses, such as dumpsites, container vehicle parks, storage of sand and gravel, etc., the proposed warehouse would not generate adverse noise, air pollution or visual intrusion. In addition, the noise impact will also be negligible as the storage area will be fully enclosed, and no open storage and workshop activities will be carried out on the premises. Notwithstanding the above, the entire site is hard

paved and perimeter fencing had been provided to minimize the chance of noise and dust emissions from the Application Site. Hence, the potential environmental impact of the proposed storage facility is limited.

No Adverse Drainage Impact

- 6.07 The Application Site is not at risk of flooding owing to extensive drainage works carried out by the DSD in the vicinity. Peripheral surface channels will be provided along the site boundary to intercept all surface runoff within the Application Site. Should this application be approved, the Applicant commits to provide drainage facilities to the satisfaction of the DSD for compliance with approval condition(s) and therefore no adverse drainage impact is anticipated.

No Adverse Traffic Impact

- 6.08 The Proposed Development, as with most other passive storage facilities, is not a high traffic generating use. The frequency of delivery trips to and from the Application Site will be about 2-3 round trips per day and the goods will be transported to and from the Application Site by light goods vehicles under 5.5 tonnes only. Heavy and medium goods vehicles will not be allowed to enter the Application Site. In addition, vehicles will normally travel along Kung Um Road, Kiu Hing Road and Tai Tong Road, thereby avoiding the northern stretch of Kung Um Road and its junction with Ma Tin Road, which experiences serious traffic congestion during peak hours.

Approval of Similar Applications in the Vicinity

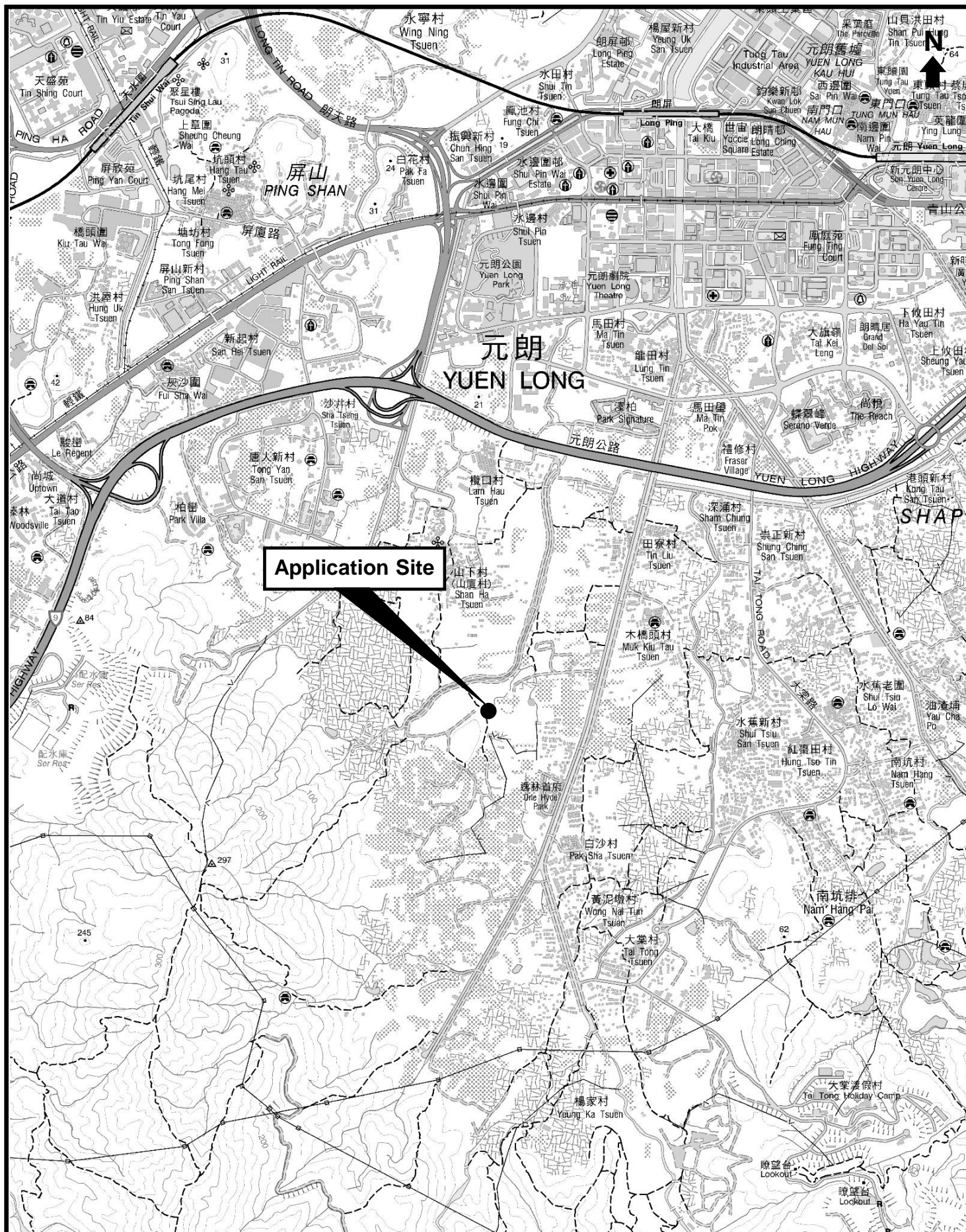
- 6.09 As mentioned in Paragraph 4.03 above, 6 similar applications for warehouse use have been approved by the Board in recent years within the same "R(C)" zone under the Tong Yan San Tsuen OZP. This indicates that the Application Site is suitable for temporary warehouse use and approval of this application is in line with previous decision of the Board.

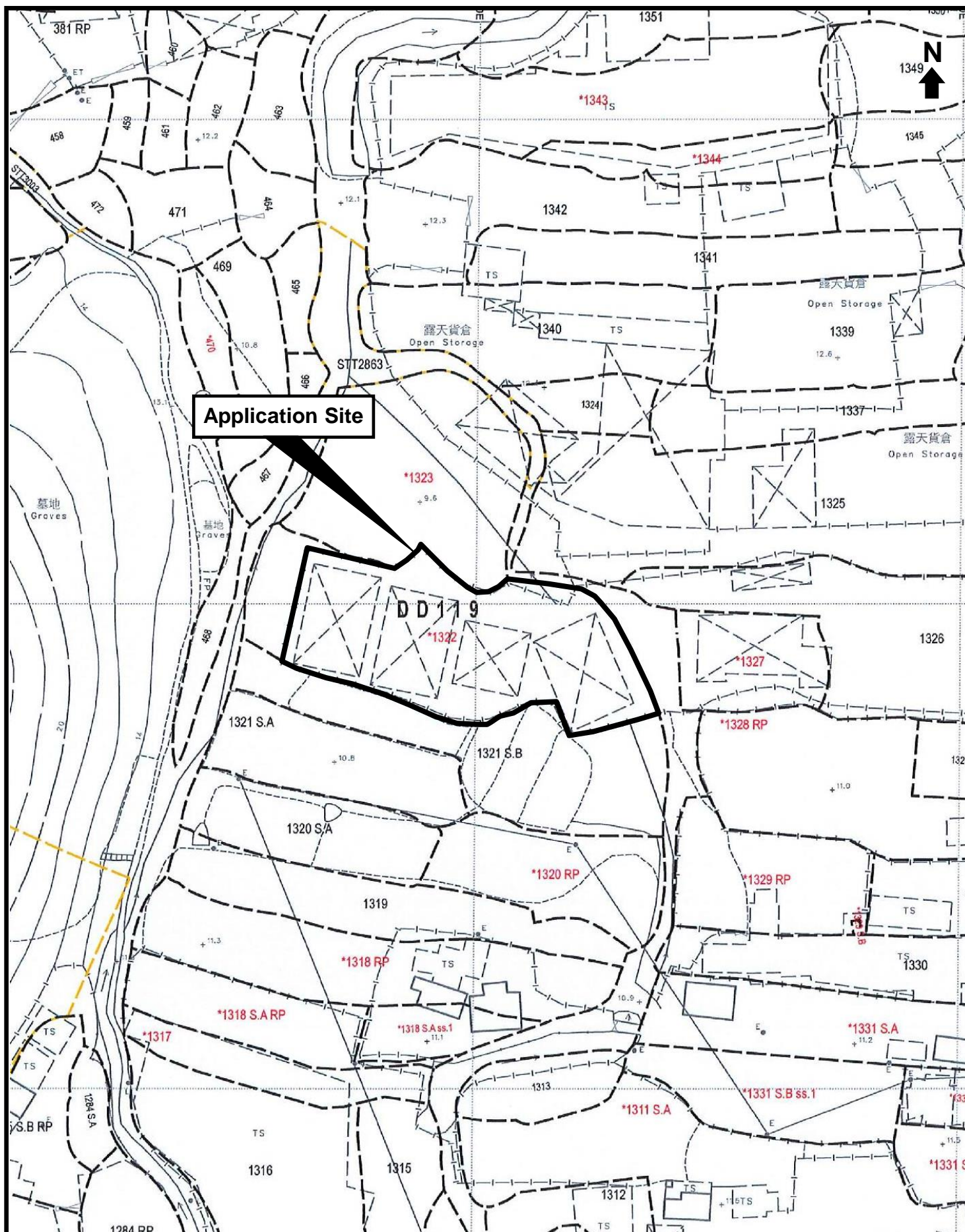
7. CONCLUSION

- 7.01 The Application Site falls within a “R(C)” zone on the Tong Yan San Tsuen OZP and, as evidenced by the existing surrounding land uses, has been a popular location for warehouse and storage uses. The Board has approved a number of similar applications within the same “R(C)” zone of Tong Yan San Tsuen OZP, indicating that such use is both compatible and suitable in land use terms, at least on a temporary basis of up to 3 years.
- 7.02 As the Application Site falls within the possible expansion of YLS DA which is currently under review and the planning intention of the “R(C)” zone will not be realised in the near future, the Applicant therefore seeks the Board’s permission to use the Application Site as a temporary warehouse for storage of general goods for a period of 3 years. Temporary approval of the Proposed Development would not jeopardise the long-term development of the area.
- 7.03 The Proposed Development is solely a covered storage facility, which does not involve any noise generating, visually intrusive or environmentally detrimental activities such as open storage and workshops. With the implementation of mitigation measures and provision of necessary site improvement works, no adverse traffic, visual, drainage and environmental impacts on the local surroundings are anticipated.
- 7.04 In view of the foregoing submission and justifications, the Applicant respectfully requests that the Board give favourable consideration and approve this application for a period of 3 years.

As the Proposed Development is only a temporary use, it would not jeopardise the long-term planning intention of the “R(C)” zone.

Top Bright Consultants Ltd.
May 2025





Top Bright Consultants Ltd.

Extracted from Lot Index Plan
Nos. 6-NW-19C & 19C

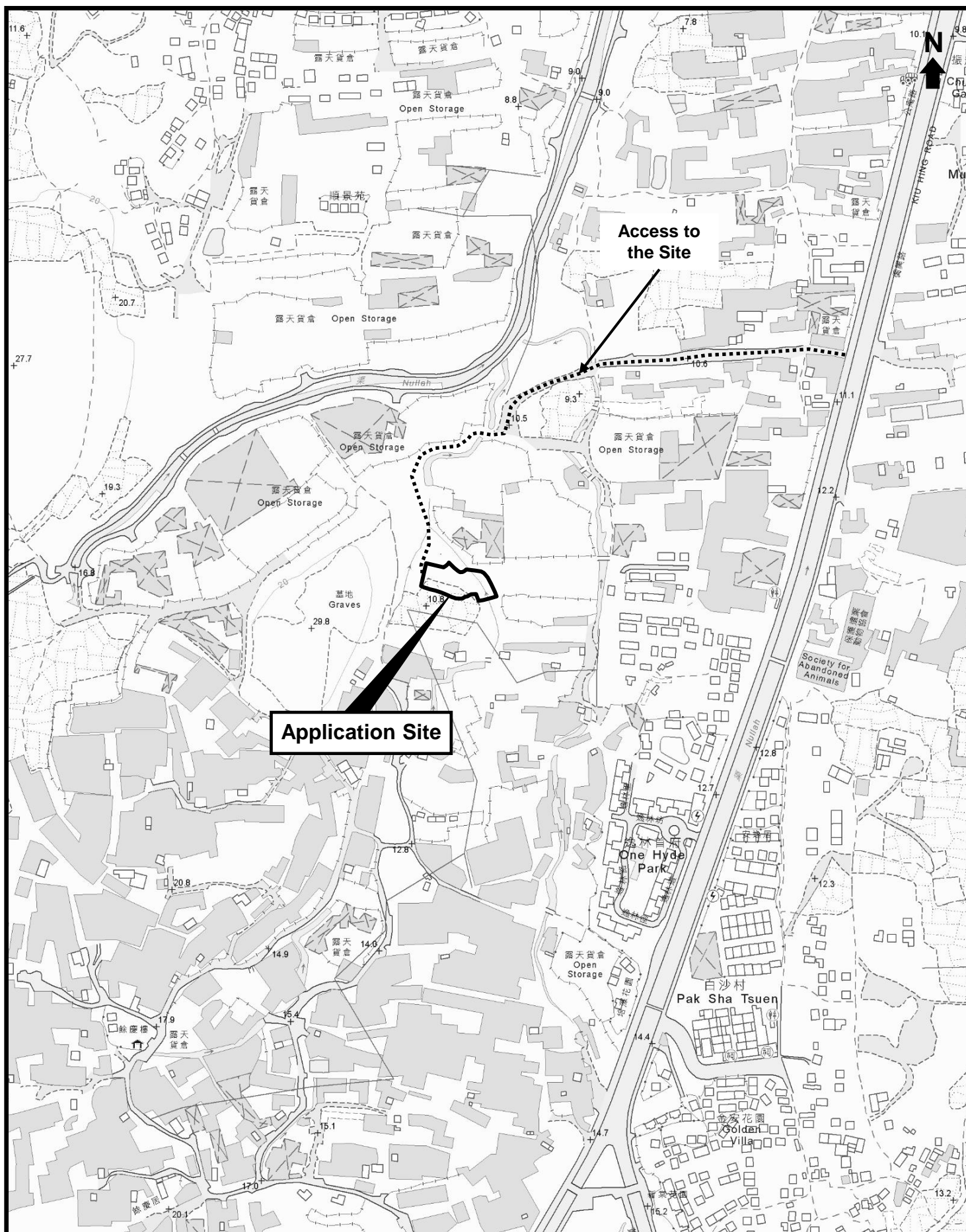
Site Plan

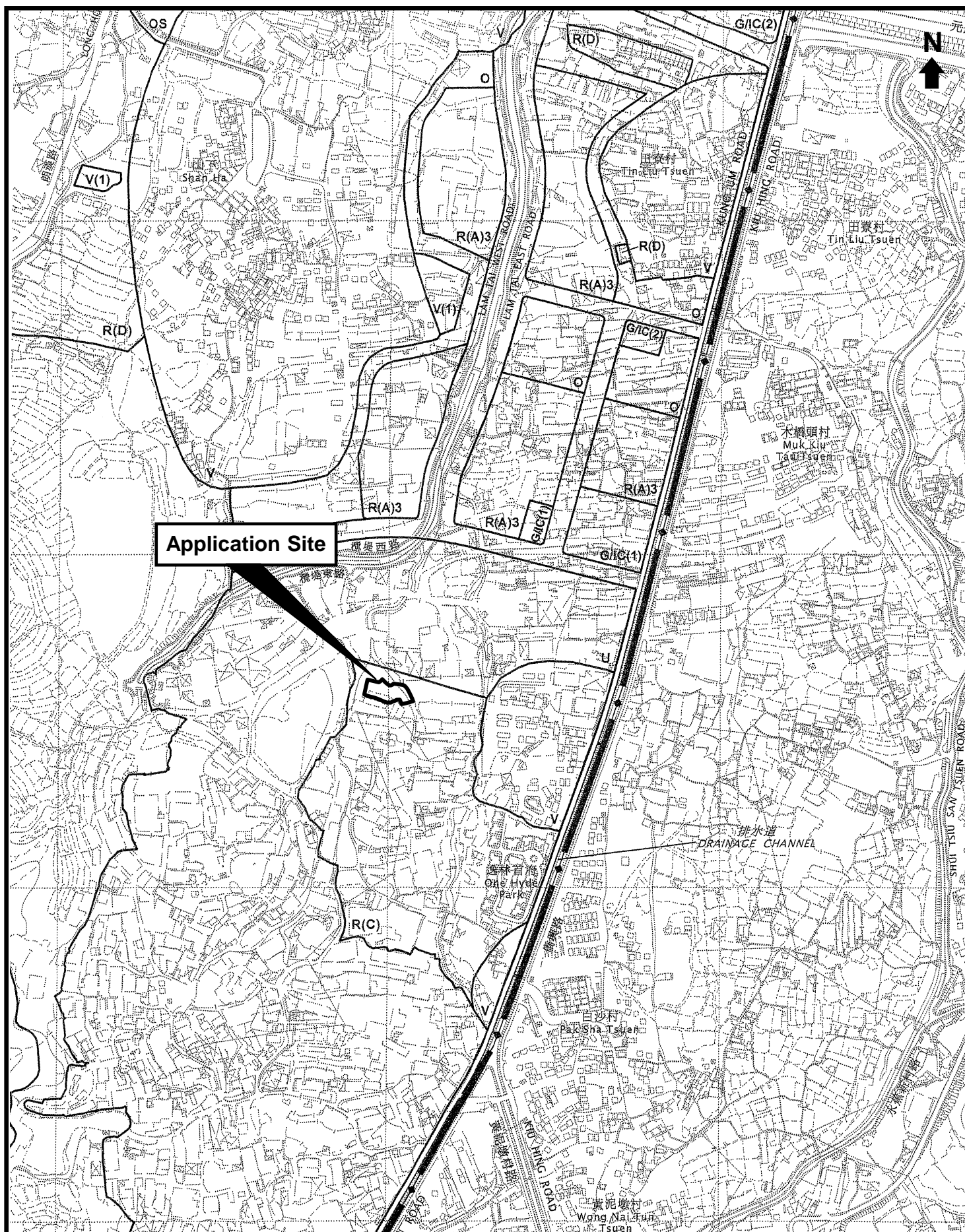
Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 3.2.2025



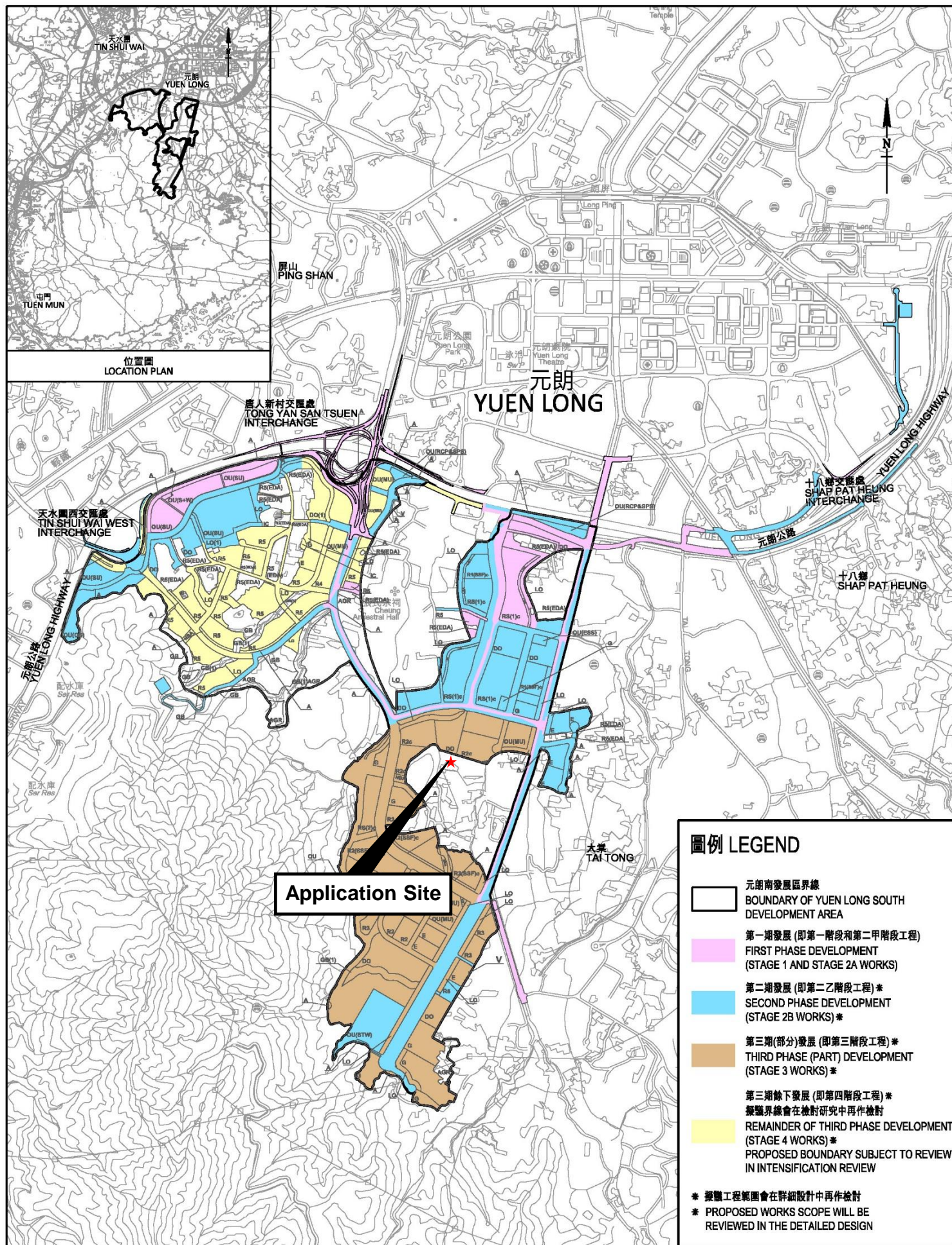


Extract from Tong Yan San Tsuen Outline Zoning
Plan No. S/YL-TYST/14 gazetted on 20.8.2021

FIGURE 4

For Identification Purpose

Date: 3.2.2025

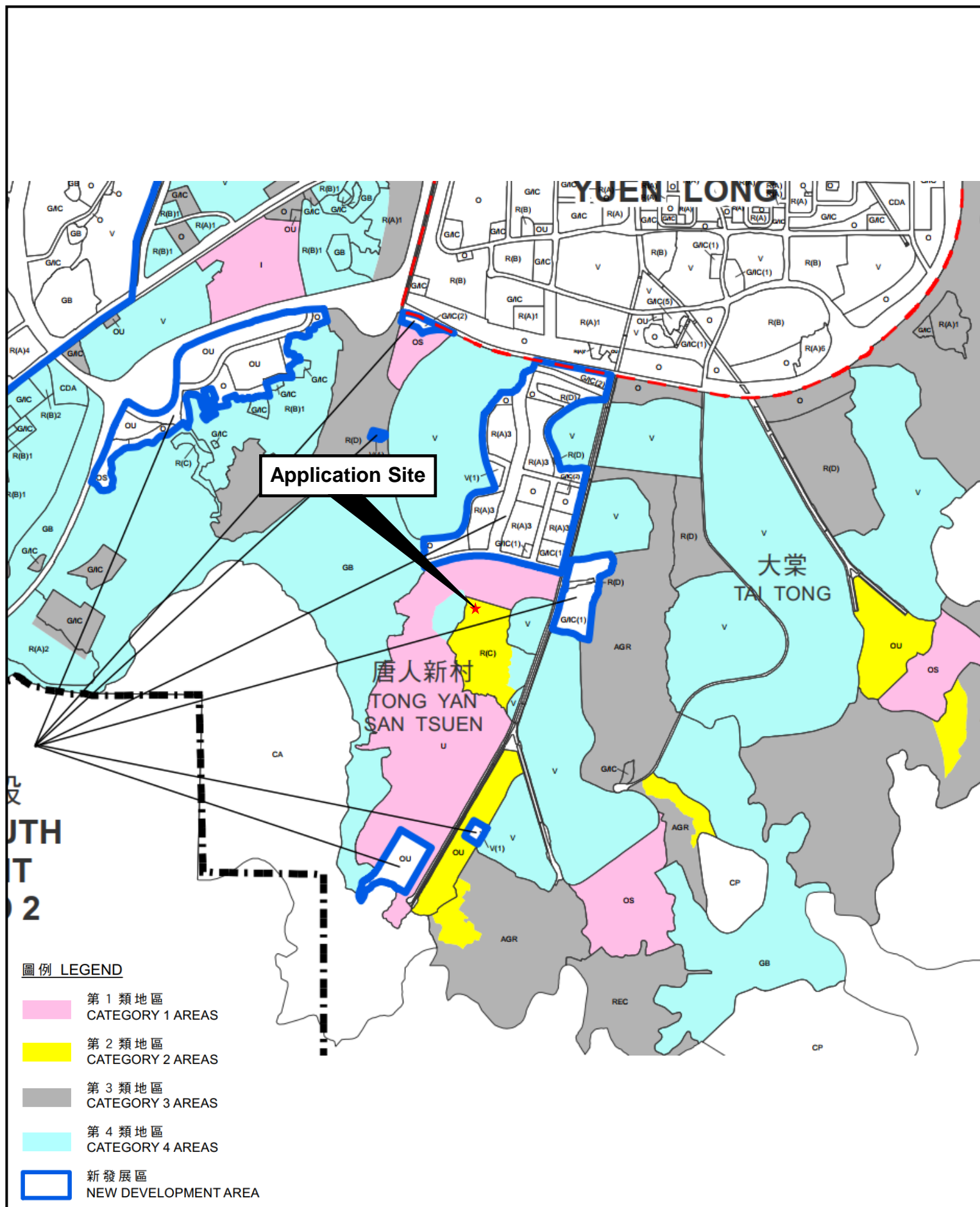


圖則名稱 drawing title

元朗南發展各期發展示意圖

YUEN LONG SOUTH DEVELOPMENT PHASING PLAN

Figure 6



Extract of Plan1a (TPB PG-No. 13G - Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance)

Figure 7

Appendix 1

Approval letter for erection of Agricultural Structures

2443 3144
2443 3149

電話 Tel: 2443 3001
圖文傳真 Fax: 2473 3134
電郵地址 Email: gendloyl@landsd.gov.hk
本處檔號 Our Ref.: (14) in DLOYLMT/LM16091
來函檔號 Your Ref.:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
元朗地政處
DISTRICT LANDS OFFICE,
YUEN LONG
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.

新界元朗橋樂坊二號元朗政府合署七樓、九至十一樓
7/F., 9/F.-11/F., YUEN LONG GOVERNMENT OFFICES,
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G/F, 300 Kung Um Road,
Yuen Long, N.T.
(Attn.: Mr. LEUNG Chi Wai)

By Registered Service

29 JUL 2019

Dear Sir,

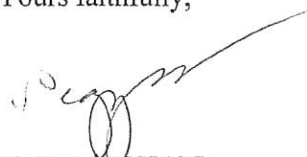
Lots Nos. 1322 and 1327 in D.D. No. 119

Approval is given for the erection of agricultural structures, as shown on the attached schedule, on the above lots subject to the following conditions:

- (a) This approval may be withdrawn at any time by my giving to you three months' notice of withdrawal.
- (b) The structures covered by this approval shall be used only for agricultural purposes and shall not be used for domestic, commercial, godown or industrial purposes.
- (c) Any building when constructed will be of single storey with a height of not more than 4.57 metres.
- (d) Certificates of Exemption in respect of building works, site formation and drainage work must be obtained from the District Lands Officer prior to the commencement of any building work. For structure comprising a gross floor area of exceeding 92.9 square metres (1,000 square feet), plans have to be submitted and approval granted prior to construction. Furthermore, no structural alterations or improvements to existing structures may be carried out without the further approval in writing from the District Lands Officer who may require plans showing the proposed alterations and improvements.
- (e) You are required to appoint an authorized land surveyor as defined in the Land Survey Ordinance, Cap. 473 ("ALS") or a registered professional surveyor of Land Surveying Division as registered under the Surveyors Registration Ordinance, Cap. 417 ("RPS") to provide the existing site levels of all corners of the proposed structures with reference to metres above the Hong Kong Principal Datum prior to the application of Certificates of Exemption.

This approval will be withdrawn in the event of any contravention of any of the above conditions. Meanwhile, I would advise that this approval is granted without prejudice to the provisions of the Waste Disposal Ordinance and the Waste Disposal (Livestock Waste) Regulations pertaining to the control, collection, storage, treatment, transportation and disposal of livestock waste. Also, pursuant to Regulation 8(1)(b) of the Waste Disposal (Livestock Waste) Regulations, if the livestock waste arising from the livestock keeping structures is disposed of into a soakaway-pit, this soakaway-pit shall be situated not less than 30 metres from any reservoir, saline waters, spring, watercourse or well for potable use.

Yours faithfully,



(Ms Peggy CHAN)
District Lands Officer, Yuen Long

Encl.

c.c. LACO (YL&TM)
SC/HQ
SCO/NT, RVD
DAFC [Ref.: (13) in AF GR AGD 13/19-LA/308]
DPO/TM & YL, PlanD [Ref.: PDYL 5/8/119-20]
DEP [Ref.: (2) in EP1/YL/TYST/420]

Fax : 2152 0319
Fax : 2489 9711
Fax : 2591 0558

本處檔號 Our Ref. : DLOYLMT/LM16091

SCHEDULE

The following structures only are included in this approval:

No.	Usage	Dimension					
		Length	14.18 m	Width	6.5 m	Height	4.57 m
B1	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B2	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B3	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B4	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B5	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B6	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B7	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B8	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B9	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B10	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B11	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B12	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B13	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m
B14	Greenhouse	Length	14.18 m	Width	6.5 m	Height	4.57 m

- END -

致：_____地政專員

申請*建築工程／地盤平整工程／
排水工程豁免證明書
丈量約份第_____約地段第_____號

本人_____為標題地段 *承批人／承租人／持牌人(*以授權書授權行事的人士)。現謹依據《建築物條例(新界適用)條例》(第121章)，申請簽發*建築工程／地盤平整工程／排水工程豁免證明書。倘獲發豁免證明書，本人承諾遵守其夾附或其組成部分的任何條件。

本人已聘任建築承建商 _____，負責興建建築物，並已聘任T2合資格人士(見下文註釋) _____，負責督導整幢建築物的興建工程。隨信付上聘任書(表格CE/2)。

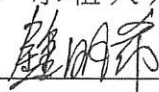
本人亦已聘任*註冊結構工程師／註冊專業工程師(專長土木／結構／建築工程) _____，監督關鍵構件的興建，包括建築物的懸臂式露台及簷篷、長跨距橫梁、長跨距平板及地基地座。隨信付上聘任書(表格CE/3)。若本人轉換上述T2合資格人士或工程師，本人承諾會書面通知貴處並呈交新聘任書。

本人知悉，倘本人提出的*建築工程／地盤平整工程／排水工程豁免證明書申請獲得批准，任何違反證明書載列條件的情況，均會令建築物成為非豁免樓宇，並須按照建築物條例的條款，向建築事務監督正式提交*建築工程／地盤平整工程／排水工程圖則。

本人同意在獲批上述豁免證明書前，或獲建築事務監督批准前，不會在該地段上展開任何建築／地盤平整／排水工程。同時，本人承諾會在展開工程前通知_____地政專員。



* 承批人／承租人／持牌人／獲授權人士簽署

姓名：_____ 

日期：_____

* 刪去不適用者

註釋：T2合資格人士是指持有受大學資助委員會資助的大學或香港專業教育學院或職業訓練局轄下前工業學院頒發的土木／結構／建築科高級文憑或高級證書的人士。該等人士並須具備總共不少於三年的相關工作經驗。

Appendix 2

Consent Letter from the Adjoining Operator (Application No. A/YL-TYST/1259)

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

先生/女士：

新界元朗白沙村丈量約份第 119 約地段第 1322 號(部份)

臨時貯存一般貨物貨倉(為期三年)的規劃申請

本公司為新界元朗白沙村丈量約份第 119 約地段第 1322 號(“本公司地段”)的土地註冊業主。得悉富國興業有限公司(Rich Nation Inc. Limited)向 貴會提出標題規劃申請，現特函表示同意規劃申請人使用本公司地段部份路段作為車輛通道及出入口(見圖 1)。

滙賢發展有限公司

Moral Team Development Limited



2024 年 12 月 31 日

香港北角渣華道 333 號

北角政府合署 15 樓

城市規劃委員會

先生/女士：

新界元朗白沙村丈量約份第 119 約地段第 1322 號(部份)

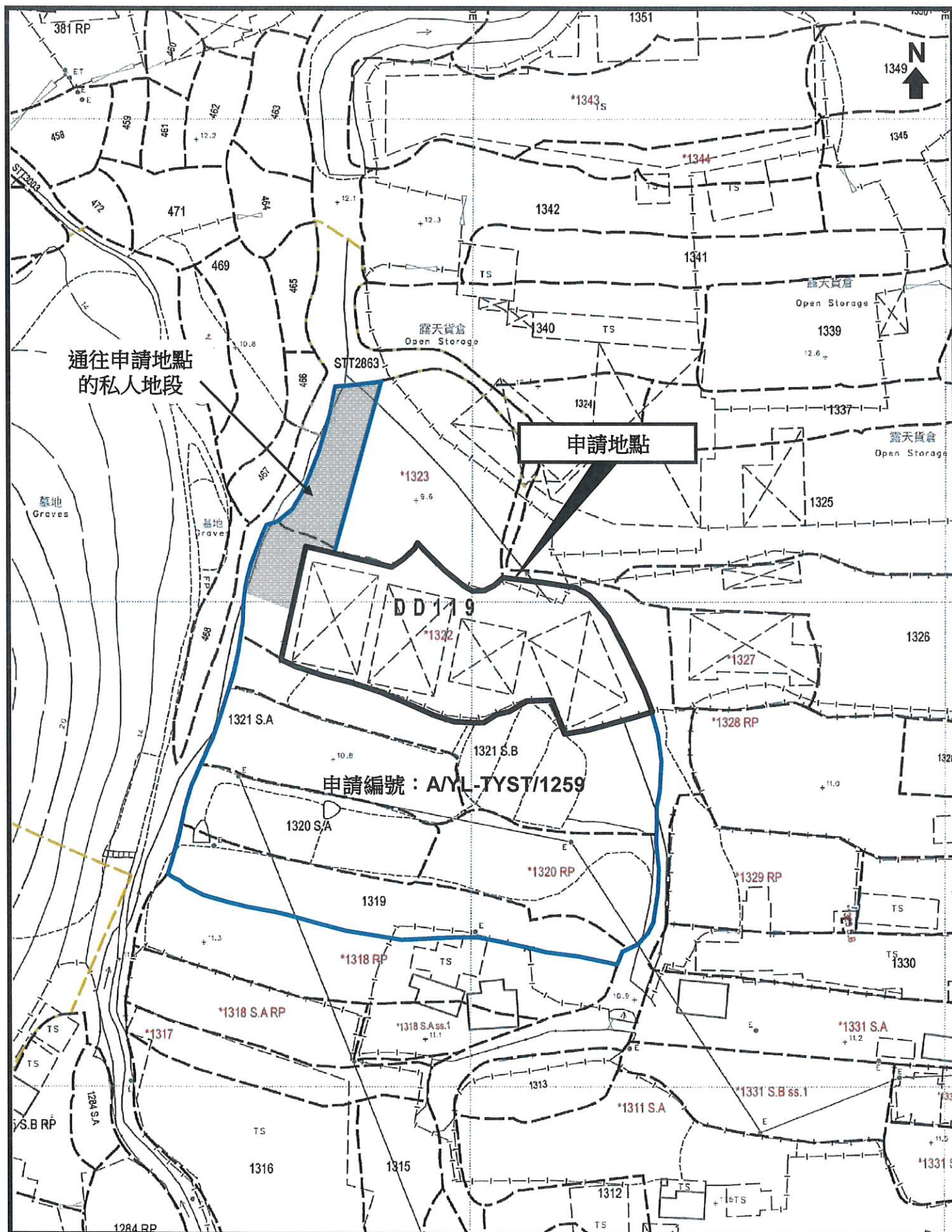
臨時貯存一般貨物貨倉(為期三年)的規劃申請

本公司為新界元朗白沙村丈量約份第 119 約地段第 1323 號(“本公司場地”)的地段管理人及使用人。得悉富國興業有限公司(Rich Nation Inc. Limited)向 貴會提出在本公司場地以南的毗連地段標題規劃申請，並將使用通往本公司場地的部份私人地段作為車輛通道 (見圖 1)。本公司同意上述車輛出入安排。

金信寶有限公司

For and on behalf of
COSMOS GEM LIMITED
金信寶有限公司
張錦光
Authorized Signature(s)

2024 年 12 月 31 日



Extracted from Lot Index Plan
Nos. 6-NW-19C & 19C

通往申請地點的私人地段

圖一

比例 1 : 1 000