

2025年12月3日

此文件在 收到・城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到

Appendix I of RNTPC
Paper No. A/YL-TT/757A

The document is received on 2025-12-03
The Town Planning Board will formally acknowledge
receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to Proposal Only Involving Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas, or Renewal of Permission for such Temporary Use or Development*

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議*

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展(例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期,應使用表格第S16-I號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
 - & Please attach documentary proof 請夾附證明文件
 - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TL-TT/757
	Date Received 收到日期	2025-12-03

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.tpb.gov.hk/>),亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Surplus Success Engineering Limited 成利工程有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 864 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 377 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong OZP No.: S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified “current land owner(s)”#
已通知 名「現行土地擁有人」#。

Details of the “current land owner(s)”# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人之同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之同意所採取之合理步驟

- sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取之合理步驟

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&

- posted notice in a prominent position on or near application site/premises on
06/10/2025 - 20/10/2025 (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 31/10/2025 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
 year(s) 年 3
 month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 515sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 349sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m About 約

Proposed non-domestic floor area 擬議非住用樓面面積 377sq.m About 約

Proposed gross floor area 擬議總樓面面積 377sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	28 m ² (ABOUT)	56 m ² (ABOUT)	8 m (ABOUT)(2-STOREY)
B2	METER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASH-ROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) AND ANCILLARY WORKSHOP	200 m ² (ABOUT)	200 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED PARKING AND LAUL SPACE	100 m ² (ABOUT)	100 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		349 m ² (ABOUT)	377 m ² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 1

Motorcycle Parking Spaces 電單車車位 N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位 N/A

Coach Spaces 旅遊巴車位 N/A

Light Goods Vehicle Spaces 輕型貨車車位 1

Medium Goods Vehicle Spaces 中型貨車車位 N/A

Heavy Goods Vehicle Spaces 重型貨車車位 N/A

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Shu Ha Road West via a local access. </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Tai Shu Ha Road West via a local access.	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																										
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(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input type="checkbox"/> Please provide details 請提供詳情 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> </td> </tr> </table>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	No 否	<input checked="" type="checkbox"/>																										
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(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center; vertical-align: top;">Yes 是</td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Diversion of stream 河道改道 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 864 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2m m 米 <input type="checkbox"/> About 約 </td> </tr> <tr> <td></td> <td style="padding: 5px;"> <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 </td> </tr> <tr> <td style="text-align: center; vertical-align: top;">No 否</td> <td style="padding: 5px;"> <input type="checkbox"/> </td> </tr> </table>	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)		<input type="checkbox"/> Diversion of stream 河道改道		<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約		<input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 864 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2m m 米 <input type="checkbox"/> About 約		<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約	No 否	<input type="checkbox"/>																		
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	<input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																														
No 否	<input type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">On environment 對環境</td> <td style="width: 10%; text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%; text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On traffic 對交通</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On water supply 對供水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On drainage 對排水</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">On slopes 對斜坡</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Affected by slopes 受斜坡影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Landscape Impact 構成景觀影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Tree Felling 砍伐樹木</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Visual Impact 構成視覺影響</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td style="padding: 2px;">Others (Please Specify) 其他 (請列明)</td> <td style="text-align: center;">Yes 會 <input type="checkbox"/></td> <td style="text-align: center;">No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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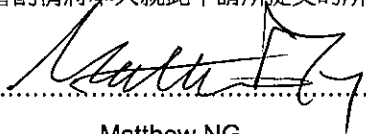
<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>_____</p> <p>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</p> <p>_____</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署


.....
Matthew NG

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
Name in Block Letters
姓名（請以正楷填寫）

.....
Director (Planning and Development)
Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 /

HKIA 香港建築師學會 /

HKIS 香港測量師學會 /

HKIE 香港工程師學會 /

HKILA 香港園境師學會 /

HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

MRTPI, MPFA, MCIP-I, CMILT

on behalf of
代表

R-riches Planning Limited 盈卓規劃有限公司



Company 公司 / Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

04/11/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	864 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong OZP No.: S/YL-TT/20
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	377 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.43 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3 - 7 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	40	%	<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	1	
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	1 N/A N/A N/A N/A	
	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 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	N/A N/A 1 N/A N/A	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan; Zoning plan; Land status plan; Location plan and land status plan of the original premises; Plans showing original premises in Yuen Long South NDA and land resumption phase; Plan showing Alternative Sites for Relocation; Aerial photo of the site; Land Filling Plan and Swept path analysis		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.
 註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
IN "AGRICULTURE" ZONE,**

LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

PLANNING STATEMENT

Applicant

Surplus Success Engineering Limited

Consultancy Team

R-riches Planning Limited



November 2025

Version 1.0

FILE CONTROL

FILE NAME : *DD118 Lot 1594 & VL - Planning Statement (20251107) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD118 Lot 1594 & VL - Warehouse in TT (NDA)\Submission (Sep 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Surplus Success Engineering Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*
SITE LOCATION : *Lot 1594 (Part) in D.D. 118*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20251107)	DN (20251107)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories* (the Site) for **Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Tai Tong Outline Zoning Plan (OZP) No.: S/YL-TT/20. The Site occupies an area of 864 m² (about). Five 1 to 2-storey structures are proposed at the Site for warehouse (excluding dangerous goods godown (D.G.G.)), site office, meter room, washroom, ancillary workshop and covered parking and loading/unloading (L/UL) spaces with total gross floor area (GFA) of 377 m² (about). The remaining area is reserved for circulation purpose.
- The Site is accessible from Tai Shu Ha Road West via a local access. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. No operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by Government's land resumption for the development of the Yuen Long South New Development Area (YLS NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the original premises;
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone;
 - the proposed development is not incompatible with surrounding land uses; and
 - applications of the same "warehouse" use had been approved within the same "AGR" zone.

- Details of development parameters are as follows:

Site Area	864 m ² (about)
Covered Area	349 m ² (about)
Uncovered Area	515 m ² (about)
Plot Ratio	
	0.43 (about)
Site Coverage	
	40 % (about)
Number of Structure	
	5
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	377 m ² (about)
Building Height	
	3 m - 7 m (about)
No. of Storey	
	1 - 2

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，向城市規劃委員會提交有關新界元朗大棠丈量約份第 118 約地段第 1594 號(部分)的規劃申請，於上述地點作「擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上被劃為「農業」地帶。申請地盤面積為 864 平方米(約)。申請地點將設 5 座 1 至 2 層高的構築物作貨倉(危險品倉庫除外)、地盤辦公室、電錶房、洗手間、附屬工場以及有蓋泊車位及上落貨車位用途，總樓面面積合共為 377 平方米(約)，申請地點的其餘地方將預留作流轉空間。
- 申請地點可從大樹下西路經一條地區小路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府「元朗南新發展區」收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展只屬臨時性質，批出規劃許可將不會影響「農業」地帶的長遠規劃意向；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 於同一「農業」地帶內具有已批出之「貨倉」用途申請。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	864 平方米(約)
上蓋總面積：	349 平方米(約)
露天地方面積：	515 平方米(約)
地積比率：	0.43 (約)
上蓋覆蓋率：	40 % (約)
樓宇數目：	5 座
總樓面面積	377 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	377 平方米(約)
構築物高度：	3 米 - 7 米(約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Success Surplus Engineering Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site currently falls within an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the proposed use is neither a Column 1 nor Column 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 10** and **Appendices I and II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

¹ **Surplus Success Engineering Limited** 威利工程有限公司, the applicant, is authorised by **Forest Development & Construction Company Limited** (the affected business operator) to facilitate the relocation of the existing affected business premises in Tong Yan San Tsuen. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by YLS NDA

- 2.1 The current application is intended to facilitate the relocation of the affected business operator's premises in Tong Yan San Tsuen, i.e. Lot 1523 RP (Part) in D.D. 119 (the original premises), due to land resumption and to pave way for the YLS NDA (**Plan 4**). The site of the original premises is covered by various valid planning applications No. A/YL-TYST/907, 1081 and 1268 for the same applied use, which was approved by the Board in 2018, 2021 and 2024 respectively (**Plan 4** and **Appendix I**). Details of the applicant's original premises are summarised at **Appendix I** and **Table 1** below:

Table 1 - Details of the Applicants' Original Premises

Original Business Operator	Location	OZP	Zoning	Development Involved
Forest Development & Construction Limited	Government Land near Tong Yan San Tsuen <i>(formerly lot 1523 RP (Part) in D.D.119, Tong Yan San Tsuen; resumed by the Government in 2025)</i>	S/YL-TYST/14	"G/IC (1)", "R(A)3" and area shown as 'Road'	YLS NDA Development (Remaining Phase)

- 2.2 The affected premises of the applicant currently falls within areas zoned as "Government, Institution and Community (1)" ("G/IC(1)"), "Residential (Group A) 3" ("R(A)3") and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP No.: S/YL-TYST/14 (**Plan 4**). With reference to the implementation programme of the YLS NDA, the original premises falls wholly within sites under the Second Phase Development of the YLS NDA (**Plan 5** and **Appendix I**). As the original premises will be resumed and reverted to the Government, the affected business operator desperately needs to identify a suitable site for relocation in order to continue the business operation.
- 2.3 The original premises account for a portion of the application site of A/YL-TYST/1268 (i.e. 21% (about)). Comparing with the original premises, a smaller site has been adopted by the applicant. The applicant believed the applied area is suitable for one's projected business development plan currently. Details of the difference of Site area among the original premises and the Site of the current application are shown at **Table 2** below.

Table 2 - Difference of Site area between the Original Premises and the Site

	Original Premises (a)	The Site (b)	Difference (b) - (a)
Site Area	Site area of A/YL-TYST/1268: 6,090 m ² (about) Within which, site area of the Original Premises: 1,283 m ² (about)	864 m ² (about)	- 419 m ² , - 32.7 % (about)

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Plan 6** and **Appendix II**). After a lengthy site-searching process, the current Site is identified for relocation as it is easily accessible, relatively flat and vacant, no active agricultural activities and in close proximity to original premises.

Applied use is the same as the original premises

2.5 The proposed development involves the operation of warehouse (excluding D.G.G.) with ancillary facilities to support the daily operation of the Site. The applied use is the same as the original premises in Tong Yan San Tsuen.

2.6 Large portion of the Site is uncovered (i.e. 515 m², 60 % of the Site (about)) are designated for circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

2.7 Although the Site situates in an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20, the Site is currently vacant without active agricultural activities (**Plans 2** and **7**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.

- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 7**). The surrounding area is considered to be predominately rural in mix with industrial character comprising warehouses, workshops, open storages as well as domestic/temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to drainage and fire service aspects to minimise potential adverse impacts arising from the proposed development.

Similar applications of the same use were approved within the same "AGR" zone

- 2.11 7 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 651, 671 and 717) for/partly for 'warehouse' use were approved by the Board between 2022 and 2025 within the same "AGR" zone. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decisions and would not set an undesirable precedent within the "AGR" zone.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located approximately 250 m east of Tai Shu Ha Road West; 2.9 km south of Yuen Long MTR Station; 3.5 km southeast of Long Ping MTR Station; and 1.8 km south of the Shap Pat Heung Interchange.
- 3.2 The Site is approximately 2.2 km southeast of the original premises (**Plan 4**).

Accessibility

- 3.3 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**).

Existing Site Condition

- 3.4 The Site is generally flat and vegetated (**Plans 1, 3 and 7**).

Surrounding Area

- 3.5 The Site and its surroundings comprises of vegetated and fallow land, open storage yards as well as temporary structures for warehouse and residential uses. (**Plans 1, 3 and 7**).
- 3.6 To its immediate north are some temporary structures. To its further north are vacant/unused land.
- 3.7 To its immediate east are some unused/fallow land. To its further east are some unused land covered by vegetation and woodland.
- 3.8 To its immediate south comprises of filled land and temporary structures. To its further south are some vegetated land and woodland.
- 3.9 To its immediate west is filled land for access purpose. To its further west is a open storage yard, some temporary structures for storage uses and a vehicle repairing workshop. Across which is Tai Shu Ha Road West.

4. PLANNING CONTEXT

Zoning of the Site

- 4.1 The Site falls within an area zoned "AGR" on the Approved Tai Tong OZP No.: S/YL-TT/20 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor Column 2 use within the "AGR" zone, which will require planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Restriction on Filling of Land

- 4.3 According to the Remarks of the "AGR" zone on the Approved Tai Tong OZP No.: S/YL-TT/20, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Tai Tong OZP No.: S/YL-TT/12 without the permission from the Board under S.16 of the Ordinance.*

Previous Application

- 4.4 The Site is not subject of any previous approved application.

Similar Applications

- 4.5 Within the same "AGR" zone on the same OZP, 7 similar applications (Nos. A/YL-TT/575, 608, 642, 648, 651, 671 and 717) for/partly for 'warehouse' use were approved by the Board between 2022 and 2025. All similar applications were approved on a temporary basis for a period of 3 years.

Land Status of the Site

- 4.6 The Site falls entirely on a private lot, i.e. *Lot 1594 (Part) in D.D. 118*, with a total land area of 864 m² (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).

- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the LandsD to make way for the erection of the proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 864 m² (about). Details of development parameters are shown at **Plan 8** and **Table 3** below:

Table 3 - Development Parameters of the Proposed Development

Site Area	864 m ² (about)
Covered Area	349 m ² (about)
Uncovered Area	515 m ² (about)
Plot Ratio	0.43 (about)
Site Coverage	40 % (about)
No. of Structure	5
Total GFA	377 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	377 m ² (about)
Building Height	3 m - 7 m (about)
No. of Storey	1 - 2

5.2 Five 1 to 2-storey structures are proposed at the Site for warehouse (excluding D.G.G.), site office, meter room, washroom, ancillary workshop, and covered parking and L/UL spaces uses with a total GFA of 377 m² (about). The remaining open area is reserved for circulation space (**Plan 8**). Details of proposed structures are shown at **Table 4** below:

Table 4 - Details of Proposed Structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Site office	28 m ² (about)	56 m ² (about)	6 m (about) (2-storey)
B2	Meter room	9 m ² (about)	9 m ² (about)	3 m (about) (1-storey)
B3	Washroom	12 m ² (about)	12 m ² (about)	3 m (about) (1-storey)
B4	Warehouse (excluding D.G.G.), and Ancillary Workshop	200 m ² (about)	200 m ² (about)	7 m (about) (1-storey)
B5	Warehouse (excluding D.G.G.), and covered parking and L/UL spaces	100 m ² (about)	100 m ² (about)	7 m (about) (1-storey)
Total		349 m² (about)	377 m² (about)	

Filling of Land at the Site

5.3 The existing site level of the Site is +25.0 mPD (about) and covered with soil. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for site formation of structures, vehicle parking and L/UL spaces and circulation area. The proposed site levels after filling of land would be +25.2 mPD (**Plan 9**). The filling of land is considered required and has been kept to minimal to meet the operational need. No further filling of land will be made by the applicant within the planning approval period.

Operation Modes

5.4 The Site will be used as warehouse for storage of miscellaneous goods, including but not limited to construction materials, construction machinery, used electrical/electronic appliances and parts and scrap metal etc., which are the same as those at the original premises. There will be no storage of dangerous goods at the Site. The operation hours of the proposed development are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays.

5.5 It is estimated that the Site would be able to accommodate not more than 4 staff. The site office, meter room, washroom, ancillary workshop and covered parking and L/UL spaces are intended to provide indoor workspace and essential facilities for administrative staff, as well as enclosed spaces for vehicles to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated (**Plan 8**).

Minimal Traffic Impact

- 5.6 The Site is accessible from Tai Shu Ha Road West via a local access (**Plan 1**). A 9 m (about) wide ingress/egress is proposed at the eastern boundary of the Site. A total of 2 parking and L/UL spaces will be provided (**Plan 8**). Details of the parking and L/UL provision are shown at **Table 5** below:

Table 5 - Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking Space for Private Cars (PC) - 2.5 m (W) x 5 m (L)	1
Type of L/UL Space	No. of Space
L/UL Space for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	1

- 5.7 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road via the local access (**Plans 8 and 10**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.8 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

Table 6 - Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction				2-Way Total
	PC		LGV		
	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 - 10:00)	1	0	1	0	2
Trips at <u>PM Peak</u> (18:00 - 19:00)	0	1	0	1	2
Average Trip/Hour (10:00 - 18:00)	0	0	1	1	2

- 5.9 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

- 5.10 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.12 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.13 No trees has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed. The remaining area will be affected by the proposed hard-paving works for site formation of structures, parking and L/UL spaces and vehicle circulation purposes.

Minimal Drainage Impact

- 5.14 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal to the Chief Engineer/Mainland North, Drainage Services Department after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

Fire Safety Aspect

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Tong Yan San Tsuen which will be affected by the development of YLS NDA (**Appendix I** and **Plans 4** and **5**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Given that the relocation is to facilitate the development of YLS NDA, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for brownfield uses, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, *e.g. submission and implementation of drainage and FSIs proposals*, upon obtaining planning approval. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited
November 2025

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises - location and zoning
Plan 5	Original Premises - YLS NDA phasing and land resumption
Plan 6	Alternative sites for relocation
Plan 7	Aerial photo
Plan 8	Layout plan
Plan 9	Land Filling Plan
Plan 10	Swept path analysis

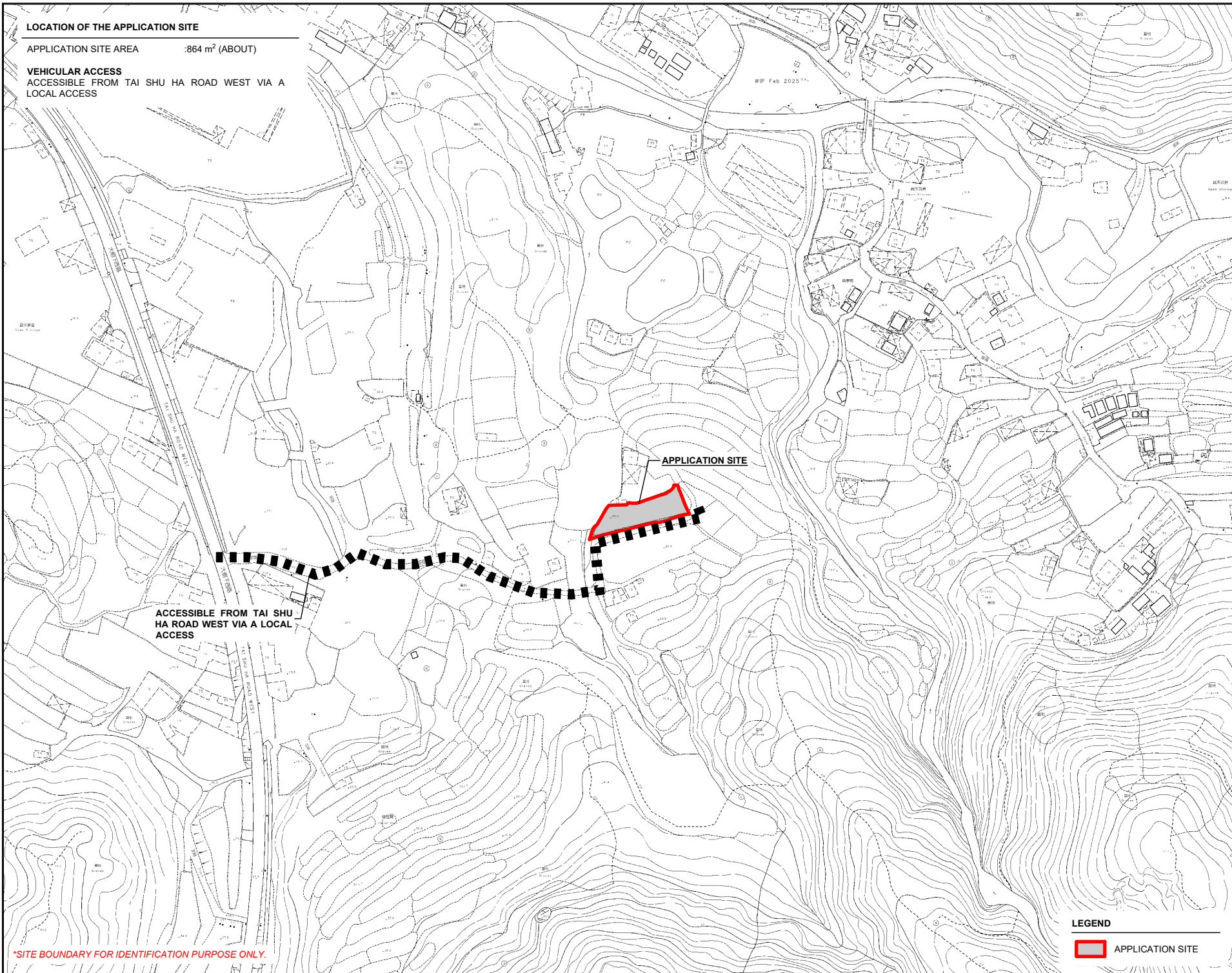


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA :864 m² (ABOUT)

VEHICULAR ACCESS

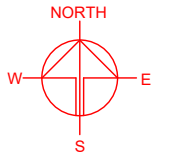
ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM TAI SHU HA ROAD WEST VIA A LOCAL ACCESS

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY MN	DATE 28.10.2025
REVISED BY	DATE
APPROVED BY	DATE

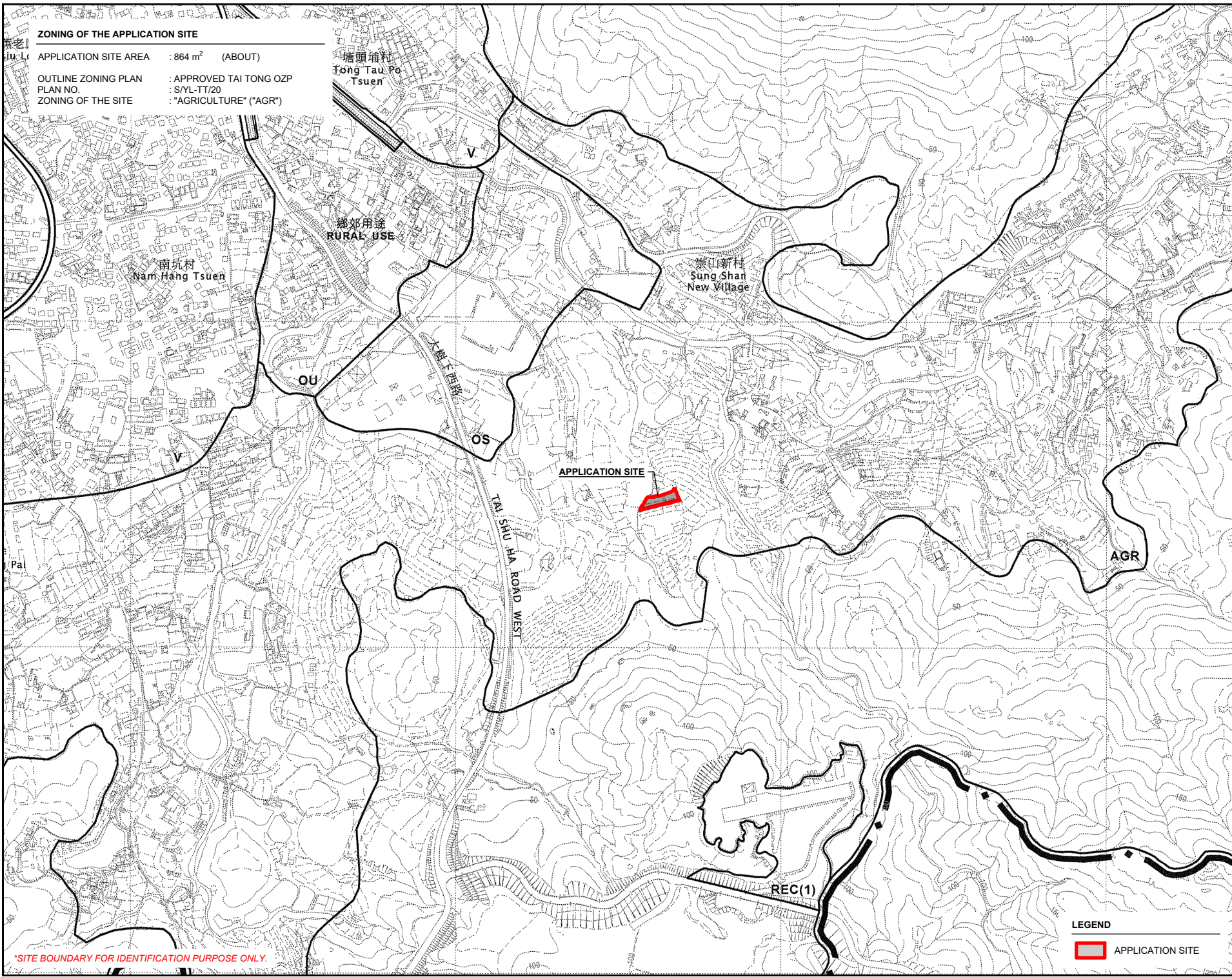
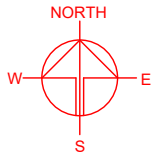
DWG. TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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LEGEND
[Red outline box] APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 864 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TAI TONG OZP
 PLAN NO. : S/YL-TT/20
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



PLANNING CONSULTANT



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

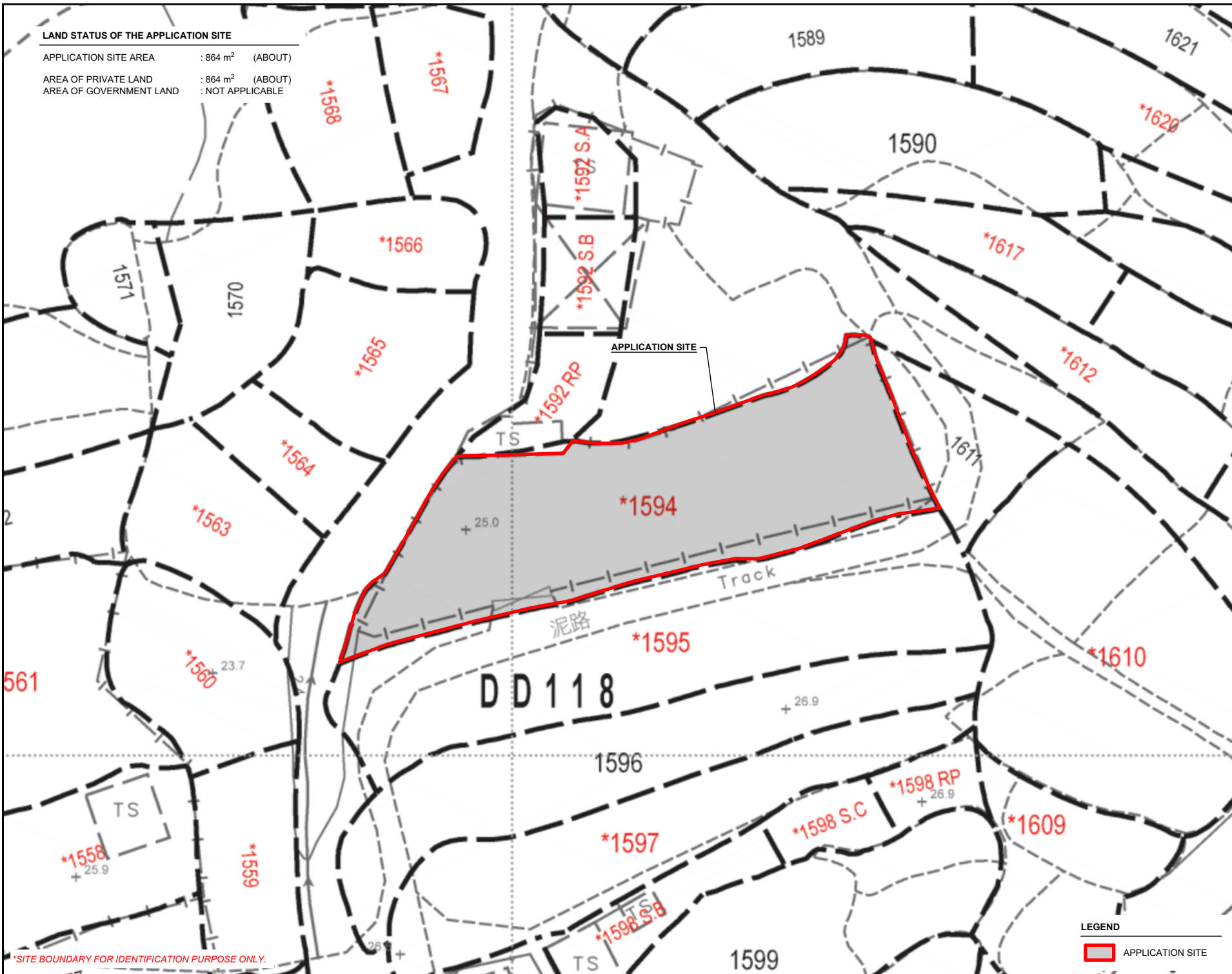
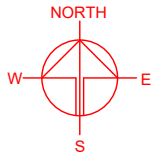
SITE LOCATION
 LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE 1 : 7500 @ A4	
DRAWN BY MN	DATE 30.10.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE ZONING PLAN	
DWG. NO. PLAN 2	VER. 001

LEGEND
 APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 864 m² (ABOUT)
 AREA OF PRIVATE LAND : 864 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



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

SITE LOCATION
 LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY MN	DATE 30.10.2025
REVISED BY	DATE
APPROVED BY	DATE

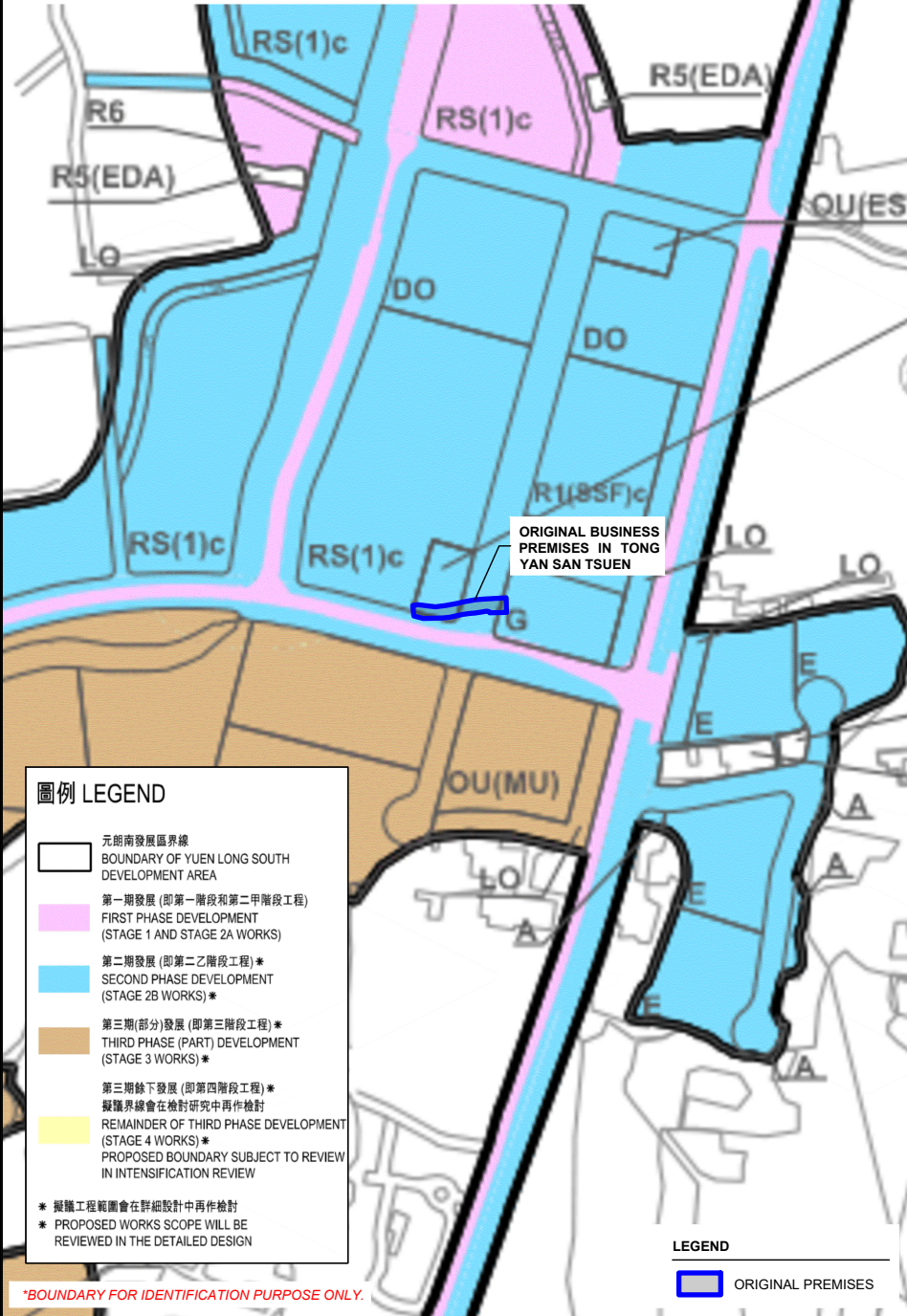
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PHASING OF DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT

PHASING OF DEVELOPMENT : SECOND PHASE DEVELOPMENT
 SOURCE OF PLAN : PLANNING DEPARTMENT / CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



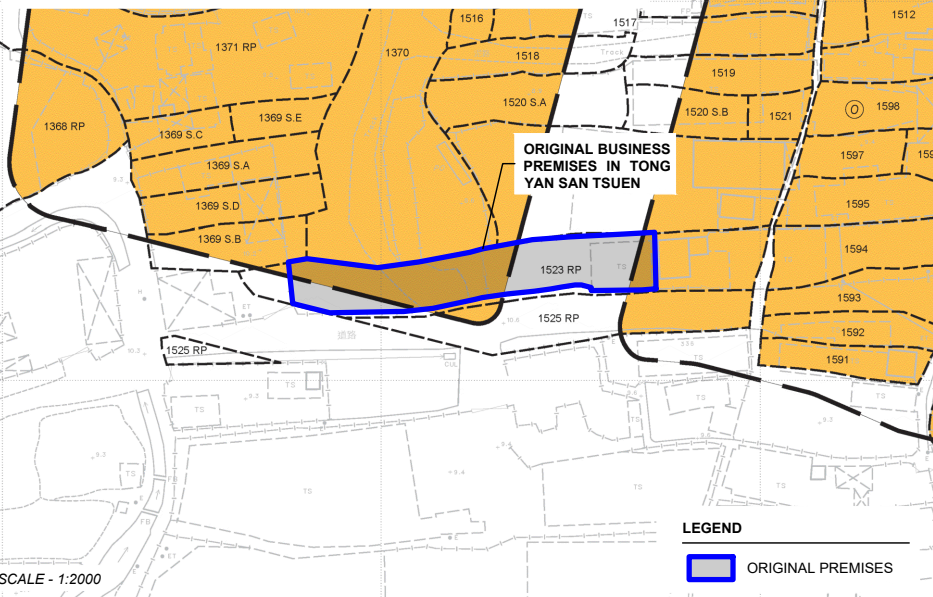
圖例 LEGEND

- 元朗南發展區界線
BOUNDARY OF YUEN LONG SOUTH DEVELOPMENT AREA
 - 第一期發展 (即第一階段和第二阶段工程)
FIRST PHASE DEVELOPMENT (STAGE 1 AND STAGE 2A WORKS)
 - 第二期發展 (即第二之階段工程)*
SECOND PHASE DEVELOPMENT (STAGE 2B WORKS)*
 - 第三期(部分)發展 (即第三階段工程)*
THIRD PHASE (PART) DEVELOPMENT (STAGE 3 WORKS)*
 - 第三期餘下發展 (即第四階段工程)*
REMAINDER OF THIRD PHASE DEVELOPMENT (STAGE 4 WORKS)*
 - 擬議界線會在檢討研究中再作檢討
PROPOSED BOUNDARY SUBJECT TO REVIEW IN INTENSIFICATION REVIEW
- * 擬議工程範圍會在詳細設計中再作檢討
 * PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT

GOVERNMENT NOTICE : G.N. 1060
 ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)
 RESUMPTION PLAN NO. : YLM11535 (SHEETS 3)
 SOURCE OF PLAN : LANDS DEPARTMENT

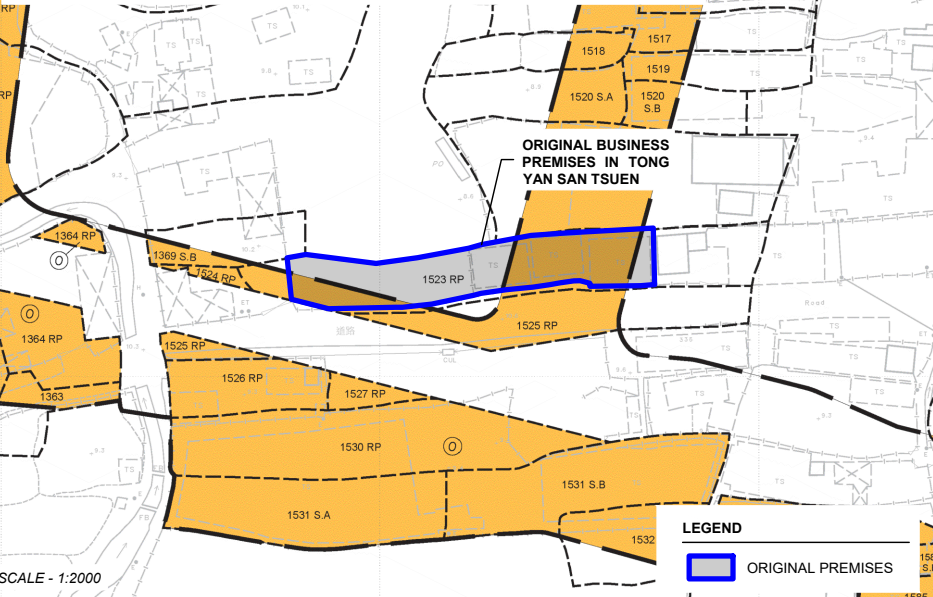


SCALE - 1:2000

LEGEND
 ORIGINAL PREMISES

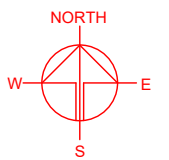
RESUMPTION OF LAND FOR THE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT

GOVERNMENT NOTICE : G.N. 972
 ORDINANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)
 RESUMPTION PLAN NO. : YLM11021 (SHEET 3)
 SOURCE OF PLAN : LANDS DEPARTMENT



SCALE - 1:2000

LEGEND
 ORIGINAL PREMISES



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 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1:7500 / 2000 @ A4

DRAWN BY MN	DATE 24.10.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 OP (YLS DEV. PHASING)

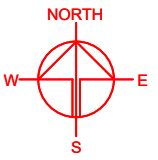
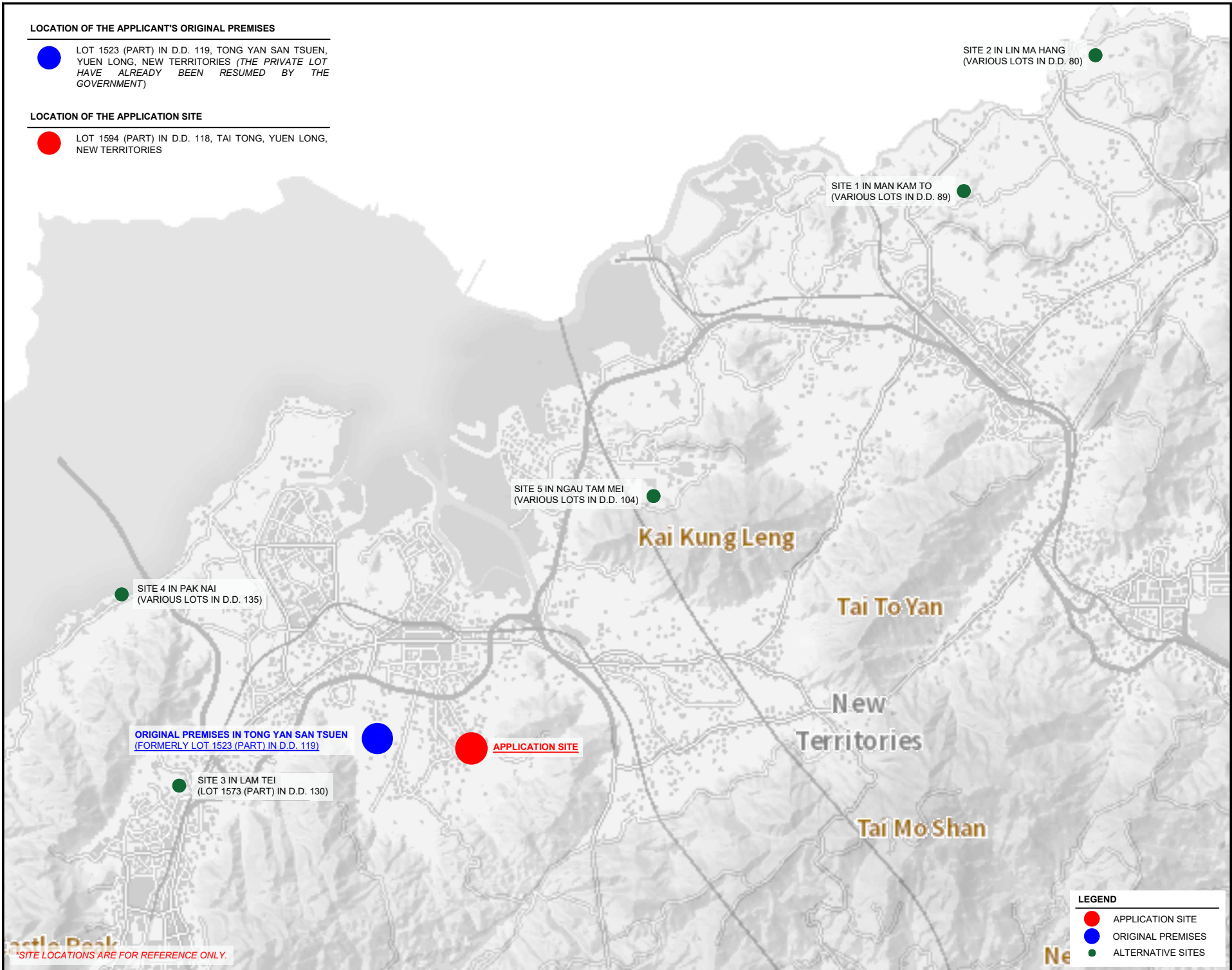
DWG NO. PLAN 5	VER. 001
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LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

● LOT 1523 (PART) IN D.D. 119, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES (THE PRIVATE LOT HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)

LOCATION OF THE APPLICATION SITE

● LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES



PLANNING CONSULTANT

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

SITE LOCATION
 LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 INDICATIVE ONLY @ A4

DRAWN BY DN	DATE 5.11.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 ALTERNATIVE SITES

DWG NO. PLAN 6	VER. 001
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LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

**SITE LOCATIONS ARE FOR REFERENCE ONLY.*

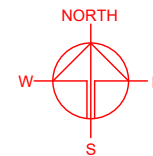
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 864 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD
STATUTORY PLANNING PORTAL 3



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY: MN DATE: 30.10.2025

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
AERIAL PHOTO

DWG NO.: PLAN 7 VER.: 001

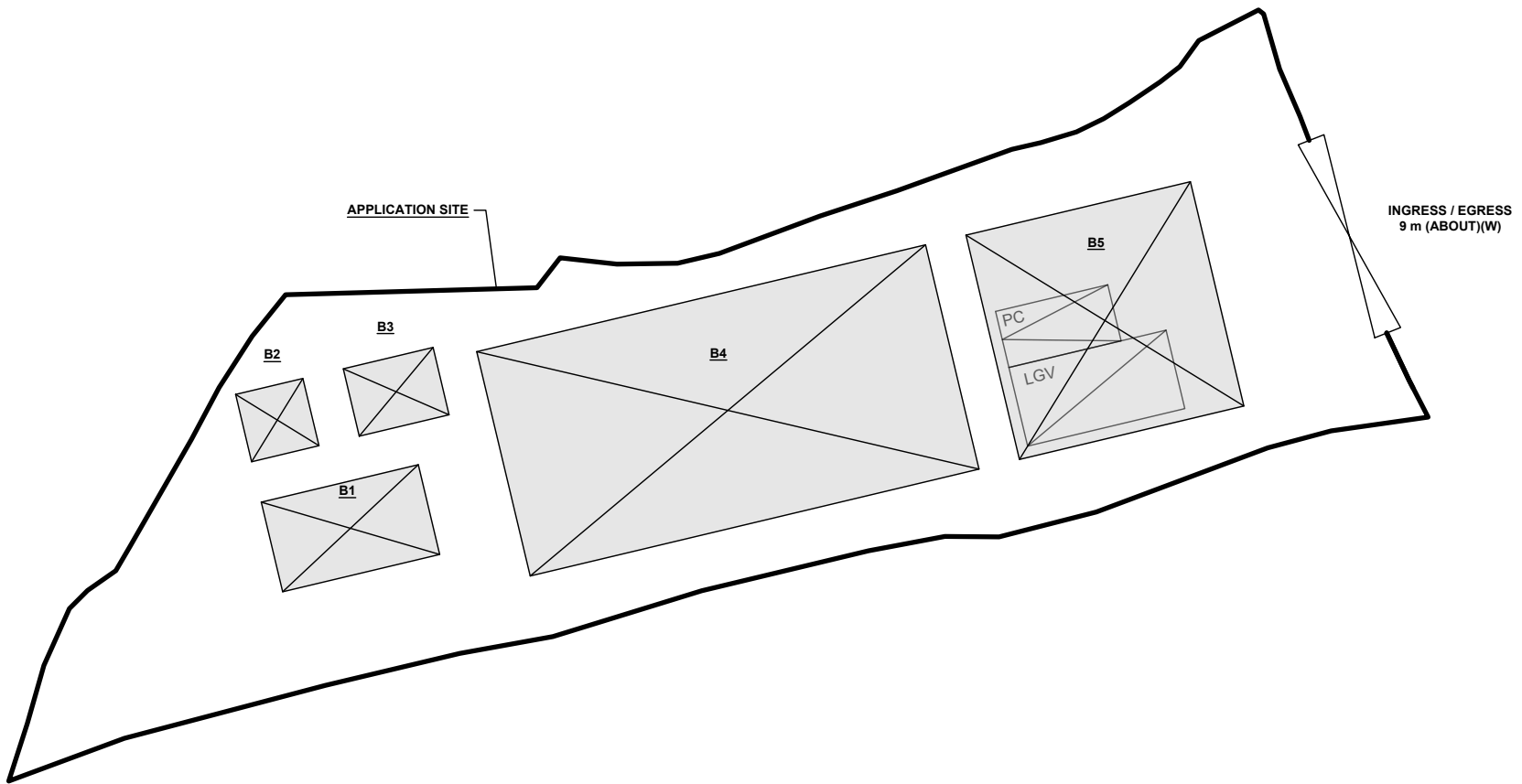
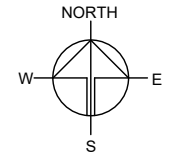
LEGEND

 APPLICATION SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 864 m ²	(ABOUT)
COVERED AREA	: 349 m ²	(ABOUT)
UNCOVERED AREA	: 515 m ²	(ABOUT)
PLOT RATIO	: 0.43	(ABOUT)
SITE COVERAGE	: 40%	(ABOUT)
NO. OF STRUCTURE	: 5	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 377 m ²	(ABOUT)
TOTAL GFA	: 377 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SITE OFFICE	28 m ² (ABOUT)	56 m ² (ABOUT)	6 m (ABOUT)(2-STOREY)
B2	METER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B3	WASHROOM	12 m ² (ABOUT)	12 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B4	WAREHOUSE (EXCLUDING D.G.G.) AND ANCILLARY WORKSHOP	200 m ² (ABOUT)	200 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
B5	WAREHOUSE (EXCLUDING D.G.G.) AND COVERED PARKING AND L/UL SPACE	100 m ² (ABOUT)	100 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		349 m² (ABOUT)	377 m² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- 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 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 300 @ A4

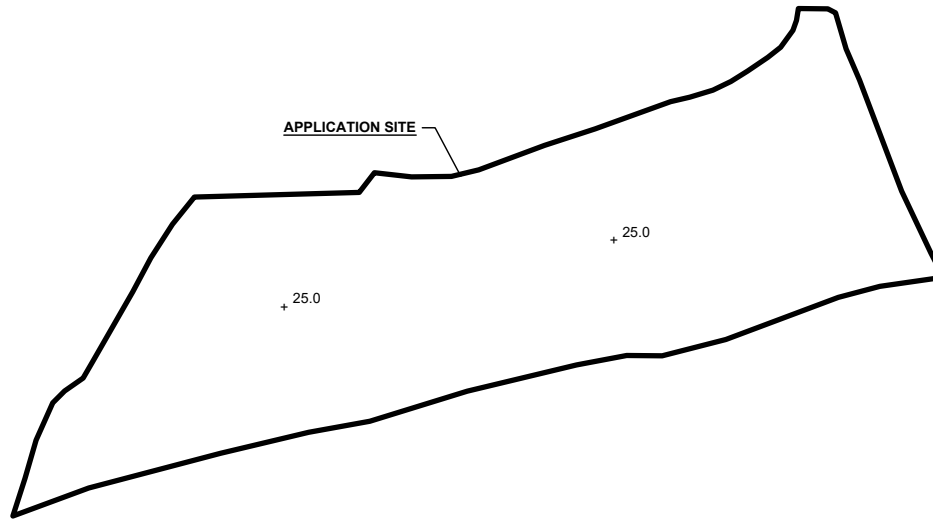
DRAWN BY MN	DATE 30.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 LAYOUT PLAN



DWG NO. PLAN 8	VER. 001
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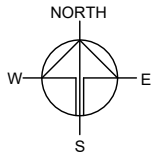
EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 864 m² (ABOUT)
 EXISTING SITE LEVELS : +25.0 mPD (ABOUT)
 EXISTING GROUND SURFACE : SOIL



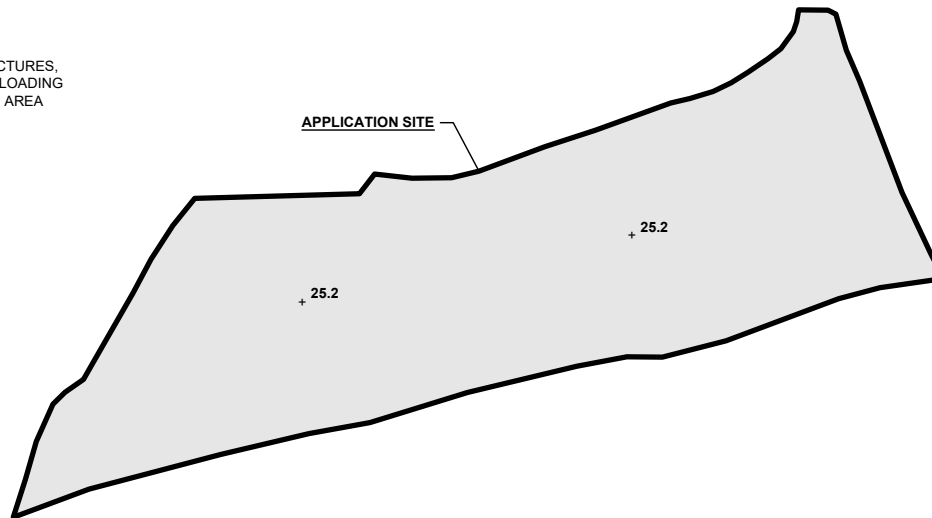
LEGEND

-  APPLICATION SITE
-  EXISTING SITE LEVEL






PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 864 m² (ABOUT)
 AREA OF FILLING : 864 m² (ABOUT)
 PROPOSED SITE LEVELS : +25.2 mPD (ABOUT)
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
 MATERIAL OF FILLING : CONCRETE
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURES,
 PARKING AND LOADING/UNLOADING
 SPACES AND CIRCULATION AREA



LEGEND

-  APPLICATION SITE
-  FILLING OF LAND AREA
-  PROPOSED SITE LEVEL

PLANNING CONSULTANT



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

SITE LOCATION
 LOT 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 1000 @ A4

DRAWN BY MN	DATE 30.10.2025
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
 FILLING OF LAND

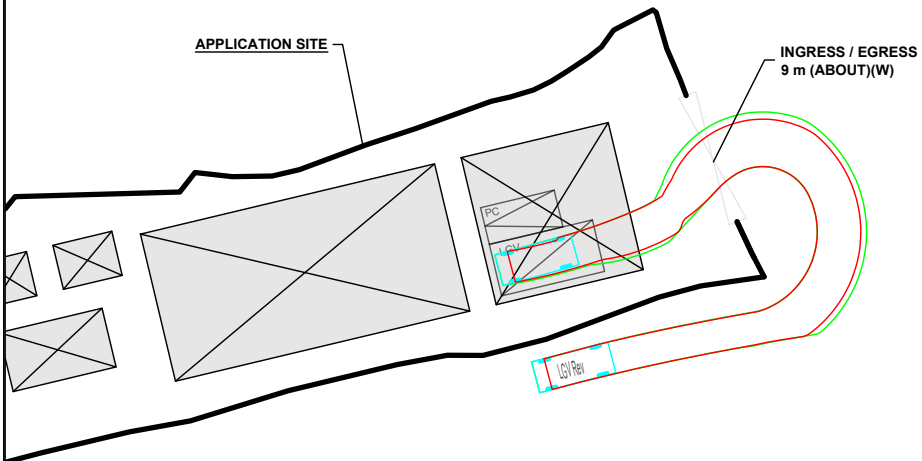
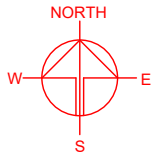
DWG NO. PLAN 9	VER. 001
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*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

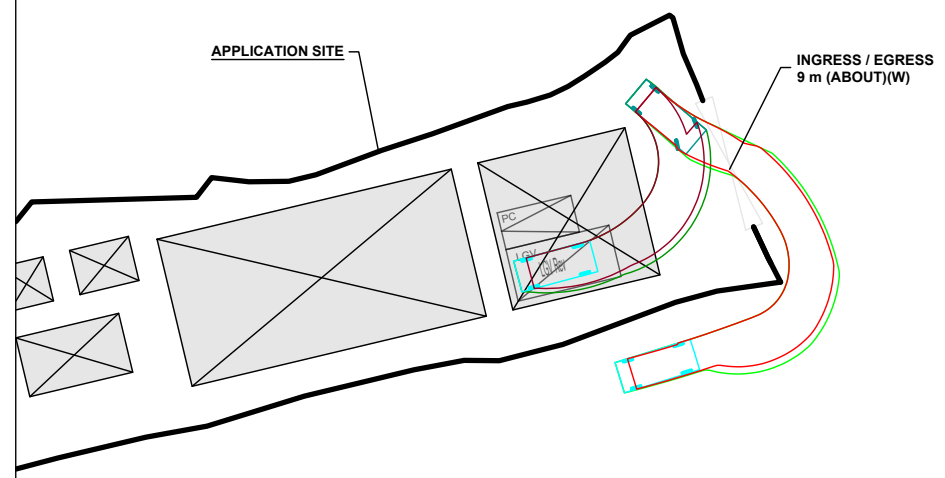
SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.1 m (W) X 5.2m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS TO THE APPLICATION SITE



FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/U/L SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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 1594 (PART) IN D.D. 118, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY MN	DATE 30.10.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE SWEPT PATH ANALYSIS (LGV)	
DWG NO. PLAN 10	VER. 001

LIST OF APPENDICES

- Appendix I** Details of the Affected Business Premises
Appendix II Details of Alternative Sites for Relocation



Appendix I

Details of the Affected Business Premises



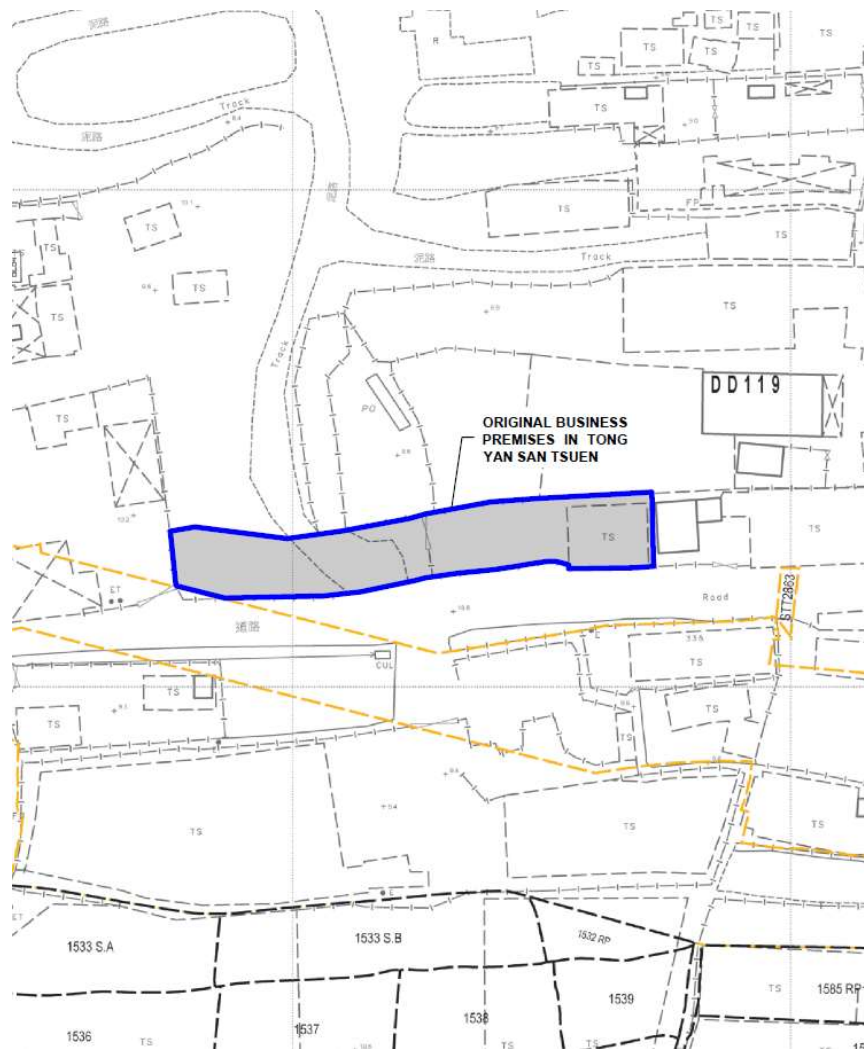
Appendix I - Details of the Affected Business Premises

Company Name: **Surplus Success Engineering Limited 成利工程有限公司**

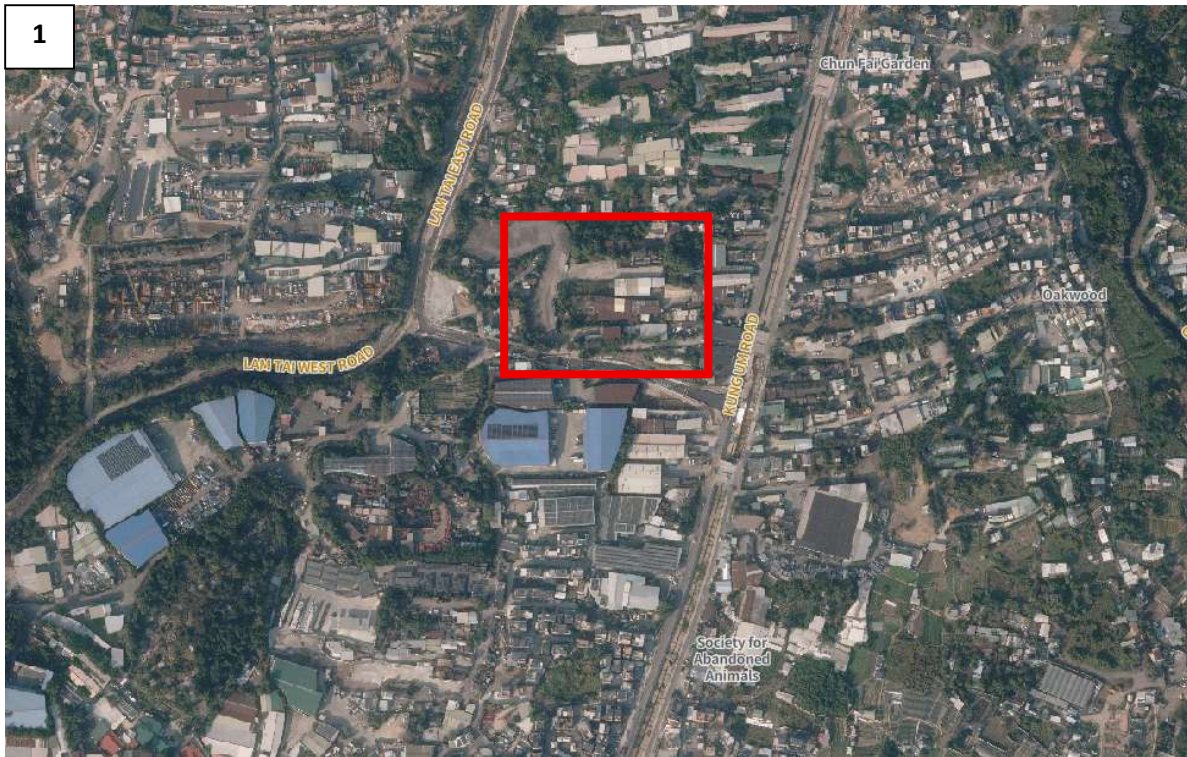
Details of the Affected Business Premises

Location: Lot 1523 RP (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories
(This private lot was reverted to the Government on 21.05.2025)

Use of Premises: Warehouse for Storage of Construction Materials, Construction Machinery, Used Electrical/Electronic Appliances and Parts and Scrap Metal



Site Photos of the Affected Business Premises



Source: GeoInfo Map



Source: GeoInfo Map

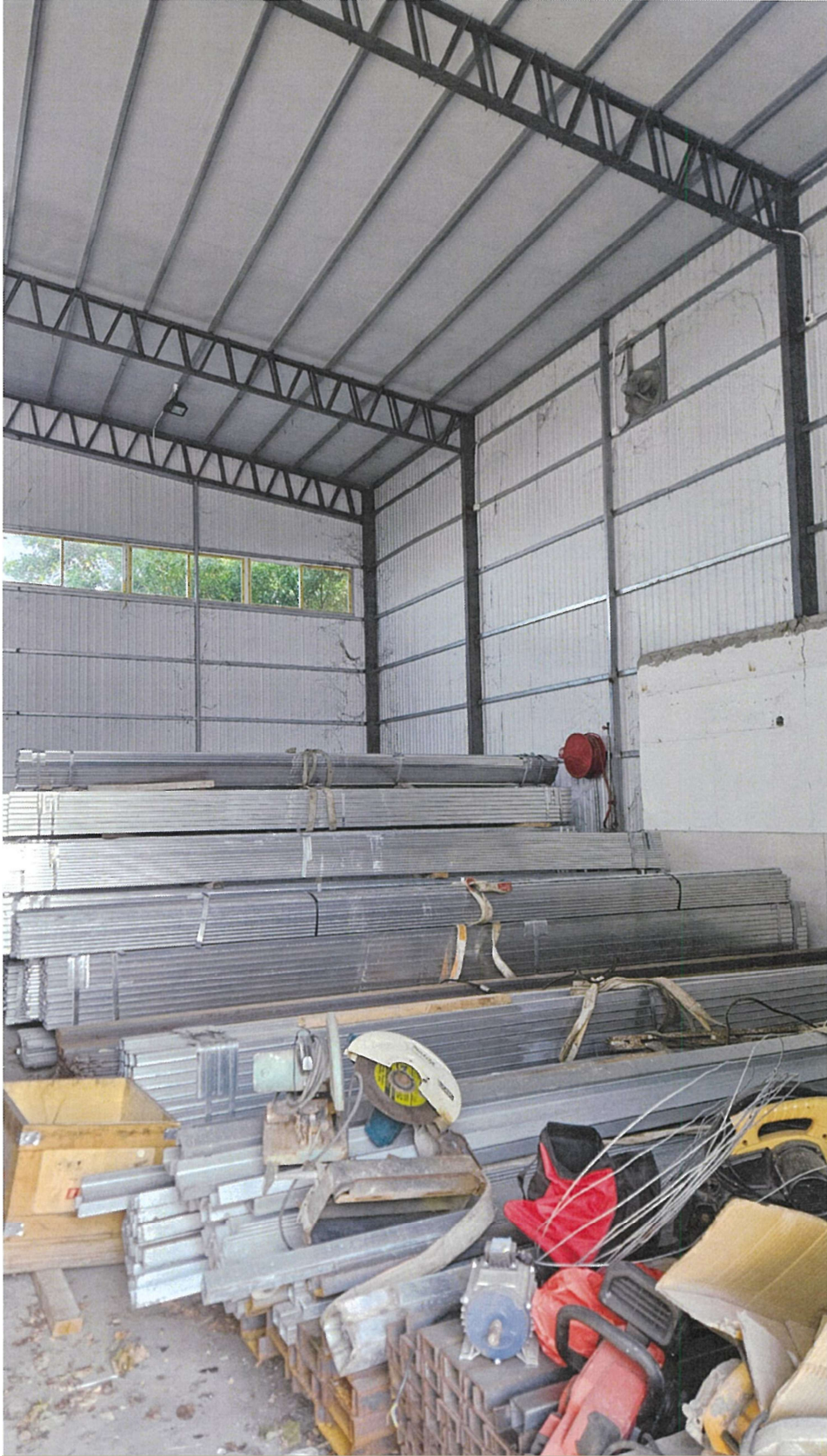




7



8



Land Resumption Notice (G.N. 972) dated 20.02.2025

G.N. 972

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR
PWP ITEM NO. 7827CL (PART)
ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT—
SECOND PHASE DEVELOPMENT

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. 1138 (Portion), 1139 (Portion), 1165 RP, 1166 S.A RP, 1166 S.B RP, 1167 (Portion), 1175 (Portion), 1176, 1184, 1185 (Portion), 4288 S.B, 4289, 4290 (Portion), 4583 S.A RP (Portion), 4584 RP (Portion), 4585 RP (Portion), 4594 RP (Portion), 4746 S.B RP (Portion), 4746 S.C RP, 4746 RP (Portion), 4748 RP (Portion) and 4750 S.A RP all in Demarcation District No. 116;

Lots Nos. 710, 711, 712, 713, 714, 716 RP, 717 RP, 718 RP, 720 RP (Portion), 721 RP, 722 RP, 723 RP, 724 S.B, 724 RP, 725 (Portion), 726 (Portion), 728 (Portion), 729 (Portion), 736 (Portion), 737 RP (Portion), 738 S.B, 738 S.C (Portion), 738 RP (Portion), 740 RP, 742 RP (Portion), 743 RP (Portion), 779 (Portion), 780 S.A (Portion), 781 (Portion), 782 RP (Portion), 783 (Portion), 799 RP (Portion), 800 RP (Portion), 801 RP (Portion), 802 RP (Portion), 803 RP (Portion), 804 RP, 805 RP, 806 RP (Portion), 807 RP, 808 RP, 813 RP, 814, 815 RP, 816 RP, 817 RP, 818 (Portion), 820 (Portion), 822 (Portion), 824 (Portion), 825 RP (Portion), 826 (Portion), 829 RP, 830 RP, 833 (Portion), 834 RP, 835, 836 (Portion), 837 (Portion), 838 (Portion), 1020 RP, 1021, 1022 (Portion), 1876 RP, 1877 (Portion), 1881 (Portion), 1882 (Portion), 1887 (Portion), 1889 (Portion), 1890 RP (Portion), 1891 (Portion), 1894 RP (Portion), 1901 RP (Portion), 1929 (Portion) and 1930 (Portion) all in Demarcation District No. 117;

Lots Nos. 242 RP (Portion), 243 S.A RP (Portion), 243 S.B (Portion), 243 RP (Portion), 244 (Portion), 245 (Portion), 250 (Portion), 251 (Portion), 252, 253 RP (Portion), 254 (Portion), 255, 256 S.A RP, 256 RP, 260 RP, 261 S.A (Portion), 261 RP (Portion), 268 RP, 269 (Portion), 270 RP, 271 RP, 272 RP (Portion), 273 (Portion), 314 RP (Portion), 315 (Portion), 316 (Portion), 317 (Portion), 319 (Portion), 320 (Portion), 322 S.A (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 327 S.A (Portion), 327 S.A ss.1 (Portion), 327 S.B (Portion), 327 S.C (Portion), 327 S.E RP (Portion), 328 (Portion), 334 (Portion), 337 RP (Portion), 338 RP (Portion), 341 (Portion), 342 RP (Portion), 345 (Portion), 346 S.A (Portion), 347 RP (Portion), 348 RP (Portion), 351 RP (Portion), 352 RP (Portion), 353 S.A RP (Portion), 353 S.B RP (Portion), 354 S.A [formerly known as 354 RP (Portion)], 354 RP (Portion), 355 RP (Portion), 356 RP (Portion), 357 RP (Portion), 358 RP (Portion), 359 RP (Portion), 360 S.A RP (Portion), 361 RP, 362 RP (Portion), 368 S.A RP (Portion), 368 RP (Portion), 392 RP, 394 RP (Portion), 396 RP, 397 (Portion), 400 RP (Portion), 402 RP, 403 (Portion), 404 RP, 405 RP, 406 (Portion), 410 (Portion), 1151 RP (Portion), 1152 S.A RP, 1152 S.B RP, 1152 S.C, 1152 S.D RP, 1153 RP, 1154 S.A RP, 1156 (Portion), 1159 RP (Portion), 1160 (Portion), 1162 RP (Portion), 1163 S.A RP, 1163 S.B, 1164 RP, 1167 S.A ss.2, 1167 S.A RP, 1167 S.B RP, 1170 S.A (Portion), 1198 S.E (Portion), 1198 S.G (Portion), 1200 (Portion), 1201 (Portion), 1202 RP, 1203 RP, 1204 S.B RP, 1204 RP, 1205 S.C, 1205 RP, 1206 S.B, 1206 S.C, 1206 RP, 1207 S.A, 1209, 1210 S.C (Portion), 1210 S.E ss.3 S.A, 1210 S.E ss.3 S.B, 1210 S.E ss.3 S.C, 1210 S.E ss.3 RP, 1210 S.E RP, 1210 S.F RP, 1210 S.G, 1210 S.H, 1210 RP (Portion), 1212 (Portion), 1213, 1214 RP, 1215 (Portion), 1216 (Portion), 1217 (Portion), 1218 (Portion), 1219 RP (Portion), 1220 RP (Portion), 1221 RP, 1222 RP, 1223 RP, 1224 S.A (Portion), 1224 RP, 1244 RP (Portion), 1245 RP (Portion), 1358 (Portion), 1363 (Portion), 1364 RP, 1366 (Portion), 1367 RP, 1368 RP (Portion), 1369 S.B (Portion), 1371 RP (Portion), 1372 RP (Portion), 1376 (Portion), 1377 (Portion), 1378 (Portion), 1379 (Portion), 1383 S.A (Portion), 1383 RP (Portion), 1384 S.A (Portion), 1386 (Portion), 1390 RP (Portion), 1393 RP (Portion), 1399 (Portion), 1401 S.A (Portion), 1401 S.B (Portion), 1401 S.C (Portion), 1401 S.D (Portion), 1402 (Portion), 1405 (Portion), 1406 (Portion), 1407 (Portion), 1410 RP

(Portion), 1414 (Portion), 1416 RP (Portion), 1420 RP (Portion), 1421 (Portion), 1429 (Portion), 1430 S.A (Portion), 1431 (Portion), 1433 S.A RP (Portion), 1433 RP (Portion), 1434 RP (Portion), 1438 S.A RP (Portion), 1438 S.B RP (Portion), 1438 S.C RP, 1438 S.D (Portion), 1439 RP (Portion), 1440 S.A (Portion), 1440 S.B (Portion), 1441 RP (Portion), 1442 RP (Portion), 1443 (Portion), 1446 RP (Portion), 1447 S.A (Portion), 1447 S.B (Portion), 1452 (Portion), 1453 (Portion), 1454 (Portion), 1455 RP (Portion), 1456 RP, 1457, 1458 (Portion), 1460 (Portion), 1461 (Portion), 1462 (Portion), 1463 S.A RP, 1463 S.B ss.1 RP, 1464 RP, 1465 RP, 1477 RP (Portion), 1478 (Portion), 1479 (Portion), 1480 (Portion), 1481 (Portion), 1482 RP (Portion), 1483 S.A RP (Portion), 1483 S.B RP (Portion), 1484 S.A RP (Portion), 1487 (Portion), 1488 S.A (Portion), 1488 RP (Portion), 1489 (Portion), 1514 (Portion), 1515 (Portion), 1517 (Portion), 1518 (Portion), 1519 (Portion), 1520 S.A (Portion), 1520 S.B (Portion), 1522 (Portion), 1523 RP (Portion), 1524 RP, 1525 RP (Portion), 1526 RP, 1527 RP, 1530 RP, 1531 S.A, 1531 S.B, 1532 (Portion), 1585 (Portion), 1586 S.A, 1586 S.B, 1587 RP, 1588, 1624 (Portion), 1627 (Portion), 1628 (Portion), 1630 RP (Portion), 1631 S.B ss.1 (Portion), 1631 S.B RP (Portion), 1631 S.C (Portion), 1635 (Portion), 1636, 1638 RP (Portion), 1639 RP, 1640 (Portion), 1641 (Portion), 1642 (Portion), 1653 (Portion), 1654 (Portion), 1655 S.A (Portion), 1655 S.B (Portion), 1655 S.E (Portion), 1656 RP (Portion), 1672 (Portion), 1673 (Portion), 1674 (Portion), 1675 (Portion), 1676 (Portion), 1677 (Portion), 1698 (Portion), 1702 (Portion), 1703 (Portion), 2013, 2014 RP, 2193 and 2194 all in Demarcation District No. 119;

Lots Nos. 2423 RP (Portion), 2428 RP (Portion), 2429 S.B (Portion), 2429 RP (Portion), 2466 RP (Portion), 2468 RP (Portion), 2609 RP (Portion), 2617 RP (Portion), 2620 RP (Portion), 2621 RP, 2623 RP (Portion), 2624 (Portion), 2625 (Portion), 2627 (Portion), 2629 RP (Portion), 2630 RP (Portion), 2632 RP (Portion), 2633 RP (Portion), 2634 RP, 2635 (Portion), 2636 (Portion), 2639 RP (Portion), 2646 (Portion), 2647 RP (Portion), 2684 S.G (Portion), 2684 S.H (Portion), 2684 S.I (Portion), 2684 S.J (Portion), 2684 S.K (Portion), 2684 S.L (Portion), 2684 RP (Portion), 2685 (Portion), 2686 (Portion), 2687 (Portion), 2688 (Portion), 2690 (Portion), 2691 (Portion), 2692 (Portion), 2693 (Portion), 2694 (Portion), 2695 (Portion), 2697 (Portion), 2714 (Portion), 2716 RP (Portion), 2717 RP (Portion) and 2718 RP (Portion) all in Demarcation District No. 120; and

Lots Nos. 264 RP (Portion), 265 (Portion), 266 (Portion), 267 (Portion), 268 RP (Portion), 298 RP (Portion), 299 RP (Portion), 300 RP [formerly known as 300 RP (Portion)], 301 S.A RP, 301 S.B RP (Portion) [formerly known as 301 S.B (Portion)], 302 RP, 337 S.A RP (Portion), 337 S.B RP, 337 S.C RP, 389 RP (Portion), 391 RP, 455 RP (Portion), 470 RP (Portion), 472 RP (Portion) [formerly known as 472 (Portion)], 473 RP (Portion) [formerly known as 473 (Portion)], 474 RP (Portion) [formerly known as 474 (Portion)], 475 RP (Portion) [formerly known as 475 (Portion)], 476 RP (Portion), 477 (Portion), 480 (Portion), 481 RP (Portion), 490 RP (Portion), 491 RP (Portion), 492 RP (Portion), 493 RP (Portion), 494 RP (Portion), 495 RP (Portion), 498 (Portion), 499 RP (Portion) [formerly known as 499 (Portion)], 501 RP (Portion), 507 RP, 508, 510 (Portion), 511, 512, 513 (Portion), 514, 516, 517 (Portion), 518 (Portion), 519 (Portion), 520, 527 S.A (Portion), 534 RP [formerly known as 534 (Portion)], 535 RP [formerly known as 535 (Portion)], 536 RP (Portion) [formerly known as 536 (Portion)], 537 RP (Portion) [formerly known as 537 (Portion)], 538 RP [formerly known as 538 (Portion)], 539 RP [formerly known as 539 (Portion)], 540 RP (Portion) [formerly known as 540 (Portion)], 541 RP (Portion) [formerly known as 541 (Portion)], 542 (Portion), 551 (Portion), 556 RP (Portion) [formerly known as 556 (Portion)], 557 (Portion), 559 RP (Portion) [formerly known as 559 (Portion)], 560 RP (Portion) [formerly known as 560 (Portion)], 561 RP [formerly known as 561 (Portion)], 562 RP [formerly known as 562 (Portion)], 563 RP [formerly known as 563 (Portion)], 564 RP [formerly known as 564 (Portion)], 565, 566, 567, 568 (Portion), 569 (Portion), 570 (Portion), 575 (Portion), 576 RP [formerly known as 576 (Portion)], 577 RP (Portion) [formerly known as 577 (Portion)], 579 RP (Portion) [formerly known as 579 (Portion)], 581 (Portion), 582, 584 (Portion), 585, 586, 587 (Portion), 588 RP (Portion) [formerly known as 588 (Portion)], 598, 599 (Portion), 600 (Portion), 615 (Portion), 616 (Portion), 617 (Portion), 618 (Portion), 619 (Portion), 620, 621 (Portion), 622 (Portion), 626 (Portion), 641, 642, 652 RP (Portion), 653 (Portion), 654 (Portion), 655 RP (Portion), 656 RP (Portion), 657 RP (Portion), 660 RP (Portion), 661 (Portion), 662 RP (Portion), 663 RP, 664 RP (Portion), 665 (Portion), 668 (Portion), 689 RP (Portion), 690 RP (Portion), 691 RP, 693 RP, 694 RP, 695 RP, 696, 697, 698 RP, 699 S.A (Portion), 699 S.B (Portion), 700, 701 (Portion), 702 RP (Portion), 703, 704, 705 RP, 706 RP, 707, 708, 709, 710 (Portion), 712 (Portion), 713 (Portion), 714 (Portion), 732 (Portion), 733 (Portion), 734 S.A RP, 734 S.B (Portion), 734 RP, 735 RP, 736 S.B (Portion), 737 S.B, 742

RP (Portion), 743 RP (Portion), 745 RP, 746, 747 (Portion), 751 (Portion), 753 (Portion), 754 RP (Portion), 755 RP (Portion), 756 RP (Portion), 757 RP, 761 RP (Portion), 858 RP (Portion), 860 (Portion), 866 RP (Portion), 867 S.A RP (Portion), 870 (Portion), 871 RP (Portion), 920 (Portion), 921 RP (Portion), 922 RP (Portion), 926 (Portion), 927 RP, 928 RP, 930 RP (Portion), 931 RP (Portion), 933 RP (Portion), 934 RP (Portion), 935 RP, 936 (Portion), 938 RP (Portion), 939 RP (Portion), 940 RP, 941 (Portion), 943 RP (Portion), 944 RP (Portion), 947 (Portion), 949 RP, 950 RP (Portion), 951 S.A (Portion), 954 (Portion), 955 S.B, 955 RP (Portion), 956 (Portion), 969 (Portion), 970 RP, 971 RP, 972 RP, 973 RP, 975 RP, 976, 977 RP, 978 (Portion), 981 RP (Portion), 982 RP (Portion), 983 RP (Portion), 984 RP (Portion), 991 RP (Portion), 992 RP (Portion), 993 (Portion), 995 RP (Portion), 996 RP (Portion), 997 RP (Portion), 998 RP (Portion), 999 RP (Portion), 1000 RP (Portion), 1001 (Portion), 1104 (Portion), 1105 RP (Portion), 1106 (Portion), 1109 (Portion), 1111 (Portion), 1115 (Portion), 1117 S.C (Portion), 1117 S.C ss.1 (Portion), 1117 S.D (Portion), 1118 (Portion), 1120 (Portion), 1198 RP (Portion), 1199 (Portion), 1200 (Portion), 1201 RP (Portion), 1207 S.C (Portion), 1207 RP (Portion), 1208 S.A RP (Portion), 1208 S.D (Portion), 1208 S.E (Portion), 1208 S.H, 1208 S.J ss.1 RP, 1209 RP (Portion), 1211 RP, 1263 RP, 1265 RP (Portion), 1266 RP (Portion), 1444 RP (Portion), 1462 RP (Portion), 1491 RP (Portion), 1496 RP, 1497, 1498 RP (Portion), 1500 (Portion), 1501 (Portion), 1502, 1503 (Portion), 1504 (Portion), 1511 (Portion), 1512 RP (Portion), 1516 RP (Portion), 1517 RP (Portion), 1521 RP (Portion), 1522 RP, 1523 RP, 1524, 1525, 1526, 1527 RP, 1528 RP, 1529 RP, 1530, 1531, 1532, 1533, 1535 (Portion), 1553 (Portion), 1554 RP (Portion), 1556 RP, 1557 RP (Portion), 1561 RP (Portion), 1621 RP (Portion) [formerly known as 1621 (Portion)], 1622, 1636 (Portion), 1637 S.A (Portion), 1637 S.B (Portion), 1637 S.C (Portion), 1637 S.D (Portion), 1637 S.F (Portion), 1637 RP (Portion), 1640 (Portion), 1641 S.A (Portion), 1641 RP (Portion), 1647 (Portion), 1648 (Portion), 1649 RP (Portion), 1650 RP, 1661 RP (Portion), 1663 RP (Portion), 1664 RP (Portion), 1666 (Portion), 1667 (Portion), 1669 (Portion), 1676 S.A (Portion), 1676 S.B (Portion), 1682 RP, 1829 S.A ss.2 RP (Portion) [formerly known as 1829 S.A ss.2 (Portion)], 1829 S.A ss.3 RP (Portion) [formerly known as 1829 S.A ss.3 (Portion)], 1829 S.A ss.4 (Portion), 1829 S.A ss.5 (Portion), 1829 S.A ss.7 (Portion), 1829 S.A ss.8, 1829 S.A ss.9 RP [formerly known as 1829 S.A ss.9 (Portion)], 1829 S.A ss.10 (Portion), 1829 S.A ss.11 (Portion), 1829 RP (Portion), 1831 RP (Portion), 1842 RP, 2008 S.A ss.1 RP (Portion), 2008 S.B ss.1 RP (Portion), 2008 S.B RP (Portion), 2008 S.C RP (Portion), 2008 S.E RP (Portion), 2008 S.G RP, 2008 S.N RP (Portion), 2008 S.Q RP (Portion) and 2050 all in Demarcation District No. 121

and shown coloured orange on the Resumption Plan No. YLM11021 and Modification Resumption Plans Nos. YLM11265 and YLM11377 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 3284 published on 2 June 2023 and 9 June 2023 and as modified by Government Notice No. 6741 published on 15 November 2024 and 22 November 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plans 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 and Modification Resumption Plans 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 20 February 2025.

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 20 May 2025, 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 21 May 2025.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics 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 Logistics 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 (gazettetlb@tlb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims 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 Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

20 February 2025

Vivianne TSE *Chief Estate Surveyor*/New Development Area

Land Resumption Notice (G.N. 1060) dated 20.02.2025

G.N. 1060

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR
YUEN LONG SOUTH DEVELOPMENT—
SECOND PHASE DEVELOPMENT (FIRST BATCH)

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. YLM11535:—

Lots Nos. 692 S.A (Portion), 692 S.B, 695, 696 S.A (Portion), 696 RP (Portion), 698 (Portion), 699 S.E (Portion), 703 S.A (Portion), 703 S.B ss.2 S.A (Portion), 703 S.B ss.3 S.A (Portion), 720 RP (Portion), 726 (Portion), 727, 728 (Portion), 729 (Portion), 730, 731 S.A, 731 RP, 732, 733, 734, 735, 736 (Portion), 737 RP (Portion), 738 S.C (Portion), 738 RP (Portion), 742 RP (Portion), 743 RP (Portion), 744 S.A, 744 S.B, 745, 746, 747, 748 (Portion), 749 (Portion), 750, 751, 752, 753 (Portion), 754 (Portion), 755 (Portion), 756 (Portion), 757 (Portion), 762 (Portion), 780 S.A (Portion), 781 (Portion), 782 RP (Portion), 783 (Portion), 791 (Portion), 792 (Portion), 795 (Portion), 796 (Portion), 797 (Portion), 798 (Portion), 799 RP (Portion), 800 RP (Portion), 801 RP (Portion), 802 RP (Portion), 803 RP (Portion), 806 RP (Portion), 1877 (Portion), 1878 (Portion), 1879(A) (Portion), 1879(B) (Portion), 1881 (Portion), 1882 (Portion), 1883 (Portion), 1884 (Portion), 1885 (Portion), 1887 (Portion), 1888, 1889 (Portion), 1890 RP (Portion) and 1891 (Portion) all in Demarcation District No. 117;

Lots Nos. 313 (Portion), 314 RP (Portion), 315 (Portion), 316 (Portion), 317 (Portion), 318, 319 (Portion), 320 (Portion), 321, 322 S.A (Portion), 322 S.B, 323, 324 (Portion), 325 (Portion), 326 (Portion), 327 S.A (Portion), 327 S.A ss.1 (Portion), 327 S.B (Portion), 327 S.B ss.1, 327 S.C (Portion), 327 S.D, 327 S.E RP (Portion), 328 (Portion), 329 S.A ss.1, 329 S.A ss.2, 329 S.A ss.3, 329 S.A ss.4, 329 S.A RP, 329 RP (Portion), 330 (Portion), 331 RP, 332 S.E, 332 RP, 333, 334 (Portion), 335, 336, 337 RP (Portion), 338 RP (Portion), 341 (Portion), 342 RP (Portion), 343, 344, 345 (Portion), 346 S.A (Portion), 346 S.B, 347 RP (Portion), 348 RP (Portion), 351 RP (Portion), 352 RP (Portion), 353 S.A RP (Portion), 353 S.B RP (Portion), 354 RP (Portion), 355 RP (Portion), 356 RP (Portion), 357 RP (Portion), 358 RP (Portion), 359 RP (Portion), 360 S.A RP (Portion), 362 RP (Portion), 368 S.A RP (Portion), 368 RP (Portion), 1040, 1041, 1042, 1043, 1044, 1045 S.A ss.1, 1045 S.A RP, 1045 S.B, 1046, 1047, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058 (Portion), 1059, 1060, 1061 (Portion), 1062 (Portion), 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1102, 1103, 1104, 1105, 1106, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118 S.A, 1118 S.B (Portion), 1118 S.C, 1118 S.D, 1119, 1120, 1121 (Portion), 1122 S.A (Portion), 1122 S.B (Portion), 1122 S.C, 1123, 1125 (Portion), 1126, 1127, 1128 (Portion), 1129 S.A (Portion), 1130 (Portion), 1131 (Portion), 1132 (Portion), 1133 (Portion), 1134 S.A, 1134 RP, 1135, 1136, 1137, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149 S.A, 1149 RP, 1150 S.A, 1150 RP, 1368 RP (Portion), 1369 S.A, 1369 S.B (Portion), 1369 S.C, 1369 S.D, 1369 S.E, 1370, 1371 RP (Portion), 1372 RP (Portion), 1373, 1374, 1375, 1376 (Portion), 1377 (Portion), 1378 (Portion), 1379 (Portion), 1380, 1381, 1382, 1383 S.A (Portion), 1383 RP (Portion), 1384 S.A (Portion), 1384 S.B, 1385, 1386 (Portion), 1387, 1388, 1389, 1390 RP (Portion), 1393 RP (Portion), 1394, 1395, 1396, 1397, 1398, 1399 (Portion), 1400, 1401 S.A (Portion), 1401 S.B (Portion), 1401 S.C (Portion), 1401 S.D (Portion), 1402 (Portion), 1403, 1404, 1405 (Portion), 1406 (Portion), 1407 (Portion), 1408, 1409, 1410 RP (Portion), 1414 (Portion), 1415 RP, 1416 RP (Portion), 1420 RP (Portion), 1421 (Portion), 1422, 1423, 1424, 1425, 1426, 1427, 1428 S.A, 1428 RP, 1429 (Portion), 1430 S.A (Portion), 1430 RP, 1431 (Portion), 1433 S.A RP (Portion), 1433 RP (Portion), 1434 RP (Portion), 1438 S.A RP (Portion), 1438 S.B RP (Portion), 1438 S.D (Portion), 1438 S.E RP, 1439 RP (Portion), 1440 S.A (Portion), 1440 S.B (Portion), 1441 RP (Portion), 1442 RP (Portion), 1443 (Portion), 1444, 1445, 1446 RP (Portion), 1447 S.A (Portion), 1447 S.B (Portion), 1448, 1449, 1450, 1451 S.A, 1451 RP, 1452 (Portion), 1453 (Portion), 1454 (Portion), 1455 RP (Portion), 1458 (Portion), 1459, 1460 (Portion), 1461 (Portion), 1462 (Portion), 1471 (Portion), 1472 S.A, 1472 S.B, 1474 RP, 1475 RP, 1476, 1477 RP (Portion), 1478 (Portion), 1479 (Portion), 1480 (Portion), 1481 (Portion), 1482 RP (Portion), 1483 S.A

RP (Portion), 1483 S.B RP (Portion), 1484 S.A RP (Portion), 1484 S.B, 1485, 1486 RP, 1487 (Portion), 1488 S.A (Portion), 1488 RP (Portion), 1489 (Portion), 1490 RP, 1492, 1493 S.A, 1493 S.B, 1493 RP, 1494 S.A, 1494 RP, 1495, 1496 S.A RP, 1496 S.B, 1496 S.C, 1496 S.D RP, 1498 RP, 1499, 1500 RP, 1502 RP (Portion), 1503 RP, 1504 S.B, 1504 S.C RP, 1504 RP, 1505, 1506, 1507 S.F, 1508 RP, 1510 RP, 1511, 1512, 1513, 1514 (Portion), 1515 (Portion), 1516, 1517 (Portion), 1518 (Portion), 1519 (Portion), 1520 S.A (Portion), 1520 S.B (Portion), 1521, 1522 (Portion), 1523 RP (Portion), 1525 RP (Portion), 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599 RP, 1606 RP, 1607 RP (Portion), 1613 S.C, 1614 RP (Portion), 1615 S.B RP, 1615 RP, 1616, 1617 (Portion), 1618, 1619, 1620, 1621 RP, 1623 RP, 1624 (Portion), 1625 S.A ss.2, 1625 S.B ss.2, 1626 S.A, 1626 RP, 1627 (Portion), 1628 (Portion), 1629 S.B, 1630 S.A, 1630 RP (Portion), 1631 S.A RP, 1631 S.B ss.1 (Portion), 1631 S.B RP (Portion), 1631 S.C (Portion), 1631 S.D, 1634 (Portion), 1635 (Portion), 1641 (Portion), 1642 (Portion), 1653 (Portion), 1654 (Portion), 1655 S.A (Portion), 1655 S.B (Portion), 1655 S.C, 1655 S.D, 1655 S.E (Portion), 1655 RP (Portion), 1656 RP (Portion), 1658 RP, 1659 RP (Portion), 1662 RP (Portion), 1667, 1668, 1669, 1670 S.A, 1670 S.B, 1670 S.C, 1670 S.D (Portion), 1670 S.E, 1671, 1672 (Portion), 1673 (Portion), 1674 (Portion), 1675 (Portion), 1676 (Portion), 1677 (Portion), 1695 (Portion), 1698 (Portion), 1701 (Portion), 1702 (Portion), 1703 (Portion), 1704, 1705 S.A (Portion) and 1705 S.B ss.1 (Portion) all in Demarcation District No. 119;

Lots Nos. 2423 RP (Portion), 2426 RP, 2427, 2428 RP (Portion), 2429 S.A, 2429 S.B (Portion), 2429 S.C, 2429 S.D, 2429 RP (Portion), 2430, 2431, 2432, 2433, 2434, 2437 S.B RP, 2620 RP (Portion), 2623 RP (Portion), 2629 RP (Portion), 2630 RP (Portion), 2632 RP (Portion), 2633 RP (Portion), 2635 (Portion), 2636 (Portion), 2639 RP (Portion), 2684 S.D, 2684 S.E, 2684 S.F, 2684 S.G (Portion), 2684 S.H (Portion), 2684 S.I (Portion), 2684 S.J (Portion), 2684 S.K (Portion), 2684 S.L (Portion), 2684 S.M, 2684 S.N, 2684 S.O, 2684 RP (Portion), 2685 (Portion), 2686 (Portion), 2687 (Portion), 2688 (Portion), 2689, 2690 (Portion), 2691 (Portion), 2692 (Portion), 2693 (Portion), 2694 (Portion), 2695 (Portion), 2696, 2697 (Portion), 2698 S.A, 2698 S.B, 2699, 2700, 2701, 2702, 2703, 2704 S.A, 2704 S.B, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712 S.A, 2712 S.B, 2713, 2714 (Portion), 2716 RP (Portion), 2717 RP (Portion) and 2718 RP (Portion) all in Demarcation District No. 120; and

Lots Nos. 298 RP (Portion), 299 RP (Portion), 301 S.B RP (Portion) [formerly known as 301 S.B (Portion)], 470 RP (Portion), 510 (Portion), 522 S.A, 525 S.A, 526 S.A, 527 S.A (Portion), 549 S.B, 1092 S.B ss.9 RP (Portion), 1103 (Portion), 1104 (Portion), 1105 RP (Portion), 1109 (Portion), 1111 (Portion), 1112 (Portion), 1113, 1115 (Portion), 1117 S.B (Portion), 1117 S.C (Portion), 1117 S.C ss.1 (Portion), 1117 S.D (Portion), 1118 (Portion), 1120 (Portion), 1145 S.C, 1145 S.E RP, 1145 S.F RP, 1145 S.O RP, 1145 S.P RP, 1145 S.Q ss.2, 1145 S.Q RP, 1145 S.V ss.3, 1145 S.V RP (Portion), 1190, 1192, 1193, 1194, 1195, 1196, 1197 S.A, 1197 S.B, 1198 RP (Portion), 1199 (Portion), 1200 (Portion), 1201 RP (Portion), 1202 RP (Portion), 1203 S.A RP (Portion), 1203 RP (Portion), 1204 RP (Portion), 1207 RP (Portion), 1208 S.A RP (Portion), 1208 S.D (Portion), 1208 S.E (Portion), 1209 RP (Portion), 1265 RP (Portion), 1266 RP (Portion), 1445 RP, 1447 RP, 1557 RP (Portion), 1561 RP (Portion), 1633 RP (Portion), 1636 (Portion), 1637 S.A (Portion), 1637 S.B (Portion), 1637 S.C (Portion), 1637 S.D (Portion), 1637 S.E, 1637 S.F (Portion), 1637 RP (Portion), 1638, 1639, 1640 (Portion), 1641 S.A (Portion), 1641 S.H, 1641 S.I, 1641 S.J, 1641 S.K, 1641 S.L, 1641 S.M, 1641 RP (Portion), 1649 RP (Portion), 1661 RP (Portion), 1663 RP (Portion), 1664 RP (Portion), 1665, 1666 (Portion), 1667 (Portion), 1668, 1669 (Portion), 1671, 1672, 1673, 1674, 1675, 1676 S.A (Portion), 1676 S.B (Portion), 1793 RP, 1816, 1820, 1829 S.A ss.3 RP (Portion) [formerly known as 1829 S.A ss.3 (Portion)], 1831 RP (Portion), 1842 S.F RP (Portion), 1874 (Portion), 1875 S.A (Portion), 2008 S.A ss.1 RP (Portion), 2008 S.B ss.1 RP (Portion), 2008 S.B RP (Portion), 2008 S.J RP (Portion), 2008 S.N RP (Portion) and 2008 S.Q 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 20 February 2025. Upon expiration of the notice period at midnight on 20 May 2025, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 21 May 2025.

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:—

<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.

20 February 2025

CHIU Lee-lee, Lily *Deputy Director/Specialist, Lands Department*

Letter from Lands Department to the applicant regarding YLS NDA land resumption

電話 Tel: 3590 3040
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep18@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA/YLS/BUT/SPDQ3/172
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
新發展區組
NEW DEVELOPMENT AREA 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.

新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landso.gov.hk

新界元朗

██████████
森林發展建設有限公司
(經辦人: ██████████)

張先生:

現場派遞及郵遞

DD11/PLG/1523

元朗南第二期發展

露天/戶外業務清拆編號: Y11/1051-1055

本署曾於2023年1月30日致函貴公司，但至今仍未收到貴公司進一步回覆或只遞交部份相關文件。如貴公司已遞交所有相關文件，則無須理會本信。

現特此致函再次要求貴公司提供相關文件以茲證明貴公司營運的業務地點的營運年期。為使本署能適時處理審核有關貴公司可獲露天/戶外業務經營者的特惠津貼資格之工作，請貴公司於2024年4月10日或之前向本辦事處提供下列文件的副本(如適用)，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日(即2020年7月10日)前2年的營運單據:
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本處將於稍後時間再與貴公司聯絡以便查閱上述文件的正本。如有需要，本處可能要求貴公司提供一切其他所需資料及文件。倘若本署在上述限期屆滿前仍未收到相關之證明文件，本署將不能繼續處理貴公司的資格審核工作。

如貴公司對此事有任何查詢，請於辦公時間內致電本署新發展區組區先生（電話：3596 3431）或與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(謝佩杏 杏蘭 代行)

副本送：
地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年3月27日

Memorandum of Understanding between the affected business operator and the applicant

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	森林發展建設有限公司 Forest Development & Construction Company Limited
公司註冊證明書 / 商業登記證號碼	:	1935040
規劃申請的申請人 (乙方)	:	成利工程有限公司 Surplus Success Engineering Limited
公司註冊證明書 / 商業登記證號碼	:	2639425

甲方 為位於元朗厦村丈量約份第 119 約地段第 1523 號餘段 (部分) 的業務經營者，由於受到政府的元朗南發展之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 118 約地段第 1594 號 (部分) (確實地段待定) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。

乙方 作為規劃申請的申請人，受 甲方 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，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。



森林發展建設有限公司 (甲方)

業務經營者簽署



成利工程有限公司 (乙方)

規劃許可申請人簽署

2025 年 10 月 28 日

Appendix II

Details of Alternative Sites for Relocation



Appendix II - Alternative Sites for the Relocation of the Applicant's Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 89, Sha Ling, Man Kam To, New Territories	Various Lots in D.D. 80, Lin Ma Hang, New Territories	Lot 1573 (Part) in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site Area	3,678 m ² (about)	24,446 m ² (about)	1,560 m ² (about)	13,320 m ² (about)	2,900 m ² (about)	864 m ² (about)
Accessibility	Accessible from Kong Nga Po Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Mak Yuen Wai Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Tai Shu Ha Road West via a local access
Distance from Original Premises	15.4 km (about)	20.0 km (about)	4.26 km (about)	6.12 km (about)	7.24 km (about)	2.31 km (about)
Outline Zoning Plan	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Ngau Tam Mei OZP No.: S/YL-NTM/14	Approved Tai Tong OZP No. S/YL-TT/20
Zoning	"Agriculture" ("AGR")	"Recreation" ("REC")	"Green Belt" ("GB")	"Coastal Protection Area" ("CPA")	"Green Belt" ("GB")	"Agriculture" ("AGR")
Existing Condition	Covered with vegetation and tree groups	Mostly vacant and partially hard-paved	Mostly vegetated	Occupied by fishpond and temporary structures	Covered with tree groups and vegetation	Generally flat and vacant, partially covered with vegetation
Surrounding Area	Surrounded by tree groups, open storage yard and structures for residential use	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by woodland, public roads, temporary structures and village houses	Surrounded by fishpond and some temporary structures	Surrounded by ponds, agricultural land and temporary structures for residential use	Surrounded by vacant land covered with vegetation and temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Relatively distanced from original premises - Remote Location	<u>Not suitable</u> for relocation: - Much larger than the original premises - Remote location - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Falls within the "GB" zone - Remote location - Not compatible with the surrounding area - Dense residential structures in the vicinity	<u>Not suitable</u> for relocation: - Falls within the "CPA" zone - Pond filling is required - Narrow roads nearby, unfriendly for larger vehicles - Remote location	<u>Not suitable</u> for relocation: - Tree felling is required - Active agricultural activities found - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - Easily accessible from public road - Relatively flat and vacant - No active agricultural activities - In close proximity from the original premises



盈卓
規劃
有限公司

Our Ref. : DD118 Lot 1594 & VL
Your Ref. : TPB/A/YL-TT/757

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

By Email

15 January 2026

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/757)

We are writing to submit further information to respond to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Kevin LAM

email: ekytam@pland.gov.hk)
email: kthlam@pland.gov.hk)



1st Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/757)

- (i) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG, Tel: 2835 2164)		
(1)	Please confirm whether the toilet indicated in the layout plan is portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	<p>The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.</p> <p>The applicant confirmed the proposed toilet is a portable toilet where professional licensed collectors will be arranged by the applicant to collect and dispose the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.</p>
(2)	Please confirm whether the workshop activities will be carried out in enclosed structures with mechanical ventilation, and confirm whether its exhaust outlet will be located as far as practicable from the nearby sensitive uses; and	Please confirm that workshop activities will be carried out in enclosed structures with mechanical ventilation, and its exhaust outlet will be located as far as practicable from the nearby sensitive uses during the design stage after the planning application is approved by the Town Planning Board.



Our Ref. : DD118 Lot 1594 & VL
Your Ref. : TPB/A/YL-TT/757

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

By Email

23 February 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/757)

We are writing to submit further information for clarifications upon the subject application
(Appendix I).

Should you require more information regarding the application, please contact the
undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is positioned to the left of a circular blue stamp. The stamp contains the company name 'R-riches Planning Limited' and its Chinese equivalent '盈卓規劃有限公司' around the perimeter.

Danny NG
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM
(Attn.: Mr. Kevin LAM

email: ekytam@pland.gov.hk)
email: kthlam@pland.gov.hk)



2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/757)

- (i) The applicant would like to submit the following clarifications:

The applicant would to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by EPD; as well as to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 ‘Construction Site Drainage’ to minimise any potential environmental impacts on nearby water bodies during the construction of the project, as well as the surrounding areas.

(3)	Please clarify whether there is any burning, melting, washing or cleaning of recycling materials activities will be involved in the proposed use.	Please be confirmed that there will be no burning, melting, washing or cleaning of recycling materials activities involved in the proposed use.
Comments of the Director of Agriculture, Fisheries and Conservation (DAFC) (Contact Person: Dr. Azaria K. Y. WONG, Tel: 2150 6932)		
(1)	From agricultural perspective - The subject site falls within the "AGR" zone and is generally vacant. 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 not supported from agricultural perspective.	Noted. 2.5 m high solid metal fencing will be erected along the site boundary to minimise adverse impacts to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis. No open storage activities, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
(2)	From nature conservation perspective - There is a watercourse to the southwest of the application site. The applicant is advised to take appropriate measures to prevent polluting the watercourse.	No filling of land other than the permitted level will be carried out within the Site by the applicant during construction and operational phases. Such measures will be implemented by the applicant after the planning application is approved so that adverse impacts will be lessen to the surroundings.

**Similar Applications within the Subject “Agriculture” Zone
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/575	Proposed Temporary Warehouse for Storage of Metal and Timber for a Period of 3 Years	9.12.2022 [Revoked on 9.6.2024]
2	A/YL-TT/608	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	13.10.2023 [Revoked on 13.7.2025]
3	A/YL-TT/648	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	7.6.2024
4	A/YL-TT/651	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	25.10.2024
5	A/YL-TT/671	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land	4.10.2024
6	A/YL-TT/717	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	7.11.2025
7	A/YL-TT/739	Temporary Warehouse (Excluding Dangerous Goods Godown) for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025
8	A/YL-TT/741	Proposed Temporary Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	21.11.2025

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No in-principle objection to the application from the public drainage point of view provided that that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to fire service installations being provided to his satisfaction.
- Advisory comments as detailed in **Appendix IV**.

5. Environment

Comments of the Director of Environmental Protection:

- No objection to the application.

- No environmental complaint concerning the application site (the Site) has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. Electricity Safety

Comments of the Director of Electrical and Mechanical Services:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

8. District Officer's Comments

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comment from the village representatives in the vicinity.

9. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

The Site is situated in area of rural fringe landscape characterised farmlands to the south and temporary structures to the north of the Site. The Site is largely covered by bare soil with overgrown. As no existing landscape resources are observed within the Site, no significant adverse landscape impact arising from the proposed use is anticipated.

10. Other Departments

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erect within the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given that the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Commissioner for Transport that:
 - (i) consent of the owners/managing departments of the local track and footpath should be obtained for using it as the access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No vehicles are allowed to queue back to public roads or reverse onto/from public roads;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for maintaining any access connecting the Site and Tai Shu Ha Road West; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to nearby public roads and drains;
- (f) to note the comments of the Director of Environmental Protection:
 - (i) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by Environmental Protection Department to minimise the potential environmental nuisances on the surrounding areas;
 - (ii) to arrange licensed collectors to collect and dispose sewage and waste from the Site regularly;
 - (iii) all workshop activities should be carried out in the enclosed structures with mechanical ventilation, and its exhaust outlet should be located as far as practicable, as proposed by

the applicant; and

- (iv) to implement appropriate pollution control measures outlined in the Professional Persons Environmental Consultative Committee (ProPECC) Practice Notes 2/24 'Construction Site Drainage' to minimise any potential environmental impacts on nearby water bodies during the construction of the project;

- (g) to note the comment of the Director of Agriculture, Fisheries and Conservation that:

the applicant is advised to take appropriate measures to prevent polluting the watercourse nearby;

- (h) to note the comments of the Director of Fire Services that:

- (i) the layout plans for the proposed fire service installations (FSIs) should be drawn to scale and depicted with dimensions and nature of occupancy;
- (ii) the location of the proposed FSIs to be installed should be clearly marked on the layout plans; and
- (iii) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap 123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;

- (i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) for unauthorized building works (UBWs) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (iv) five structures and associated filling of land are applied in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of BA should be obtained, otherwise they are UBWs under the BO. An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (v) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vi) detailed checking under the BO will be carried out at building plan submission stage; and

- (j) to note the comments of the Director of Electrical and Mechanical Services that:

in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.



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Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

22nd December, 2025.

Dear Sir/ Madam,

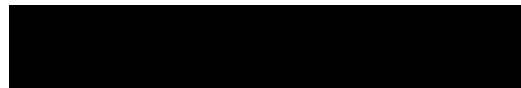


By email only

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with
Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
(A/YL-TT/757)**

1. We refer to the captioned.
2. In early December 2024, the government proposed to designate 37 sites as Agricultural Priority Areas (APAs)¹. One of these proposed APAs is located at Sung Shan New Village¹. According to the relevant government document¹, the objectives of this APA policy are as follows:
 - *To promote the overall sustainable development and industrial diversification of the local agriculture industry, the Government proposed to delineate some quality farmland as Agricultural Priority Areas (APAs) through administrative means to achieve the policy objective of putting the relevant land into active agricultural use, and to roll out support measures to facilitate long-term active farming use for APAs.*
3. The document¹ also states:
 - *To implement the proposal on APAs, the Government plans to promulgate a "Policy Statement" to set out, through administrative means, its policy objective of*

¹ <https://www.legco.gov.hk/yr2024/english/panels/fseh/papers/fseh20241210cb2-1591-1-e.pdf>





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Kadoorie Farm & Botanic Garden Corporation

delineating APAs to preserve quality farmland for long-term agricultural development and their relevant locations. This serves to inform the public of the Government's policy to prioritise agriculture use on the relevant land, and provide a guiding direction for the Government and the private sector on the future planning of the relevant land use.

4. We urge the Board to investigate with relevant authorities as to whether the current application site is located within one of the proposed APAs (e.g., Sung Shan New Village). If it is not within APA, we also urge the Board to investigate with relevant authorities as to how close the Sung Shan New Village APA would be to the current application site, and then to consider with relevant authorities as to whether the proposed use would cause potential impacts to affect this APA. Although the relevant government paper for APA¹ mentions the followings: 'As for planning applications for non-agricultural use of farmland outside APAs, objections will normally not be raised by AFCD from agricultural perspective', we still would like the Board to consider our concern as stated above.

5. However, if the site is within APA (even not the entire site is within APA), we urge the Board to consider, after consulting relevant authorities, as to whether it is appropriate to approve this application. We urge the Board to consider whether the approval of this application would affect the APA policy proposed by the government.

6. We urge the Board to consider whether the site is still arable. The proposed development is unlikely to be in line with the planning intention of the Agriculture zone, and we urge the Board to reject the application. The Board should also consider whether the site (e.g., filled area) would need to be reinstated upon the expiry of the planning permission, if it is to be approved; if yes, then whether this should be set as an approval condition.

7. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月23日星期二 3:55
收件者: tpbpd/PLAND
主旨: A/YL-TT/757 DD 118 Tai Tong
類別: Internet Email

A/YL-TT/757

Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long

Site area: About 864sq.m

Zoning: "Agriculture"

Applied use: Warehouse / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. No record of previous applications.

Another R-Riches copy and paste relocation sob story.

This is not Cat 2 designated. Moreover, these small warehouse operations are notorious for failure to comply with regulations, in particular with regard to Fire Safety.

Dev Bureau has promised many times to limit the spread of brownfield operations and to encourage the development of large purpose-built logistics parks.

Its continued support for ramshackle operations like this is contrary to the Good Story we are bombarded with on Hong Kong being a leading edge technology centre when reality is third world. DB is shameless in its support of expediency over providing a modern living environment.

The application should be rejected.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

2 附加

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月01日星期四 18:11
收件者: tpbpd/PLAND
主旨: A/YL-TT/757 DD 118 Tai Tong
類別: Internet Email

A/YL-TT/757

Lot 1594 (Part) in D.D. 118, Tai Tong, Yuen Long

Site area: About 864sq.m

Zoning: "Agriculture"

Applied use: Warehouse/ 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Another Copy and Paste R-Riches relocation sob story. Hopefully the consultant is not charging applicants for a 5-min exercise.

No previous history of applications, The location is NOT CAT 2 zoning. Moreover, it is part of a cluster of lots with active agriculture use.

I attended the Tai Tong OZP meeting. A generous amount of land was zoned for logistics and brownfield use. This in addition to the large amount of Agriculture zoning allocated to Cat 2 to accommodate relocations.

DevB when consulting Legco and other parties with regard to its plans for NT never advised that all Agriculture land could be converted to brownfield as long as the operator could provide details of relocation.

The application should be rejected.

Mary Mulvihill