

2026年 3月 3 08

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
申請的資料。

The application is received on 2026-03-30.
The Planning Board will formally acknowledge
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

2600775 27/3 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YC-NSM/367
	Date Received 收到日期	2026-03-30

- 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

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Rich Valley Limited 富谷有限公司

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / 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 3719 S.C RP (Part) in D.D. 104, Pok Wai, 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 7,736 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 10,931 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	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area" "Residential (Group D)"
(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的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- 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的合理步驟

- 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 _____ (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 _____ (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 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 2,198sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 5,538sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

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 10,931sq.m About 約

Proposed gross floor area 擬議總樓面面積 10,931sq.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	WAREHOUSE (DANGEROUS GOODS GODOWN), SITE OFFICE, WASHROOM	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	RAIN SHELTER FOR L/UL ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	

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 4

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 N/A

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) Container Vehicle 3

Proposed operating hours 擬議營運時間 Monday to Saturday from 07:00 to 19:00, no operation on Sunday and public holiday																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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 Kam Pok Road East via Kam Pok Road. 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) <input type="checkbox"/>																														
(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？	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	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/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 7,736 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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"/>																														
(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%;">On environment 對環境</td> <td style="width:10%;">Yes 會 <input type="checkbox"/></td> <td style="width:10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>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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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)</p> <p>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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(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	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<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>_____</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>_____</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>
(f) Renewal period sought 要求的續期期間	<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



Applicant 申請人 / Authorised Agent 獲授權代理人

Matthew NG

Director (Planning and Development)

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) Member 會員 / Fellow of 資深會員

專業資格

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

MRTPI, MPPIA, MCIP-I, CMILT

Others 其他

on behalf of R-riches Planning Limited 盈卓規劃有限公司
代表

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



Date 日期

26/03/2026

(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

- 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：
 - 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
 - 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。
- 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。
- 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 as far as possible. 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 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories
Site area 地盤面積	7,736 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	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area" "Residential (Group D)"
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 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	10,931	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4	<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	2			
(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	7m - 13m (about)	<input type="checkbox"/> (Not more than 不多於) m 米		
			1 - 2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層		
(iv)	Site coverage 上蓋面積	72	%	<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		4		
		Private Car Parking Spaces 私家車車位		4		
		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)		N/A		

		Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		3		
		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		N/A		
		Medium Goods Vehicle Spaces 中型貨車位		N/A		
		Heavy Goods Vehicle Spaces 重型貨車車位		N/A		
		Others (Please Specify) 其他 (請列明)		N/A		
		Container Vehicle _____		3		

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
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning/land resumption of the original premises; Plan showing alternative sites for relocation; Aerial photo of the Site; Plan showing filling of land at the Site; and Swept path analysis		
<u>Reports 報告書</u>		
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/>		
<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 FOR A PERIOFD OF 3 YEARS AND ASSOCIATED FILLING OF LAND
IN “OTHER SPECIFIED USES” ANNOTATED “COMPREHENSIVE DEVELOPMENT TO INCLUDE
WETLAND RESTORATION AREA” AND “RESIDENTIAL (GROUP D)” ZONES,**

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

PLANNING STATEMENT

Applicant

Rich Valley Limited

Consultancy Team

Planning Consultant: **R-riches Planning Limited**



March 2025

FILE CONTROL

FILE NAME : *DD104 Lot 3719 S.C RP - Planning Statement (20260306) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD104 Lot 3719 S.C RP – Warehouse in NSW (NDA)\Submission (Feb 26)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Rich Valley 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 3719 S.C RP (Part) in D.D. 104*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260310)	LT (20260309)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the Relocation of the Applicant's Business Premises Affected by The Development of Yuen Long South New Development Area</i>	7
<i>Applicant's Effort in Identifying Suitable Site for Relocation</i>	7
<i>Applied Use is the Same as The Affected Business in Tong Yan San Tsuen</i>	8
<i>Approval of The Application Would Not Frustrate the Long-Term Planning Intention of the "OU(CDWRA)" and "R(D)" Zones</i>	9
<i>The Proposed Development is not Incompatible with Surrounding Land Use</i>	9
3. SITE CONTEXT	10
<i>Site Location</i>	10
<i>Accessibility</i>	10
<i>Existing Site Condition</i>	10
<i>Surrounding Area</i>	10
4. PLANNING CONTEXT	11
<i>Zoning of the Application Site</i>	11
<i>Planning Intention</i>	11
<i>Filling of Land Restrictions</i>	11
<i>Previous Application</i>	11
<i>Similar Application</i>	12
<i>Land Status of the Application Site</i>	12
5. DEVELOPMENT PROPOSAL	13
<i>Development Details</i>	13
<i>Filling of Land at the Site</i>	13
<i>Operation Mode</i>	14
<i>No Traffic Impact</i>	14
<i>No Adverse Environmental Impact</i>	15
<i>No Landscape Impact</i>	16
<i>No Drainage Impact</i>	16
<i>Fire Safety Aspect</i>	16
6. CONCLUSION	17

APPENDICES

Appendix I	Details of Original Premises
Appendix II	Details of Alternative Sites for Relocation

LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Original Premises – Locations and Zonings
Plan 5	Original Premises – Location and Development Phasing of the Yuen Long South Development Area
Plan 6	Alternative Sites for Relocation
Plan 7	Aerial Photo
Plan 8	Layout Plan
Plan 9	Filling of Land
Plan 10	Swept Path Analysis (Container Vehicle)

LIST OF TABLES

Table 1	Differences between the Original Premises and The Application Site
Table 2	Development Parameters of the Proposed Development
Table 3	Details of Proposed Structures
Table 4	Parking and Loading / Unloading Provisions
Table 5	Estimated Trip Generation and Attraction of the Proposed Development

EXECUTIVE SUMMARY

- The applicant seeks to apply for planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) (D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned as "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area" ("OU(CDWRA)") and "Residential (Group D)" ("R(D)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11. The Site occupies an area of 7,736 m² (about). A total of two structures are proposed at the Site for warehouse (excluding D.G.G), site office, washroom and rain shelter for loading/unloading (L/UL) activities with total GFA of 10,931 m² (about), the remaining area is reserved for vehicle parking and L/UL spaces and circulation area.
- The Site is accessible from Kam Pok Road East via Kam Pok Road. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The current application is intended to facilitate the relocation of the applicant's business premises affected by land resumption for the development of Yuen Long South Development Area (YLS DA);
 - The applicant has spent effort in identifying suitable site for relocation;
 - The applied use is similar as the applicant's original premises;
 - No significant adverse impact is anticipated from the proposed development; and
 - The proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "OU (CDWRA)" and "R(D)" zones.
- Details of development parameters are as follows:

Application Site Area	7,736 m ² (about)
Covered Area	5,538 m ² (about)
Uncovered Area	2,198 m ² (about)
Plot Ratio	
	1.4 (about)
Site Coverage	
	72% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,931 m ² (about)
Building Height	
	7m - 13m (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學圍丈量約份第 104 約第 3719 號 C 分段餘段 (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《南生圍分區計劃大綱草圖編號 S/YL-NSW/11》上劃為「其他指定用途」註明「綜合發展包括濕地修復區」及「住宅(丁類)」用途地帶。申請地盤面積為 7,736 平方米 (約)。申請地點將設有 2 座構築物作貨倉 (危險品貨倉除外)、辦公室、洗手間及上/落貨的避雨亭，構築物的總樓面面積合共為 10,931 平方米 (約)，其餘地方將預留作車輛上/落貨、停泊位及流轉空間。
- 申請地點可從錦學路東經一條錦學路前往。擬議發展的作業時間為星期一至六上午 7 時至下午 7 時。星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 本申請旨在協助申請人原來的經營處所受政府元朗南發展區發展收地影響而需遷移業務處所；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請的用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可則不會影響「其他指定用途 (綜合發展包括濕地修復區)」及「住宅 (丁類)」用途地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	7,736 平方米 (約)
上蓋總面積：	5,538 平方米 (約)
露天地方面積：	2,198 平方米 (約)
地積比率：	1.4 (約)
上蓋覆蓋率：	72% (約)
樓宇數目：	2 座
總樓面面積	10,931 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	10,931 平方米 (約)
構築物高度：	7 米- 13 米 (約)
構築物層數：	1 - 2 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Rich Valley Limited**¹ (the applicant) to make submission on their behalf to the Board under the S.16 of the Ordinance in respect to *Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories* (the Site) (**Plans 1 to 3**).
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**' (proposed development). The Site currently falls within an area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, the proposed use, i.e. 'warehouse' is not a column one nor two use within the aforesaid zones. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 1.3 In support of the proposal, a set of indicative development plans and drawings and supplementary information are provided with the planning statement (**Plans 1 to 10 and Appendices I to II**). Sets of assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of Government departments and members of the Board.

¹ **Rich Valley Limited** (the applicant) is authorized by **Starwall Solar System Limited** 星際太陽能有限公司 (the affected business operator) to facilitate the relocation of his existing 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 the development of the YLS DA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected business premises in Tong Yan San Tsuen due to land resumption to pave way for the development of the YLS DA (**Appendix I** and **Plans 4 to 5**). The original premises (i.e. *formerly Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121*) currently falls within an area zoned as "Other Specified Use" annotated "Storage and Workshop Uses" ("OU(SWU)") and area shown as 'Road' on the Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 (**Plan 4**).
- 2.2 The applicant had been operating its business premises in Tong Yan San Tsuen (i.e. *Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121*) for 'storage' use since the 2010s. According to the Notes of the OZP, 'warehouse' use is a column one use under "OU(SWU)" zone, which is always permitted (**Plan 5**). The applicant later seeks planning permission from the Board to convert the 'warehouse' premises to 'shop and services with ancillary vehicle repair workshop' uses to meet the operational need in 2021. The planning application (No. A/YL-TYST/1090) for 'Proposed Temporary Shop and Services with Ancillary Vehicle Repair Workshop', was approved by the Board on a temporary basis of 5 years on 14/05/2021.
- 2.3 However, the outbreak of the COVID-19 reduced the customers' willingness to visit physical premises, which made it difficult for the applicant to continue operating the 'shop and services' business during the pandemic. In order to overcome the operational challenges, the applicant converted the existing structures, which were previously approved under the S.16 planning application No. A/YL-TYST/1090, for the original 'warehouse' use in 2022.
- 2.4 According to the implementation program of the development of YLS DA, the applicant's original premises fall within site under the *First and Second Phases Development of the YLS DA (Plans 4 to 5)*. As land where the affected business premises (i.e. the application site of the application No. A/YL-TYST/1090) has already been resumed and reverted to the Government in 2022. Therefore, the applicant desperately needs to identify a suitable site for relocation to continue their business premises.

Applicant's effort in identifying suitable site for relocation

- 2.5 While the applicant has spent effort to relocate their 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 or accessibility (**Appendix II** and **Plan 6**). After a lengthy site search process, the Site was identified for relocation as it is relatively flat and easily accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**).

Applied use is similar to the affected business in Tong Yan San Tsuen

- 2.6 The proposed development involves the operation of warehouse for storage of vehicle parts and miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied use is similar as the affected business premises in Tong Yan San Tsuen. The area of the Site (*i.e. about 7,736 m², +9%*) and covered area (*i.e. about 5,538 m², +19%*) are similar to the original premises, details of the original premises are shown at **Table 1** below:

Table 1: Differences between the Original Premises and The Site

Development Parameters	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	6,320 m ² (about)	7,736 m ² (about)	+1,416 m ² , +22% (about)
Covered Area	3,340 m ² (about)	5,538 m ² (about)	+2,198 m ² , +66% (about)
GFA	2,980 m ² (about)	10,931 m ² (about)	+7,951 m ² , +267% (about)

- 2.7 While the site area and the GFA of the proposed development are larger than the affected business premises, a significant portion of the Site (*i.e. about 2,198 m², 28%*) is uncovered and designated for manoeuvring and parking of vehicles, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for L/UL of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.
- 2.8 With the growth in online shopping has stimulated demand for indoor storage spaces in Hong Kong since the 2010s, the applicant has previously proposed expanding the operation scale in order to alleviate the pressing demand for local storage spaces at the original premises. However, the Government's land resumption proposal to facilitate the YLS DA has resulted in a temporary suspension of the applicant's business expansion plan. The proposed scheme at the Site offers an excellent opportunity to facilitate the applicant's initial business expansion plan. The increased GFA at the Site would create a significant number of job opportunities for residents of the New Territories as well as to support the local warehouse industry.

Approval of the application would not frustrate the long-term planning intention of the "OU(CDWRA)" and "R(D)" zones

- 2.9 Although the Site falls within area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11, no existing pond nor wetland have been identified at the Site (**Plans 2 and 7**). Furthermore, the applicant, i.e. the sole owner of the Site currently has no intention to develop the Site for long-term use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intentions of the "OU(CDWRA)" and "R(D)" zones and would better utilize deserted land in the New Territories.
- 2.10 Despite the fact that the proposed development is not in line with planning intentions of the "OU(CDWRA)" and "R(D)" zones, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" and "R(D)" zones.

The proposed development is not incompatible with surrounding land uses

- 2.11 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites occupied by open storage yards, low-rise structures for warehouse and logistics centre, hence, the proposed development is considered not incompatible with surrounding land uses (**Plans 1, 3 and 7**). Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site is located in Pok Wai, Yuen Long, New Territories (**Plan 1**). It is approximately 10 m east of Kam Pok Road; 250 m south of Fairview Park; 500 m west of San Tin Highway; 3.4 km northeast of Yuen Long Station; and 14.4 km northeast of the original premises in HSK.

Accessibility

3.2 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**).

Existing Site Condition

3.3 The Site is hard-paved and currently occupied by open storage use. The Site is generally flat and hard paved (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by open storage yards, low-rise structures for warehouse and logistic centre (**Plans 1, 3 and 7**).
- 3.5 To its immediate north are some structures for domestic use. To its further north across Kam Tin River are Fairview Park.
- 3.6 To its immediate east are existing ponds. To its further east are some temporary structures for workshop and warehouse uses.
- 3.7 To its immediate south are some temporary structures occupied by vehicle repair workshop and open storage activities. To its further south and southeast are sites occupied by temporary structures for logistics centre and warehouse.
- 3.8 To its immediate west are temporary structures occupied by open storage yards. To its further west are Tai Sang Wai village development, fishponds and area falls within "Conservation Area" zone.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G)' use is not a column 1 nor column 2 use within the "OU(CDWRA)" and "R(D)" zones, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject "OU(CDWRA)" zone is *intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.*
- 4.3 This planning intention of the subject "R(D)" zone is *intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of exiting temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board.*

Filling of Land Restrictions

- 4.4 According to the Remarks of the subject "OU(CDWRA)" and "R(D)" zones, *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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.*

Previous Application

- 4.5 The Site is the subject of a previous S.16 planning application (No. A/YL-NSW/337) for the same use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis for 3 years in 2025.

Similar Application

- 4.6 There are several similar S.16 planning applications within the same "OU(CDWRA)" zone. The latest applications (No. A/YL-NSW/345) for the same applied use (i.e. warehouse (excluding D.G.G.) with ancillary facilities) was approved by the Board on 23/5/2025.

Land Status of the Application Site

- 4.7 The Site falls solely on private lot, i.e. *Lot 3719 S.C RP (Part) in D.D. 104* with total land area of 7,736 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**).
- 4.8 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structures at the Site respectively 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 7,736 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	7,736 m ² (about)
Covered Area	5,538 m ² (about)
Uncovered Area	2,198 m ² (about)
Plot Ratio	1.4 (about)
Site Coverage	72% (about)
Number of Structure	2
Total GFA	10,931 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	10,931 m ² (about)
Building Height	7 m – 13m (about)
No. of Storey	1 – 2

- 5.2 A total of two structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, washroom and rain shelter for L/UL activities with total GFA of 10,931 m² (about), the remaining area is reserved for parking and L/UL spaces and circulation area (**Plan 8**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	GFA	Building Height
B1	Warehouses (excluding D.G.G.), Site Office, Washroom	5,393 m ²	10,786 m ²	13 m (2-storey)
B2	Rain Shelter for L/UL Activities	145 m ²	145 m ²	7 m (1-storey)
Total		5,538 m² (about)	10,931 m² (about)	-

Filling of Land at the Site

- 5.3 The Site is currently covered by soiled ground and partially hard-paved. The Site is proposed to be filled wholly with concrete (of not more than 0.2 m in depth) for site

formation of structures, parking, L/UL spaces and circulation area (**Plan 9**). As the Site currently consists of soiled ground and partially hard-paved, concrete site formation is required to provide a relatively flat surface for erection of structures and circulation purpose. Therefore, the proposed filling of land at the Site is considered necessary and that has been kept to minimal to meet the operational needs of the proposed development. The applicant will reinstate the Site to an amenity area after the planning approval period.

Operation Mode

5.4 The Site will be used as warehouse for storage of vehicle parts and miscellaneous goods (including but not limited to packaged beverage, apparel, electronic goods, etc.), which are similar to those in the original premises. The operation hours of the proposed development are Monday to Saturday from 07:00 to 19:00. There is no operation on Sunday and public holiday.

5.5 It is estimated that the Site would be able to accommodate about 10 staff. The ancillary facilities (i.e. office, washroom etc.) is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

No Traffic Impact

5.6 The Site is accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**). One 11 m (about) wide ingress/egress is provided at northwestern part of the Site (**Plan 10**). A total of 7 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space - 2.5 m (W) X 5 m (L)	4
Type of L/UL Space:	Number of Space
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	3

5.7 Parking spaces are reserved solely for staff use. LGV and CV will be deployed for the transportation of goods into and out of the Site, which will only be conducted beyond peak hours between 07:00 and 19:00. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety. Sufficient space is provided for vehicle to smoothly manoeuvre 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 (**Plans 10**). The breakdown of estimated trip generation

and attraction are provided at **Table 5** below:

Table 5: Estimated Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM</u> peak per hour (07:00 – 08:00)	3	0	0	0	3
Trips at <u>PM</u> peak per hour (18:00 – 19:00)	0	3	0	0	3
Traffic trip per hour (10:00 – 18:00)	0	0	1	1	2

5.8 As the number of vehicular trips generated and attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

No Adverse Environmental Impact

5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. 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.

5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PNs) 2/24* to minimize 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.

5.11 During the operation of the proposed development, the major source of wastewater will be sewage from toilets generated by staff. The applicant will implement good

practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.

- 5.12 3 m buffer area is proposed along the northern boundary of the Site to separate the proposed development from the nearby dwellings. 2.5 m solid metal fencing wall will also be erected along the site boundary to minimize nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

No Landscape Impact

- 5.13 No old and valuable tree or protected species has been identified at the Site. Due to proposed hard-paving works for circulation purpose, majority of the Site area will be disturbed. The remaining area will be affected by the erection of structures.
- 5.14 To enhance visual and landscape quality, peripheral planting with climbing species (i.e. *Ficus Pumila* and *Lonicera Japonica*) along the 2.5 m high solid metal fence wall will be adopted along the northern site boundary to separate the proposed development from the nearby dwellings (**Plan 8**).

No Drainage Impact

- 5.15 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.16 The applicant will submit a fire service installations (FSIs) proposal to enhance fire safety of the Site. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board. Upon receiving STW approval from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

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 is affected by the development of YLS DA. Whilst the applicant attempted to relocate its premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Since the applied use is similar as the affected business premises, approval of the application could facilitate relocation prior to land resumption, thereby minimizing the impact on the YLS DA implementation programme.
- 6.2 Although the Site falls within area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11, no existing pond nor wetland have been identified at the Site (**Plans 2** and **7**). Furthermore, the lot owner currently has no intention to develop the Site for long-term use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intentions of the "OU(CDWRA)" and "R(D)" zones and would better utilize deserted land in the New Territories.
- 6.3 The Site is surrounded by open storage yards, low-rise structures for warehouse and logistics centre; the proposed development is considered not incompatible with the surrounding areas. Furthermore, as the current application is intended to facilitate the development of the YLS DA, approval of the current application would not set an undesirable precedent within the "OU(CDWRA)" and "R(D)" zones and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage, FSIs proposals etc. to mitigate any adverse impact arising from the proposed development. 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 minimize 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 Property Consultants Limited
March 2026

APPENDICES

- Appendix I** Details of Original Premises
- Appendix II** Details of Alternative Sites for Relocation

Appendix I

Details of Original Premises



Appendix I – Details of Original Premises

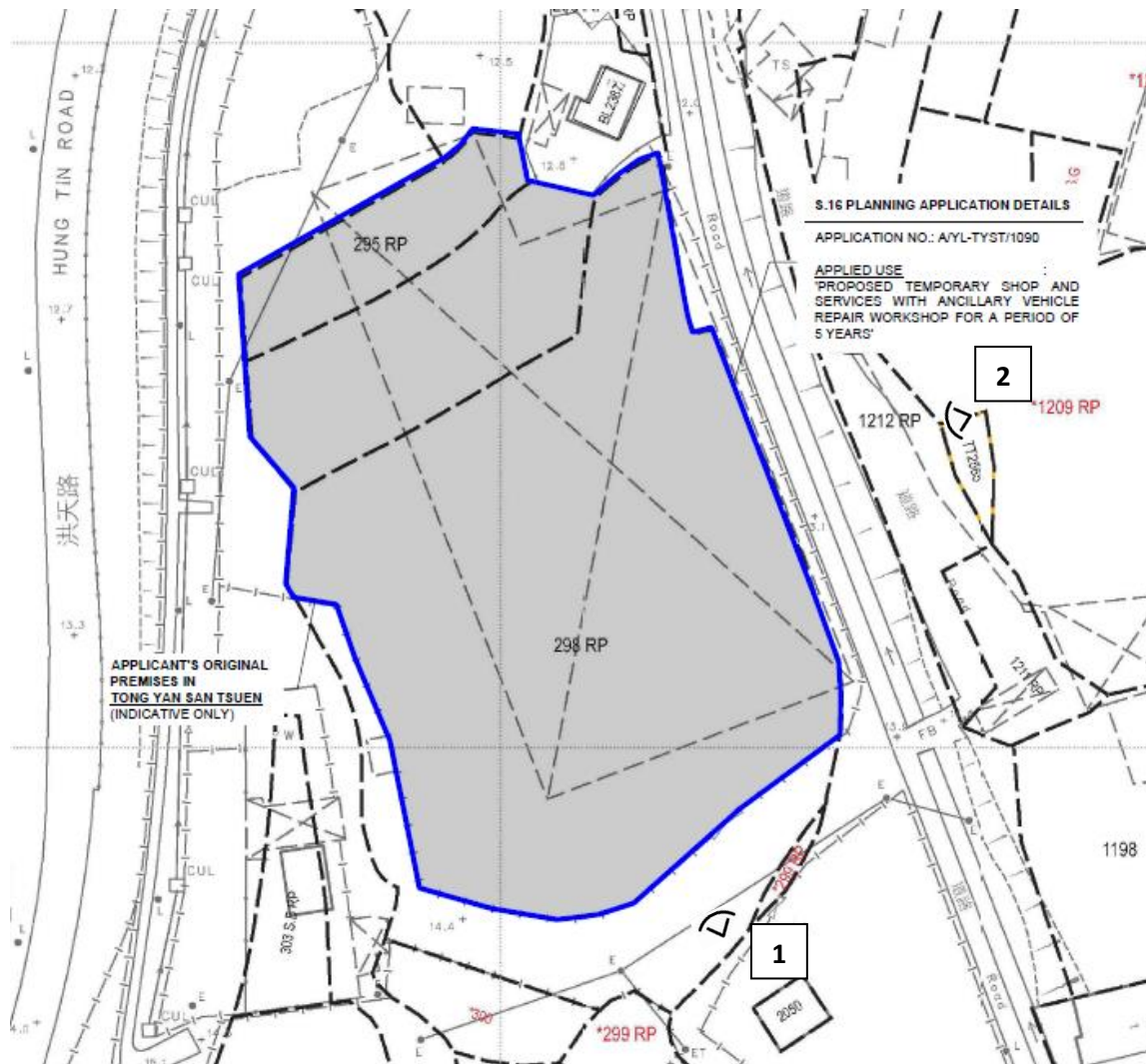
Company Name: **Starwall Solar System Limited**
(authorised Rich Valley Limited as applicant of the current application)

Details of Business Premises

Location: Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Site Area: 6,320m² (about)

Use of Premises: Temporary Shop and Services with Ancillary Vehicle Repair Workshop (covered with a planning application No. A/YL-TYST/1090, which was approved by the Town Planning Board on a temporary basis of 5 years on 14.05.2021)



(a) Site Photo of the Affected Business Premises



Source: Google Map



Photo taken 28.5.2025



(b) Government Notice (G.N.)

G.N. 2466

G.N. 2466

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF
YUEN LONG SOUTH DEVELOPMENT AREA

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. YLM10724:—

Lots Nos. 1433 S.A (Portion), 1433 S.B, 1433 S.C (Portion), 1433 RP (Portion), 1434 S.A, 1434 RP (Portion), 1438 S.E (Portion), 1438 S.F, 1438 S.G, 1438 S.H (Portion), 1438 RP (Portion), 1439 (Portion), 1455 (Portion), 1456 (Portion), 1463 S.A (Portion), 1463 S.B RP, 1464 (Portion), 1465 (Portion), 1466, 1467 and 1468 all in Demarcation District No. 119;

Lots Nos. 2359 (Portion), 2360 (Portion), 2361, 2362 (Portion), 2363, 2364, 2365, 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2370 (Portion), 2371, 2372 (Portion), 2373 (Portion), 2374, 2375 (Portion), 2376 (Portion), 2377, 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2388 (Portion), 2389 (Portion), 2391, 2399, 2400 (Portion), 2402, 2406, 2407 (Portion), 2408 (Portion), 2409 S.A, 2409 S.B, 2410, 2411(A&B), 2411(C), 2412, 2413, 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2419 (Portion), 2420, 2421 (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2725, 2726, 2727, 2728, 2729 (Portion), 2730, 2731, 2732, 2733, 2734 RP, 2735, 2736 RP, 2737 RP, 2738 (Portion), 2741 (Portion), 2742 (Portion), 2743 S.A, 2743 RP, 2744, 2745 S.A, 2745 S.B, 2746, 2747, 2748 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2821 (Portion) and 2848 RP (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 293 (Portion), 295 RP (Portion), 296 S.C, 296 S.D (Portion), 296 RP, 297 RP, 298 RP (Portion), 1092 S.A, 1092 S.B ss.3 RP, 1092 S.B ss.5 RP (Portion), 1092 S.B ss.7 RP, 1092 S.B RP, 1105 RP (Portion), 1198 (Portion), 1207 S.B, 1207 RP (Portion), 1208 S.A (Portion), 1208 S.B, 1208 S.C, 1208 S.F RP, 1208 S.G, 1208 S.I, 1208 S.J ss.1 (Portion), 1208 S.J RP (Portion), 1208 RP, 1209 S.A, 1209 S.B (Portion), 1209 RP (Portion), 1211 RP (Portion), 1212 RP, 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1217 RP (Portion), 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1261 S.A, 1261 RP, 1262 RP, 1263 RP (Portion), 1264 RP, 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.C, 1268 S.D (Portion), 1268 RP (Portion), 1273 S.A (Portion), 1274 RP (Portion), 1534 (Portion), 1538 (Portion), 1539 (Portion), 1650 (Portion), 1651 S.A (Portion), 1652 (Portion), 1653 S.E (Portion), 1653 RP (Portion), 1654 S.A, 1654 S.B ss.4 (Portion), 1658 S.B (Portion), 1658 S.C, 1658 RP (Portion), 1661 (Portion), 1662 RP (Portion), 1663 (Portion), 1678 RP (Portion), 1682 (Portion), 1683, 1684, 1685 (Portion), 1686 (Portion), 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1782 RP (Portion), 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 1834 RP, 1921 RP, 2008 S.A RP, 2008 S.G RP (Portion), 2008 S.H RP (Portion), 2008 S.K, 2008 S.L RP (Portion), 2008 S.M RP, 2008 S.P (Portion), 2008 S.Q ss.3 (Portion), 2008 S.U, 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 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 19 May 2022. Upon expiration of the notice period at midnight on 19 August 2022, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 20 August 2022.

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

G.N. 2414

G.N. 2414

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817CL AND 7827CL (PART)
ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT
STAGE 1 WORKS AND STAGE 2 WORKS, PHASE 1

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:—

Lot No. 1081 RP (Portion) in Demarcation District No. 117;

Lots Nos. 242 (Portion), 243 S.A (Portion), 243 RP (Portion), 253 (Portion), 256 S.A (Portion), 256 RP (Portion), 257, 260 (Portion), 261 RP (Portion), 267, 268 (Portion), 270 (Portion), 271 (Portion), 272 (Portion), 348 RP (Portion), 349 RP, 350 RP, 351 (Portion), 352 (Portion), 353 S.B (Portion), 354 RP (Portion), 355 (Portion), 356 (Portion), 357 (Portion), 358 (Portion), 359 (Portion), 360 S.A RP (Portion), 368 RP (Portion), 392 RP (Portion), 393, 394 (Portion), 395, 396 (Portion), 400 (Portion), 401, 402 (Portion), 404 (Portion), 405 (Portion), 1364 (Portion), 1368 (Portion), 1371 (Portion), 1372 (Portion), 1390 RP (Portion), 1392 RP, 1393 RP (Portion), 1410 (Portion), 1442 (Portion), 1446 (Portion), 1463 S.B ss.1 (Portion), 1500 RP (Portion), 1508 RP (Portion), 1510 RP (Portion), 1523 (Portion), 1524 (Portion), 1525 (Portion), 1526 (Portion), 1527 (Portion), 1528, 1529, 1530 (Portion), 1587 (Portion), 1589, 1590, 1614 RP (Portion), 1615 S.B RP (Portion), 1623 RP (Portion), 1625 S.A RP, 1625 S.B RP and 1629 RP all in Demarcation District No. 119;

Lots Nos. 2357 S.A RP, 2357 S.B RP, 2358 RP, 2359 (Portion), 2360 (Portion), 2362 (Portion), 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2369, 2370 (Portion), 2372 (Portion), 2373 (Portion), 2375 (Portion), 2376 (Portion), 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2421 (Portion), 2466 RP (Portion), 2577 RP (Portion), 2598 RP, 2609 RP (Portion), 2617 (Portion), 2618 RP (Portion), 2620 RP (Portion), 2621 RP (Portion), 2623 RP (Portion), 2626 RP (Portion), 2628 (Portion), 2629 (Portion), 2630 RP (Portion), 2631 RP (Portion), 2632 RP (Portion), 2633 RP (Portion), 2634 RP (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2729 (Portion), 2740 RP, 2741 (Portion), 2742 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2844 RP (Portion), 2845 RP, 2846 RP, 2848 RP (Portion), 2849 RP, 2854 (Portion), 2855, 2856, 2857, 2858, 2865 RP, 2986 S.B, 2986 RP, 2988 (Portion), 2989 (Portion), 2990, 2991, 2993 (Portion), 2994 and 2996 (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 291 RP, 292 RP, 293 (Portion), 295 RP (Portion), 296 S.D (Portion), 298 RP (Portion), 300 (Portion), 301 S.A RP (Portion), 303 S.B RP, 858 (Portion), 866 (Portion), 867 S.A (Portion), 871 (Portion), 921 (Portion), 922 (Portion), 927 (Portion), 928 (Portion), 930 (Portion), 931 (Portion), 933 (Portion), 934 (Portion), 935 (Portion), 938 (Portion), 939 (Portion), 940 (Portion), 943 (Portion), 944 (Portion), 948, 949 (Portion), 950 (Portion), 999 RP (Portion), 1207 RP (Portion), 1208 S.J RP (Portion), 1209 S.B (Portion), 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1215 RP, 1217 RP (Portion), 1254 RP, 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.D (Portion), 1268 RP (Portion), 1272 RP, 1273 S.A (Portion), 1273 RP, 1274 RP (Portion), 1283 RP (Portion), 1376 RP (Portion), 1385 S.C ss.3 RP, 1423 RP (Portion), 1427 RP (Portion), 1428 RP (Portion), 1429 RP (Portion), 1444 RP (Portion), 1463 RP, 1465 RP, 1466, 1467 S.B (Portion), 1469 (Portion), 1481 RP, 1482 RP, 1483, 1484, 1485 (Portion), 1487 (Portion), 1488 RP, 1489 RP (Portion), 1490 RP (Portion), 1491 RP (Portion), 1495 RP, 1534 (Portion), 1538 (Portion), 1539 (Portion), 1557 RP (Portion), 1561 RP (Portion), 1649 (Portion), 1650 (Portion), 1652 (Portion), 1662 RP (Portion), 1663 (Portion), 1664 (Portion), 1678 RP (Portion), 1679 RP, 1680 RP, 1681 RP, 1682 (Portion), 1685 (Portion), 1686 (Portion), 1782 RP (Portion), 1795 S.A RP, 1795 S.B RP, 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 2008 S.H RP (Portion), 2008 S.L RP (Portion), 2008 S.P (Portion), 2008 S.Q ss.3

(Portion), 2008 S.R RP (Portion), 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 RP (Portion) all in Demarcation District No. 121

and shown coloured orange on the Resumption Plan No. YLM10579 and Modification Resumption Plan No. YLM10809 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 1637 published on 26 March 2021 and 1 April 2021 and as modified by Government Notice No. 1267 published on 18 March 2022 and 25 March 2022, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landso.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 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.

This notice was affixed on or near the said land on 19 May 2022.

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 19 August 2022, 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 20 August 2022.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Housing 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 Housing 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 (gazettethb@thb.gov.hk).

Personal Information Collection Statement

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

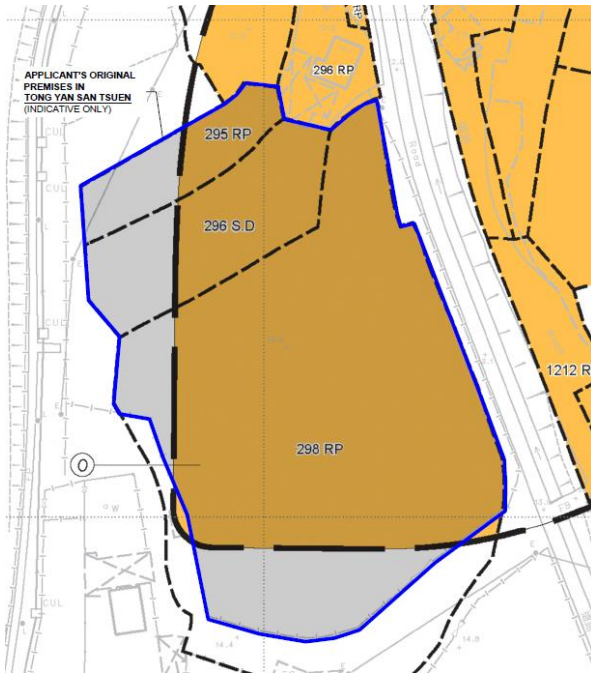
19 May 2022

Joanne LOU Chief Estate Surveyor/New Development Area

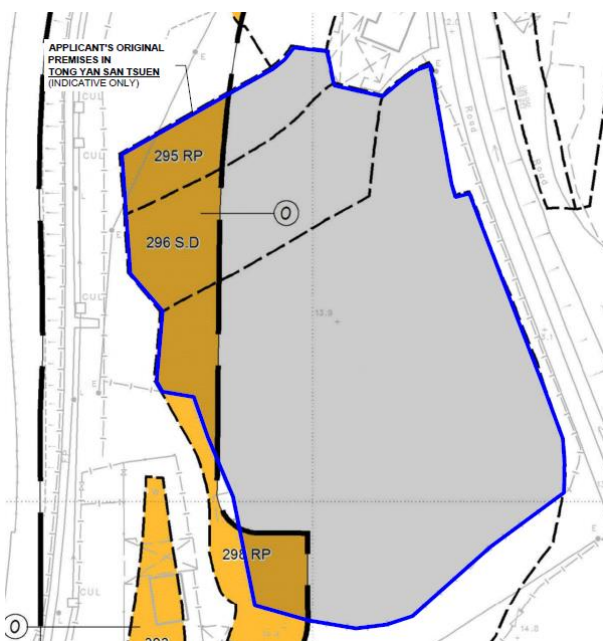
(c) Land Resumption for Yuen Long South (YLS) Development Area

(Majority of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 1 and a small portion of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 2)

G.N. 2466



G.N. 2414



(d) Memorandum of Understanding Signed by the applicant and the affected business operator

業務搬遷意向書

受新發展區發展影響的在地經營業務搬遷 -

授權方 (甲方)	:	富谷有限公司 Rich Valley Limited
公司註冊證明書號碼	:	
業務經營者 (乙方)	:	星際太陽能有限公司 Starwall Solar System Limited
公司註冊證明書號碼	:	

甲方 為規劃申請編號 (AYL-NSW/337) 的申請人。 甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的業務經營者，於丈量約份第 104 約地段第 3719 號 C 分段餘段 (部分) 作「擬議臨時貨倉存放全新車輛連附屬設施 (為期 3 年) 及相關填土工程」，以繼續經營因受到政府元朗南發展區第一期發展收地影響的業務場所。

於規劃申請編號 (AYL-NSW/337) 的規劃許可期限內，申請地點由 乙方 使用營運。



富谷有限公司 (甲方)
授權方簽署
Authorisor's Signature



星際太陽能有限公司 (乙方)
業務經營者簽署
Business Operator Signature

2025 年 12 月 30 日
30 December 2025

Appendix II

Details of Alternative Sites for Relocation

Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Pok Wai, Yuen Long, New Territories

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, San Tin, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	7,736 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Kam Pok Road East via Kam Pok Road
Distance from Original Premises	10.8 km (about) from the original premises	7.7 km (about) from the original premises	4 km (about) from the original premises	14.1 km (about) from the original premises	16.9 km (about) from the original premises	12.6 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Draft Ngau Tam Mei OZP No. S/YL-NTM/15	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/13	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Nam Sang Wai OZP No. S/YL-NSW/11
Zoning	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Other Specified Uses" annotated "Comprehensive Development to Include Wetland Restoration Area" and "Residential (Group D)" zones
Existing Condition	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Hard-paved and currently occupied by open storage use
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by storage yards, structures for warehouse and logistic centre.
Suitability for Relocation	<u>Not suitable</u> for relocation - 328% <u>larger</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - 40% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - 44% <u>smaller</u> than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area	<u>Not suitable</u> for relocation - 0.1% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 89% <u>larger</u> than the original premises - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area	<u>Comparatively Suitable</u> for relocation: - The Site area is similar as the original premises. - Relatively flat and occupied by the applied use - Not incompatible with the surrounding area

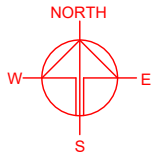
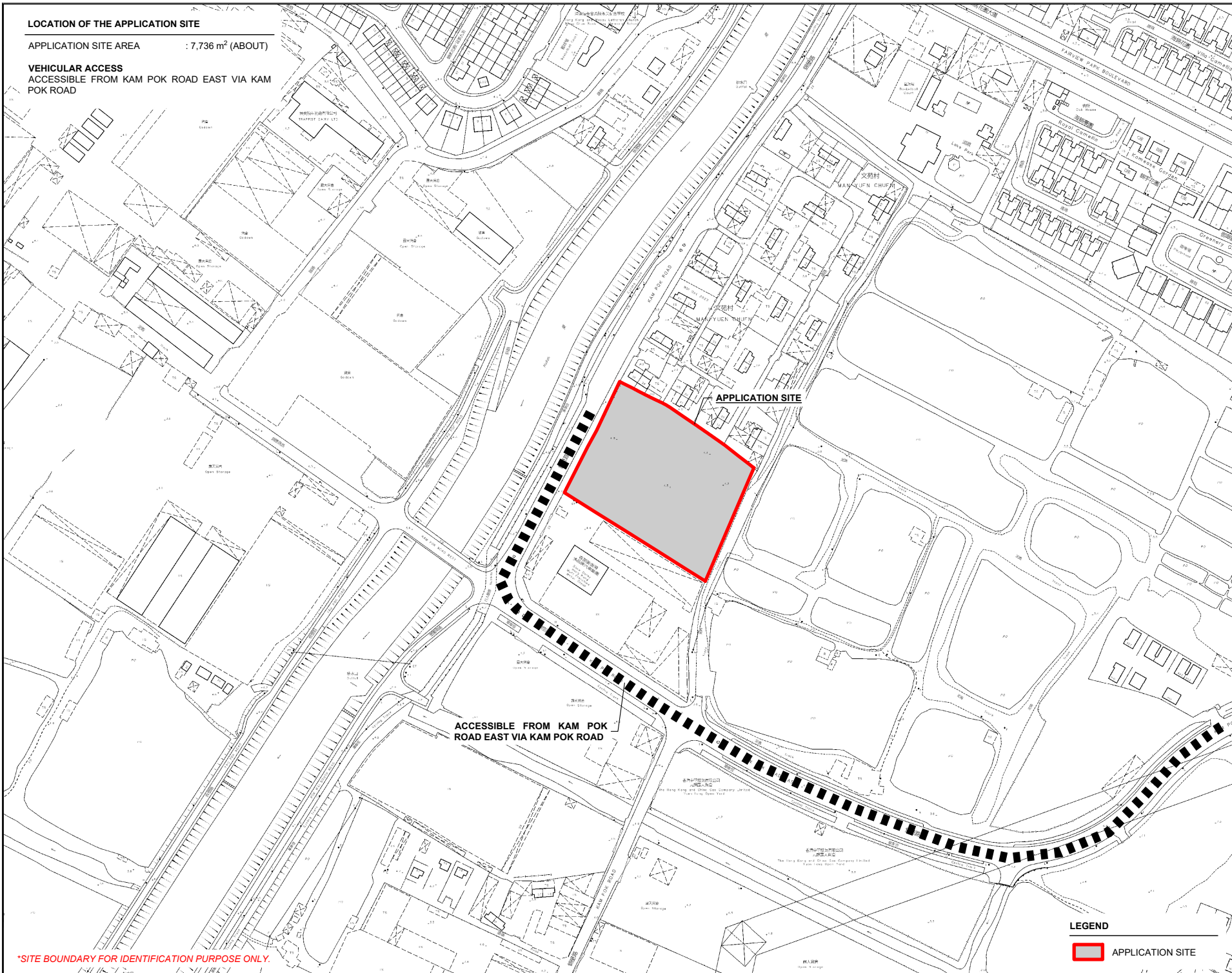
LIST OF PLANS

Plan 1	Location Plan
Plan 2	Zoning Plan
Plan 3	Land Status Plan
Plan 4	Original Premises – Locations and Zonings
Plan 5	Original Premises – Location and Development Phasing of the Yuen Long South Development Area
Plan 6	Alternative Sites for Relocation
Plan 7	Aerial Photo
Plan 8	Layout Plan
Plan 9	Filling of Land
Plan 10	Swept Path Analysis (Container Vehicle)

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD



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

SCALE
1 : 3000 @ A4

DRAWN BY: MN
DATE: 24.2.2026

CHECKED BY: [blank]
DATE: [blank]

APPROVED BY: [blank]
DATE: [blank]

DWG. TITLE
LOCATION PLAN

DWG. NO. PLAN 1
VER. 001

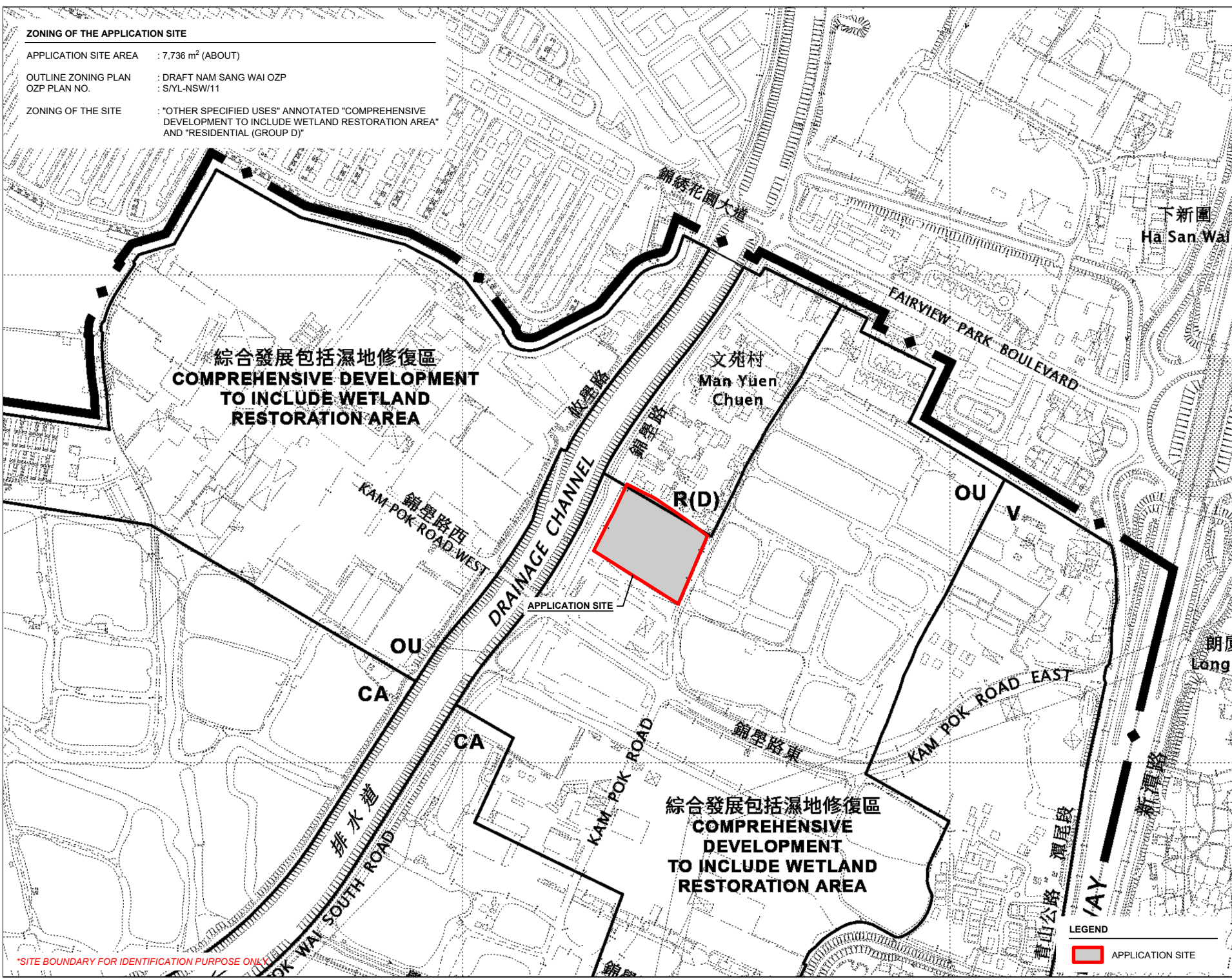
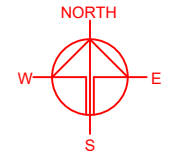
LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP
 OZP PLAN NO. : S/YL-NSW/11
 ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA" AND "RESIDENTIAL (GROUP D)"



PLANNING CONSULTANT

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

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

SCALE
 1 : 5000 @ A4

DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 ZONING PLAN

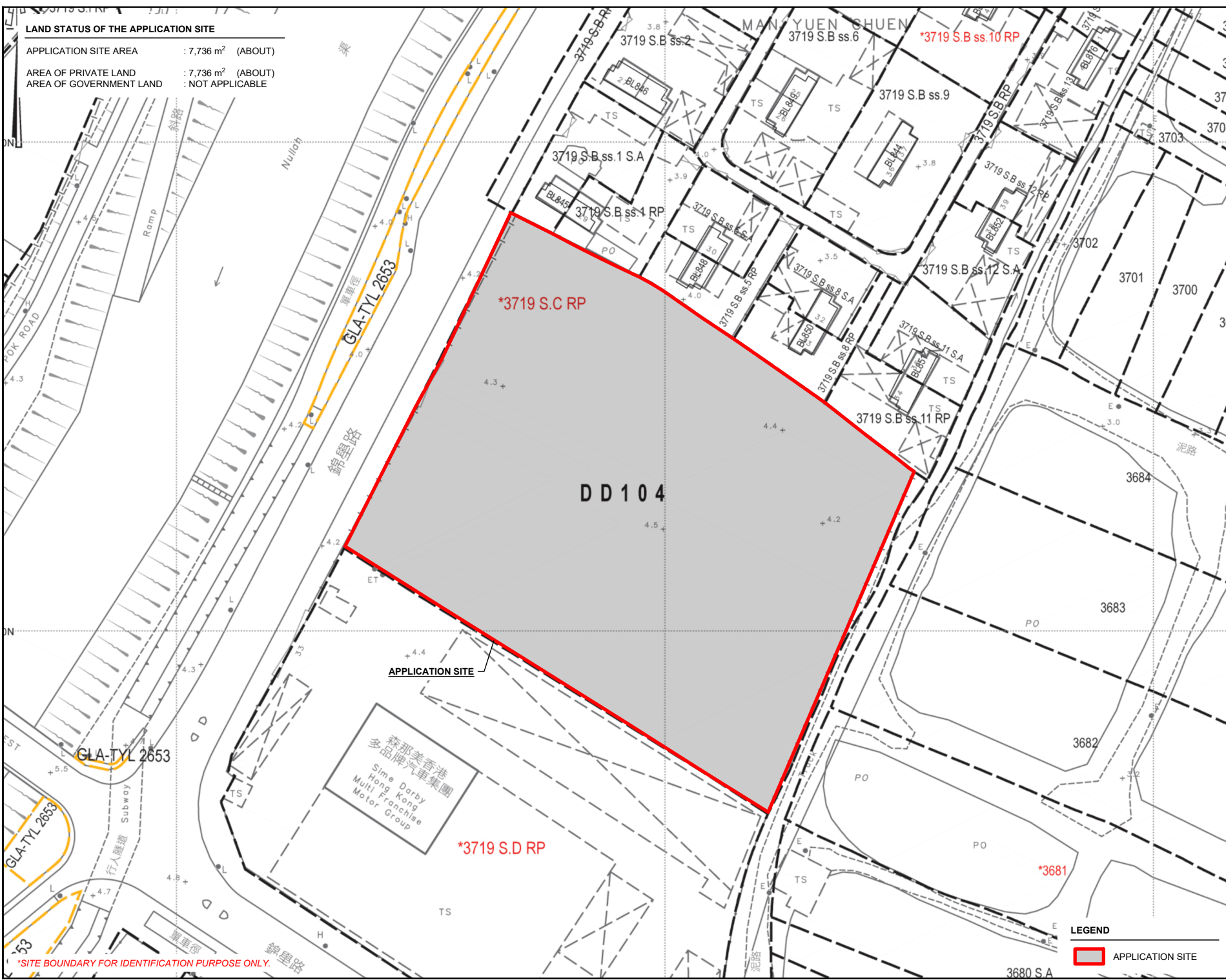
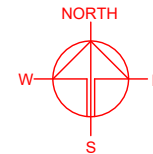
DWG. NO. PLAN 2	VER. 001
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LEGEND
 APPLICATION SITE

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 AREA OF PRIVATE LAND : 7,736 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

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

SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAND STATUS	
DWG. NO.	VER.
PLAN 3	001

LEGEND

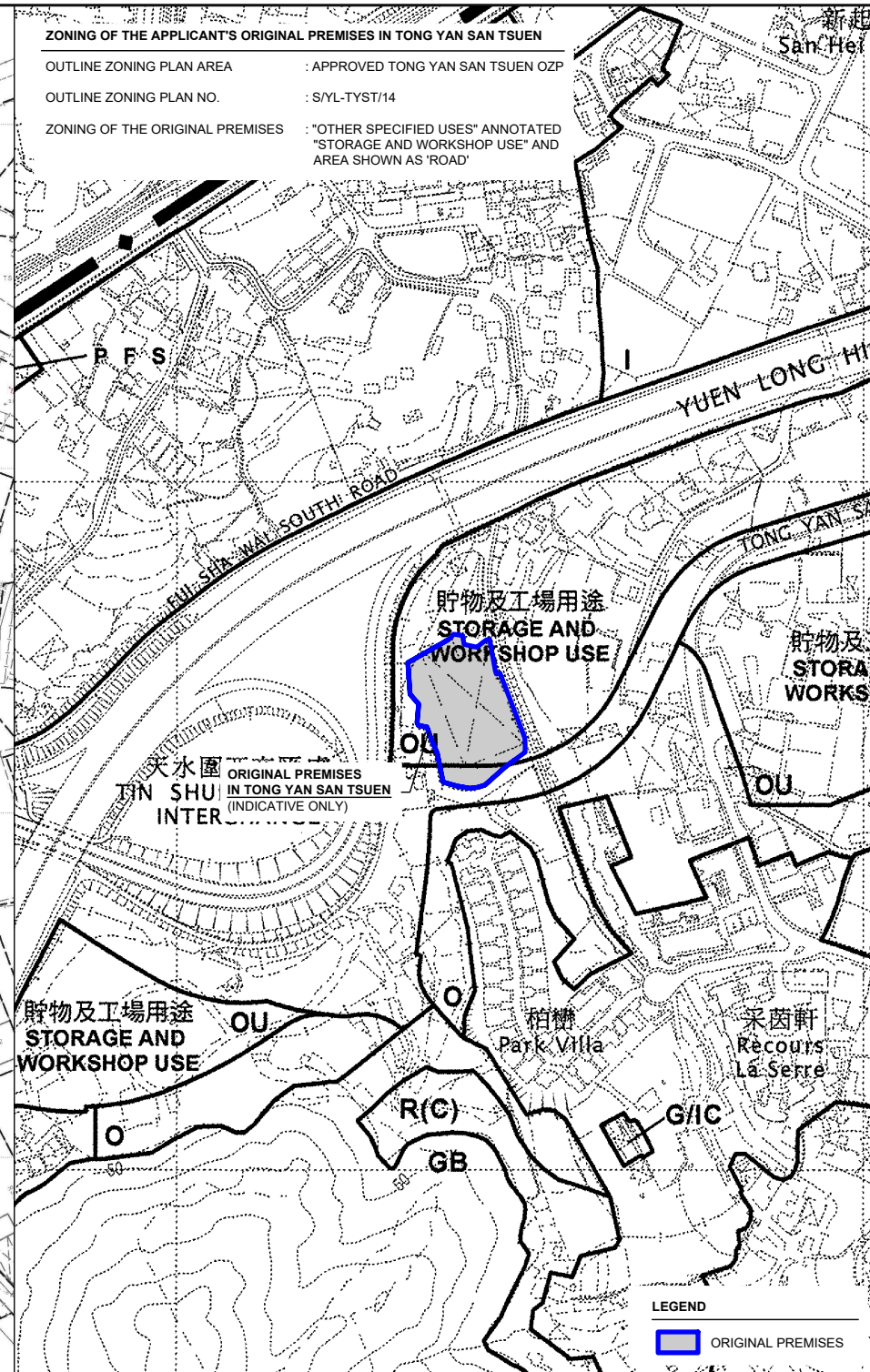
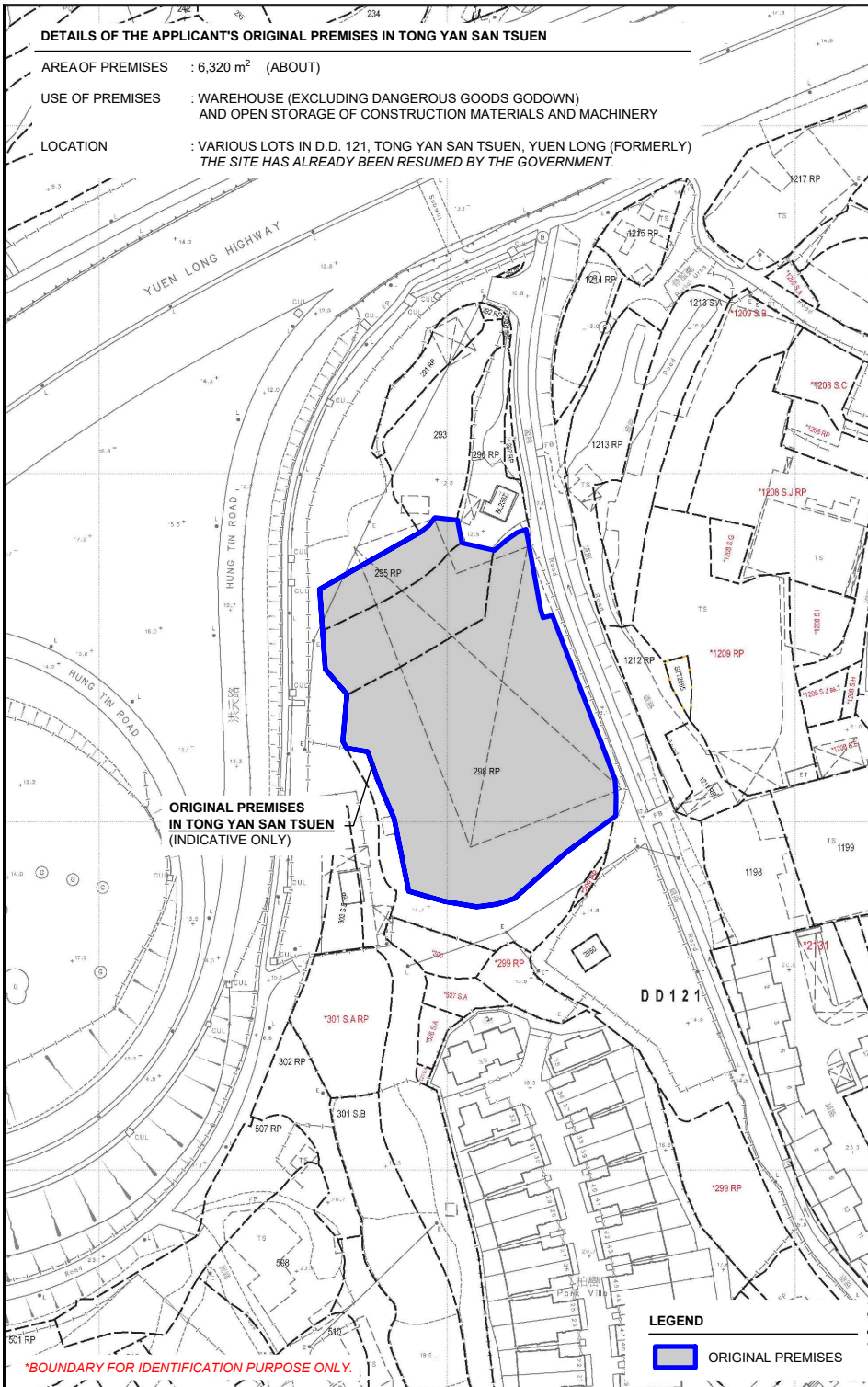
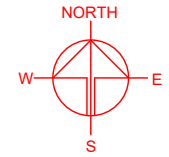
APPLICATION SITE

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

AREA OF PREMISES : 6,320 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
 AND OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG (FORMERLY)
 THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN TONG YAN SAN TSUEN

OUTLINE ZONING PLAN AREA : APPROVED TONG YAN SAN TSUEN OZP
 OUTLINE ZONING PLAN NO. : S/YL-TYST/14
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED
 "STORAGE AND WORKSHOP USE" AND
 AREA SHOWN AS "ROAD"



PLANNING CONSULTANT

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

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

SCALE
 1 : 2000 / 5000 @ A4

DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

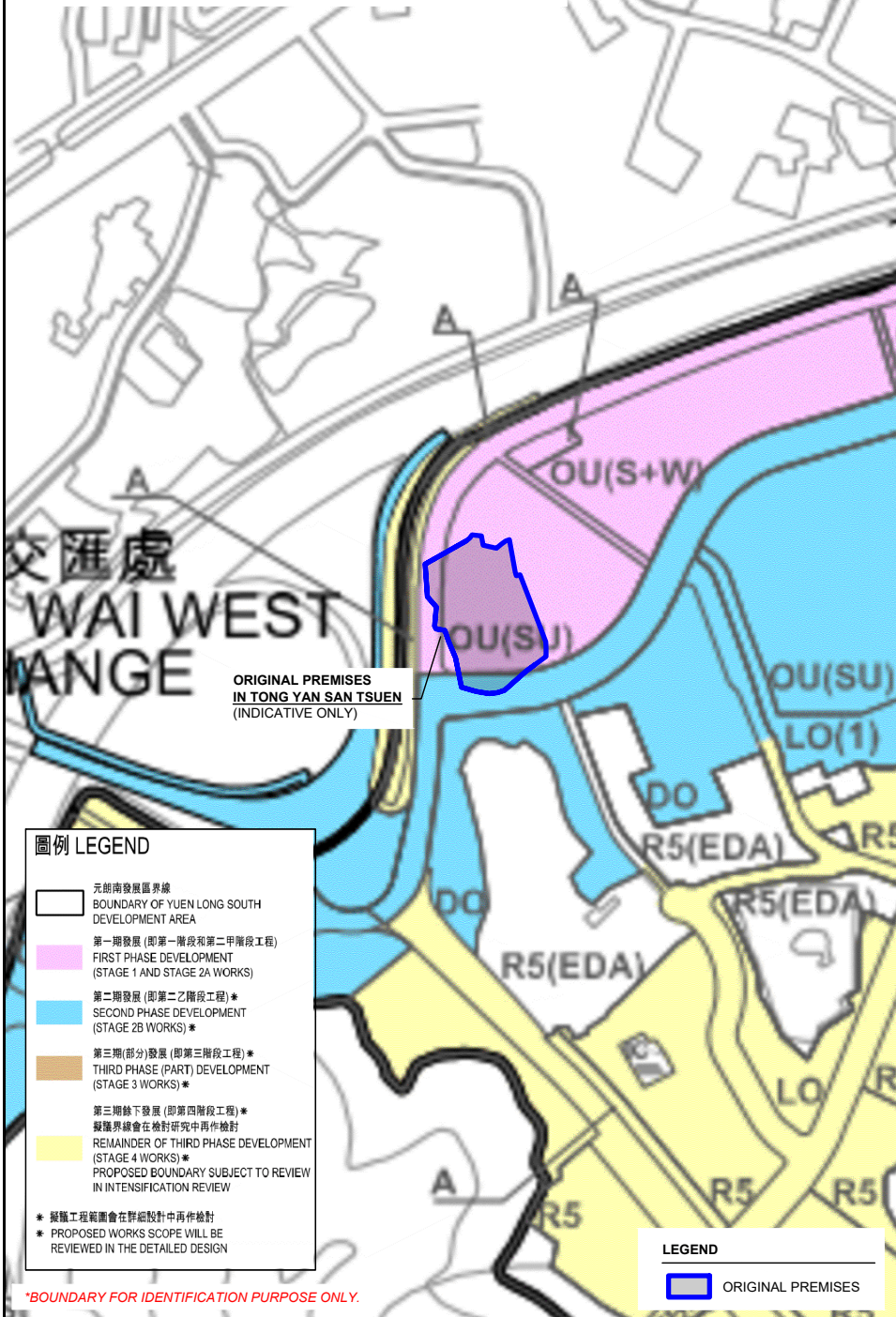
APPROVED BY: DATE:

DWG. TITLE
 OP - LOCATION / ZONING PLAN

DWG NO.: PLAN 4 VER.: 001

DEVELOPMENT SCHEDULE OF YUEN LONG SOUTH DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : FIRST PHASE DEVELOPMENT AND SECOND PHASE DEVELOPMENT



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 (即第二乙階段工程) *
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) *
剩餘界線會在檢討研究中再作檢討
REMAINDER OF THIRD PHASE DEVELOPMENT (STAGE 4 WORKS) *
 - 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.

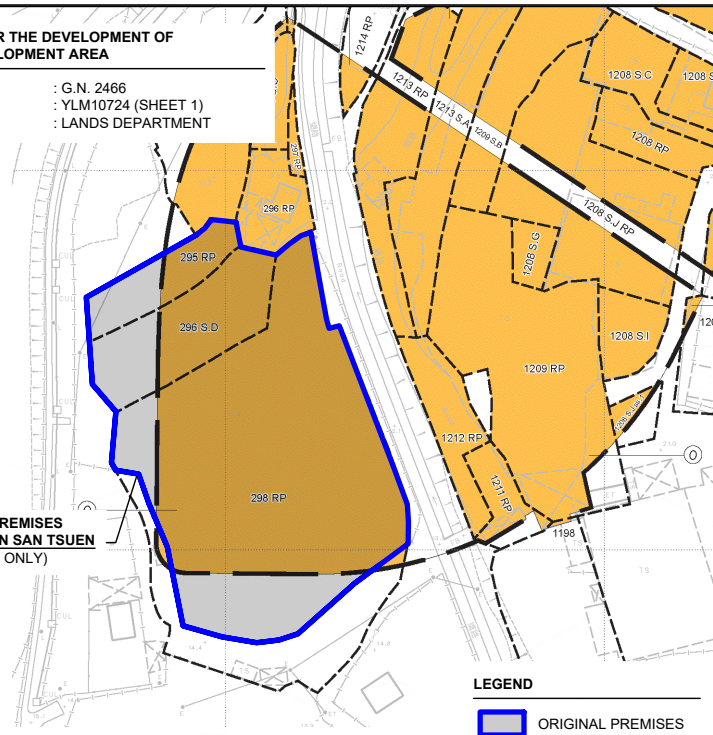
LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA

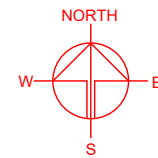
GOVERNMENT NOTICE : G.N. 2466
RESUMPTION PLAN NO. : YLM10724 (SHEET 1)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)



LEGEND

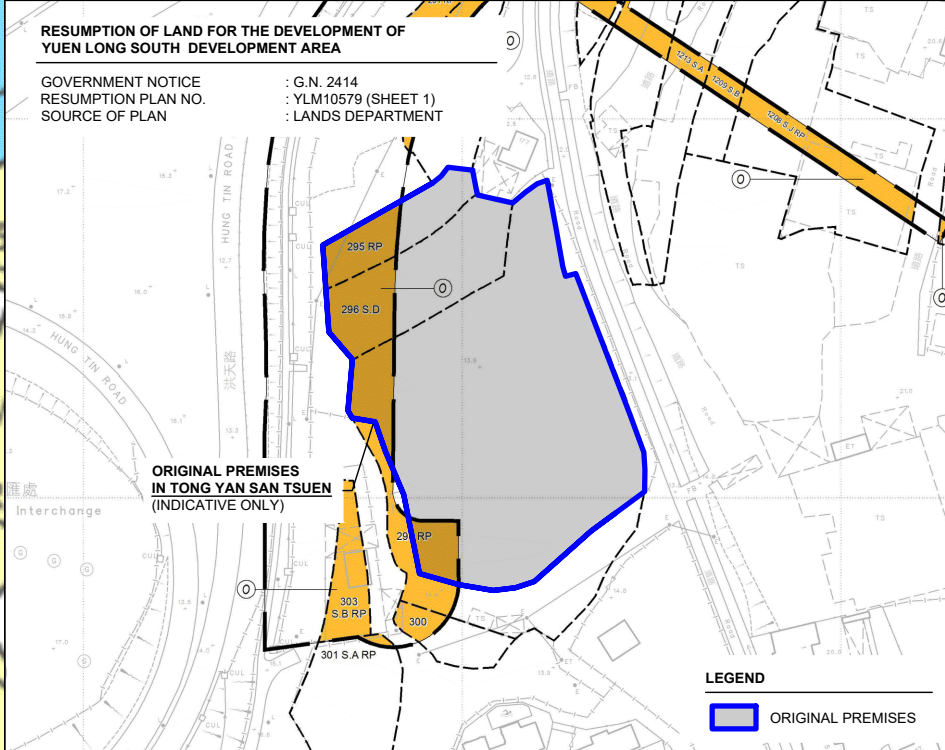
ORIGINAL PREMISES



RESUMPTION OF LAND FOR THE DEVELOPMENT OF YUEN LONG SOUTH DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 2414
RESUMPTION PLAN NO. : YLM10579 (SHEET 1)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES IN TONG YAN SAN TSUEN (INDICATIVE ONLY)



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

SCALE

1 : 5000 / 2000 @ A4

DRAWN BY

MN

DATE

24.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - PHASING & RESUMPTION

DWG NO.

PLAN 5

VER.

001

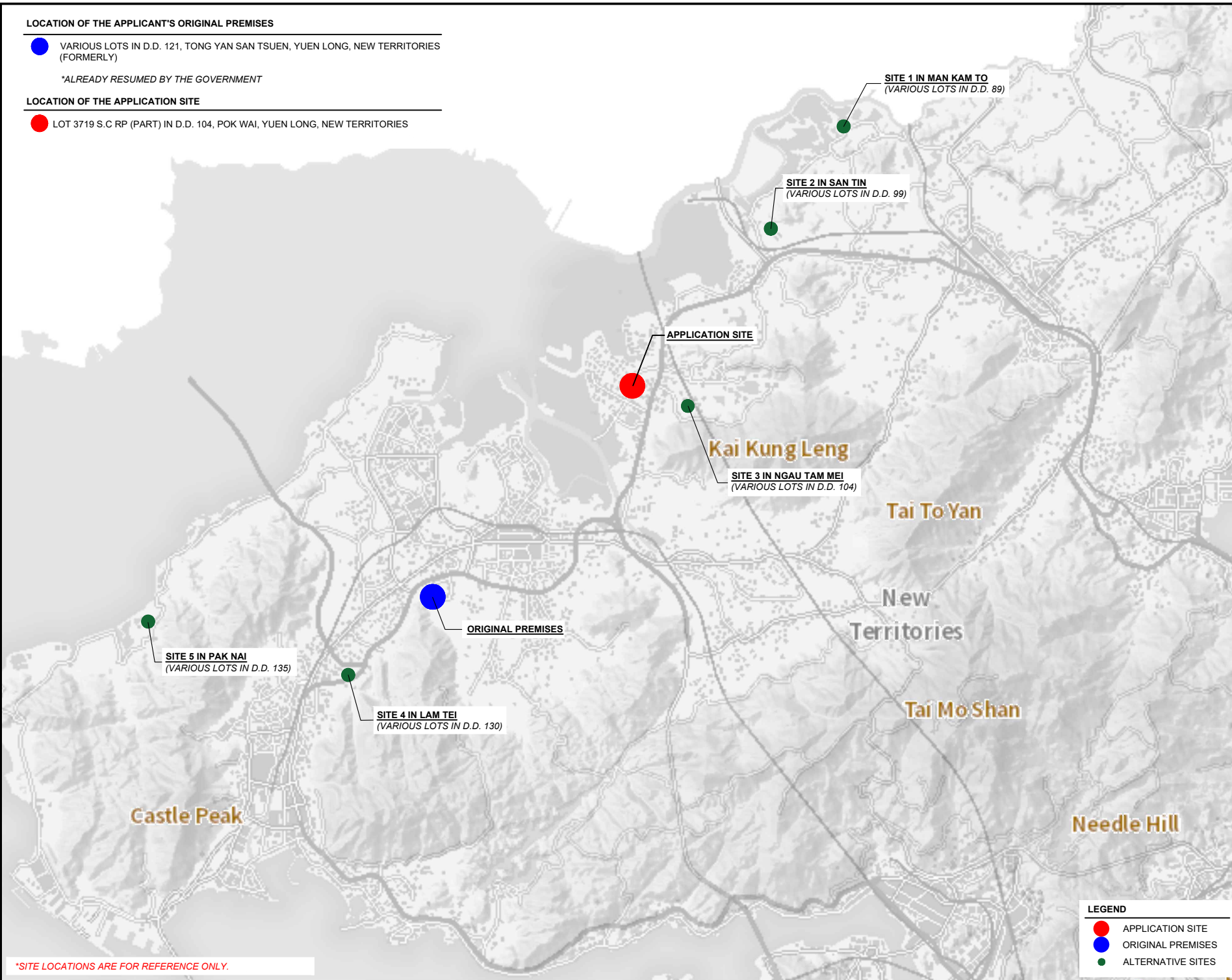
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

● VARIOUS LOTS IN D.D. 121, TONG YAN SAN TSUEN, YUEN LONG, NEW TERRITORIES (FORMERLY)

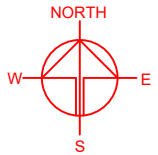
**ALREADY RESUMED BY THE GOVERNMENT*

LOCATION OF THE APPLICATION SITE

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



**SITE LOCATIONS ARE FOR REFERENCE 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 3719 S.C RP (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE @ A4

DRAWN BY	DATE
MN	24.2.2026

CHECKED BY	DATE

APPROVED BY	DATE

LEGEND

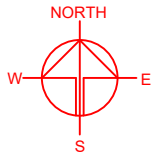
- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

DWG. TITLE
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
AERIAL PHOTO NO. : E218050C
DATE OF PHOTO : 25/2/2024
SOURCE OF AERIAL PHOTO : SURVEY & MAPPING OFFICE, LANDSD



APPLICATION SITE

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

SCALE
1 : 1500 @ A4

DRAWN BY	DATE
MN	24.2.2026


CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
AERIAL PHOTO OF THE SITE

DWG. NO.	VER.
PLAN 7	001

LEGEND

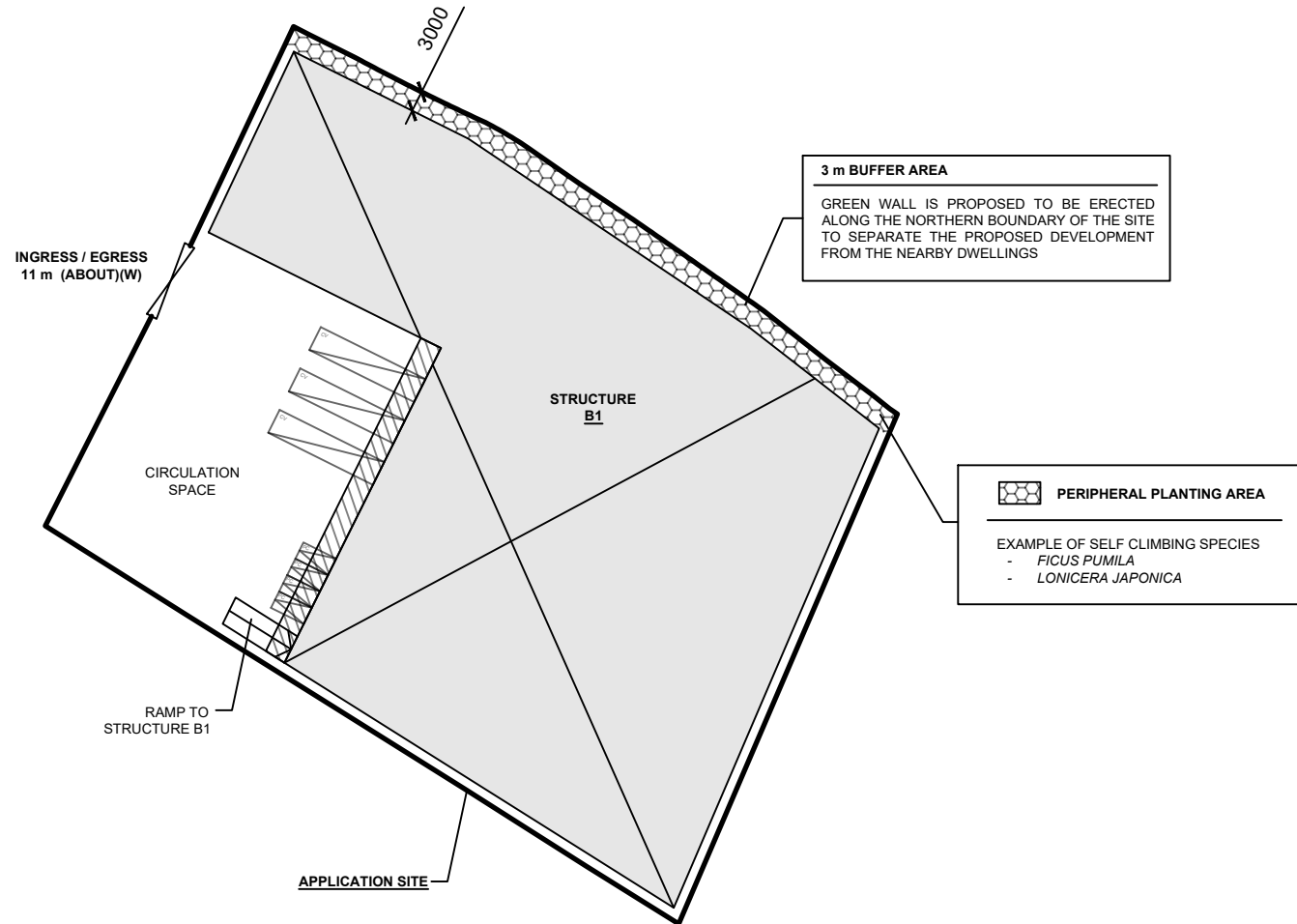
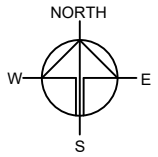
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

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

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



PERIPHERAL PLANTING AREA

EXAMPLE OF SELF CLIMBING SPECIES
 - *FICUS PUMILA*
 - *LONICERA JAPONICA*

LEGEND

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

PARKING AND LOADING / UNLOADING PROVISIONS

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

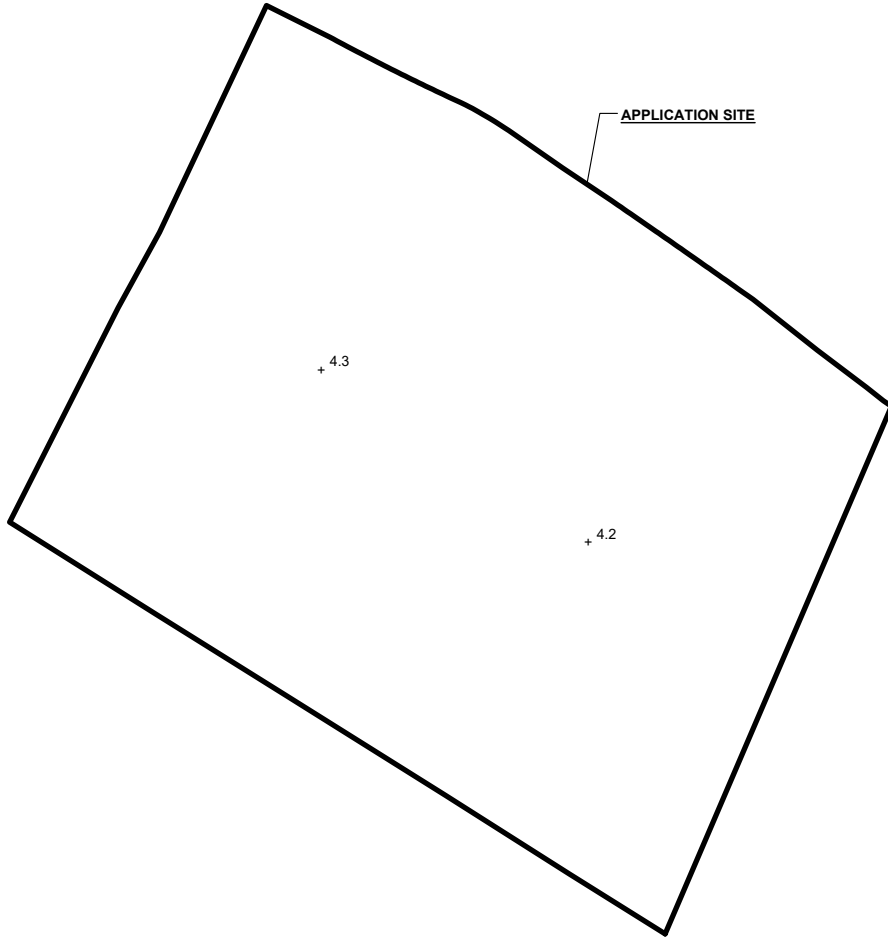
APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN



DWG NO.: PLAN 8 VER.: 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 EXISTING GROUND SURFACE : SOILED GROUND AND PARTIALLY HARD-PAVED
 EXISTING SITE LEVELS : +4.2 mPD TO +4.3 mPD (ABOUT)



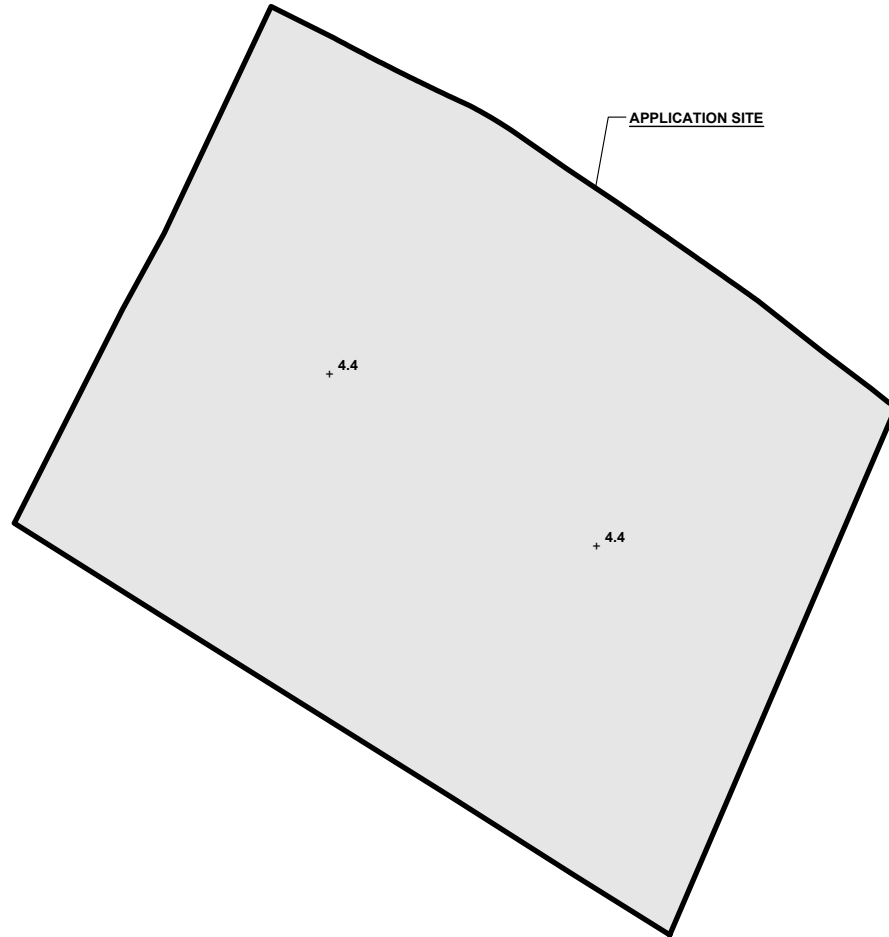
LEGEND

-  APPLICATION SITE
-  EXISTING SITE LEVEL




*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

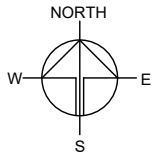
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 7,736 m² (ABOUT)
 COVERED BY STRUCTURE : NOT APPLICABLE (ABOUT)
 PROPOSED FILLING AREA : 7,736 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +4.4 mPD (ABOUT)
 MATERIAL OF LAND FILLING : CONCRETE
 USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE 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 3719 S.C.R.P (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	24.2.2026

REVISED BY	DATE

APPROVED BY	DATE

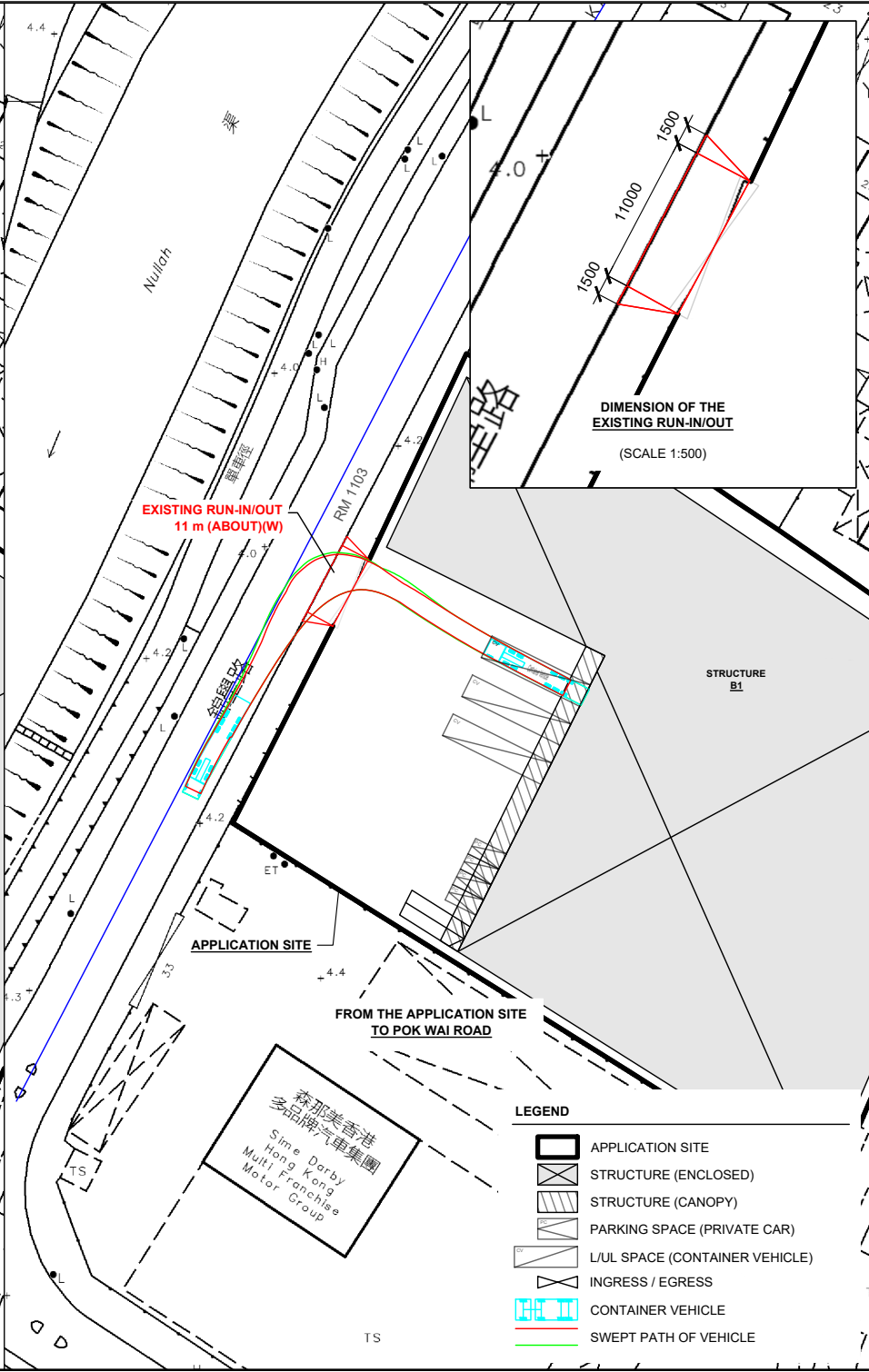
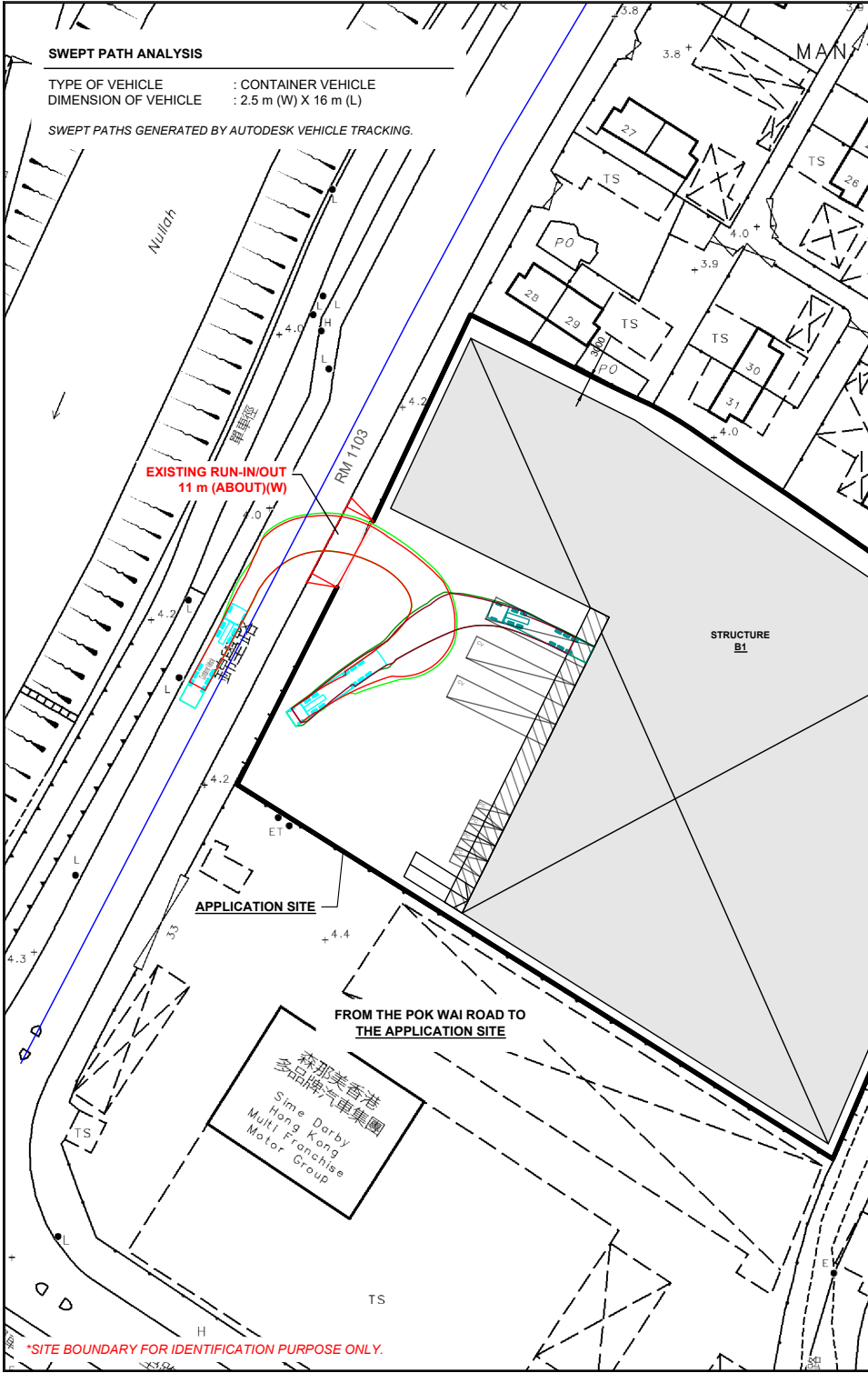
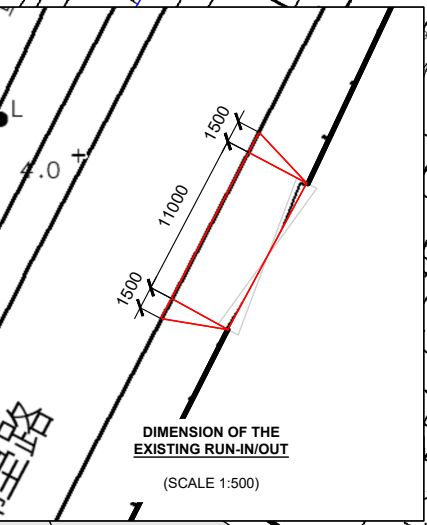
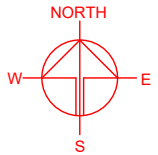
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 9	VER. 001
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SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



- LEGEND**
- APPLICATION SITE
 - STRUCTURE (ENCLOSED)
 - STRUCTURE (CANOPY)
 - PARKING SPACE (PRIVATE CAR)
 - L/UL SPACE (CONTAINER VEHICLE)
 - INGRESS / EGRESS
 - CONTAINER 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 3719 S.C.R.P. (PART) IN D.D. 104, POK WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1: 1000 @ A4

DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 SWEPT PATH ANALYSIS (CV)

DWG. NO. PLAN 10	VER. 001
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Our Ref. : DD104 Lot 3719 S.C RP
Your Ref. : TPB/A/YL-NSW/367

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

By Email

8 April 2026

Dear Sir,

Supplementary Information

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

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

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

- Revised application form, planning statement, layout plan and details of original premises are provided (**Annexes I to III and Plan 1**).

Should you require more information regarding the application, please contact our Mr. Danny NG at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

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

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



Annex I

Replacement pages of application form

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area " and "Residential (Group D)"
(f) Current use(s) 現時用途	Open Storage (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)

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 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	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月			
(c) <u>Development Schedule 發展細節表</u>				
Proposed uncovered land area 擬議露天土地面積	2,198sq.m <input checked="" type="checkbox"/> About 約			
Proposed covered land area 擬議有上蓋土地面積	5,538sq.m <input checked="" type="checkbox"/> About 約			
Proposed number of buildings/structures 擬議建築物/構築物數目	2			
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m <input type="checkbox"/> About 約			
Proposed non-domestic floor area 擬議非住用樓面面積	10,931sq.m <input checked="" type="checkbox"/> About 約			
Proposed gross floor area 擬議總樓面面積	10,931sq.m <input checked="" type="checkbox"/> 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	WAREHOUSE (EXCL. D.G.G.*)	5,393m ² (ABOUT)	10,786 m ² (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/U/L ACTIVITIES	145 m ² (ABOUT)	145 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		5,538 m² (ABOUT)	10,931 m² (ABOUT)	
*D.D.G. - DANGEROUS GOODS GODOWN				
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		4		
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		N/A		
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)		Container Vehicle	3	

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories
Site area 地盤面積	7,736 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	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development To Include Wetland Restoration Area" and "Residential (Group D)"
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 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	10,931 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1.4 <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	2	
(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	13	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	72	%	<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		4
	Private Car Parking Spaces 私家車車位		4
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)			

Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		3	
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		N/A	
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)			
Container Vehicle _____		3	

Annex II

Revised planning statement

concerns, land ownership or accessibility (**Appendix II** and **Plan 6**). After a lengthy site search process, the Site was identified for relocation as it is relatively flat and easily accessible from Kam Pok Road East via Kam Pok Road (**Plan 1**).

Applied use is similar to the affected business in Tong Yan San Tsuen

- 2.6 The proposed development involves the operation of warehouse for storage of vehicle parts and miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied use is similar to the affected business premises in Tong Yan San Tsuen. Details of the original premises are shown at **Table 1** below:

Table 1: Differences between the Original Premises and The Site

Development Parameters	Original Premises (a)	The Site (b)	Difference (a) – (b)
Site Area	6,320 m ² (about)	7,736 m ² (about)	+1,416 m ² , +22% (about)
Covered Area	3,340 m ² (about)	5,538 m ² (about)	+2,198 m ² , +66% (about)
GFA	3,940 m ² (about)	10,931 m ² (about)	+6,991 m ² , +177% (about)

- 2.7 With the growth in online shopping has stimulated demand for indoor storage spaces in Hong Kong since the 2010s, the applicant has previously proposed expanding the operation scale in order to alleviate the pressing demand for local storage spaces at the original premises. However, the Government's land resumption proposal to facilitate the YLS DA has resulted in a temporary suspension of the applicant's business expansion plan. The proposed scheme at the Site offers an excellent opportunity to facilitate the applicant's initial business expansion plan. The increased GFA at the Site would create a significant number of job opportunities for residents of the New Territories as well as to support the local warehouse industry.

- 2.8 While the site area and the GFA of the proposed development are larger than the affected business premises, a significant portion of the Site (*i.e. about 2,198 m², 28%*) is uncovered and designated for manoeuvring and parking of vehicles, in order to support the daily operation of the Site. According to the applicant, the original premises currently lack adequate circulation space, resulting in prolonged waiting times for vehicles for L/UL of goods. Therefore, a substantial amount of circulation space is reserved at the Site in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impact to the surrounding road network.

- 2.9 In addition, the proposed development requires specialized facilities in support of the daily operations (*i.e. drainage facilities and fire service installations*), having a larger space allows for the incorporation of these specialized facilities to support the operational needs.

- 2.10 Besides, the proposed development would also support the transformation of

brownfield operations in the New Territories. The proposed warehouse at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

Approval of the application would not frustrate the long-term planning intention of the "OU(CDWRA)" and "R(D)" zones

2.11 Although the Site falls within area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11, no existing pond nor wetland have been identified at the Site (**Plans 2 and 7**). Furthermore, the applicant, i.e. the sole owner of the Site currently has no intention to develop the Site for long-term use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intentions of the "OU(CDWRA)" and "R(D)" zones and would better utilize deserted land in the New Territories.

2.12 Despite the fact that the proposed development is not in line with planning intentions of the "OU(CDWRA)" and "R(D)" zones, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" and "R(D)" zones.

The proposed development is not incompatible with surrounding land uses

2.13 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by sites occupied by open storage yards, low-rise structures for warehouse and logistics centre, hence, the proposed development is considered not incompatible with surrounding land uses (**Plans 1, 3 and 7**). Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site falls within an area zoned as "OU(CDWRA)" and "R(D)" on the Draft Nam Sang Wai OZP No. S/YL-NSW/11 (**Plan 2**). According to the Notes of the OZP, 'warehouse (excluding D.G.G)' use is not a column 1 nor column 2 use within the "OU(CDWRA)" and "R(D)" zones, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject "OU(CDWRA)" zone is *intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential and/or recreational development to include wetland restoration area. It is also intended to phase out existing sporadic open storage and port back-up uses on degraded wetlands. Any new building should be located farthest away from Deep Bay.*
- 4.3 This planning intention of the subject "R(D)" zone is *intended primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of exiting temporary structures into permanent buildings. It is also intended for low-rise, low density residential developments subject to planning permission from the Town Planning Board.*

Filling of Land Restrictions

- 4.4 According to the Remarks of the subject "OU(CDWRA)" and "R(D) zones, 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 interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Application

- 4.5 The Site is the subject of a previous S.16 planning application (No. A/YL-NSW/337) for 'warehouse for storage of new vehicles' use submitted by the same applicant as the current application, which was approved by the Board on a temporary basis for 3 years in 2025. As the Site will be utilized by a different operator (i.e. Starwall Solar System Limited) for 'warehouse (excluding dangerous goods godown)' use, a fresh S.16 planning application is therefore sought to facilitate the proposed development.

4.6 Compared with the previous application (No. A/YL-NSW/337), while the proposed warehouse will be used for storage of vehicle parts and miscellaneous goods and the number of L/UL spaces for container vehicles is increased from 2 to 3, the major development parameters (including but not limited to the site area, plot ratio, gross floor area, layout, building height, etc.) remain unchanged.

Similar Application

4.7 There are several similar S.16 planning applications within the same "OU(CDWRA)" zone. The latest applications (No. A/YL-NSW/345) for the same applied use (i.e. warehouse (excluding D.G.G.) with ancillary facilities) was approved by the Board on 23/5/2025.

Land Status of the Application Site

4.8 The Site falls solely on private lot, i.e. *Lot 3719 S.C RP (Part) in D.D. 104* with total land area of 7,736 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**).

4.9 Since there is the restriction that no structure is allowed to be erected without the prior approval of the Government, the applicant will submit Short Term Waiver (STW) application to the Lands Department to make way for erection of the proposed structures at the Site respectively after planning approval has been obtained from the Board. No structure is proposed for domestic use.

Annex III

Revised Details of Original Premises

Annex III – Details of Original Premises

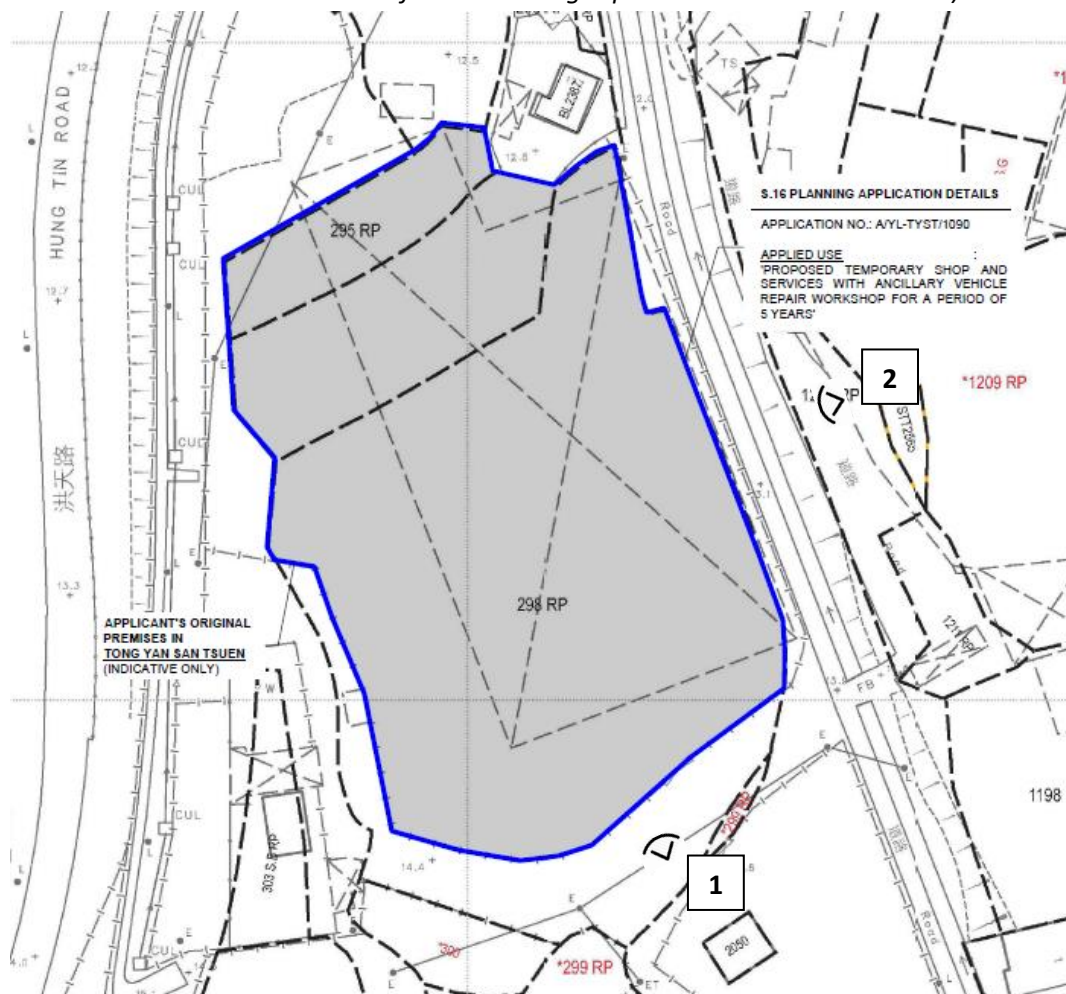
Company Name: **Starwall Solar System Limited**
(authorised Rich Valley Limited as applicant of the current application)

Details of Business Premises

Location: Lots 295 RP, 296 S.D and 298 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

Site Area: 6,320m² (about)

Use of Premises: Warehouse for storage of vehicle parts
(Although the Original Premises was covered by a planning application No. A/YL-TYST/1090 for 'Temporary Shop and Services with Ancillary Vehicle Repair Workshop' use, which was approved by the Town Planning Board on a temporary basis of 5 years on 14.05.2021, the applicant converted the Original Premises for 'warehouse' use in 2022 to alleviate the pressing demand for local storage spaces in the New Territories.)



(a) Site Photo of the Affected Business Premises



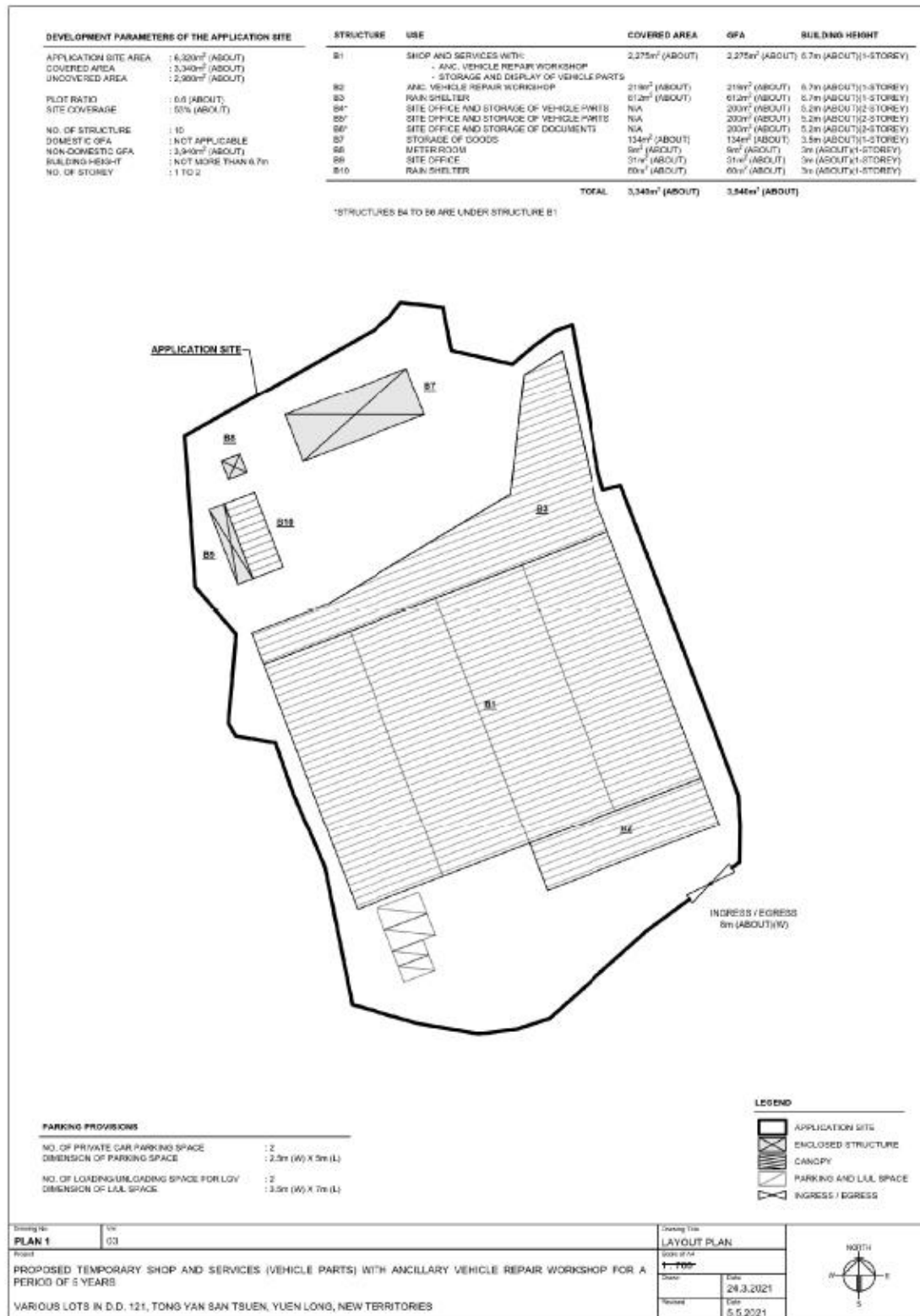
Source: Google Map



Photo taken on 28.5.2025

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "OU" Annotated "CDWRA" and "R(D)" Zones, Lot 3719 S.C RP (Part) in D.D.104, Pok Wai, Yuen Long, New Territories

(b) Approved Layout Plan under S.16 Planning Application No. A/YL-TYST/1090



(摘錄自申請人於 10, 5, 2021 提交的進一步資料)
(Extract from Applicant's Further Information Submitted on 10.5.2021)

參考編號 REFERENCE No. A/YL-TYST/1090
繪圖 DRAWING A-2

(c) Government Notice (G.N.)

G.N. 2466

G.N. 2466

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR THE FIRST PHASE DEVELOPMENT OF
YUEN LONG SOUTH DEVELOPMENT AREA

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. YLM10724:—

Lots Nos. 1433 S.A (Portion), 1433 S.B, 1433 S.C (Portion), 1433 RP (Portion), 1434 S.A, 1434 RP (Portion), 1438 S.E (Portion), 1438 S.F, 1438 S.G, 1438 S.H (Portion), 1438 RP (Portion), 1439 (Portion), 1455 (Portion), 1456 (Portion), 1463 S.A (Portion), 1463 S.B RP, 1464 (Portion), 1465 (Portion), 1466, 1467 and 1468 all in Demarcation District No. 119;

Lots Nos. 2359 (Portion), 2360 (Portion), 2361, 2362 (Portion), 2363, 2364, 2365, 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2370 (Portion), 2371, 2372 (Portion), 2373 (Portion), 2374, 2375 (Portion), 2376 (Portion), 2377, 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2388 (Portion), 2389 (Portion), 2391, 2399, 2400 (Portion), 2402, 2406, 2407 (Portion), 2408 (Portion), 2409 S.A, 2409 S.B, 2410, 2411(A&B), 2411(C), 2412, 2413, 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2419 (Portion), 2420, 2421 (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2725, 2726, 2727, 2728, 2729 (Portion), 2730, 2731, 2732, 2733, 2734 RP, 2735, 2736 RP, 2737 RP, 2738 (Portion), 2741 (Portion), 2742 (Portion), 2743 S.A, 2743 RP, 2744, 2745 S.A, 2745 S.B, 2746, 2747, 2748 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2821 (Portion) and 2848 RP (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 293 (Portion), 295 RP (Portion), 296 S.C, 296 S.D (Portion), 296 RP, 297 RP, 298 RP (Portion), 1092 S.A, 1092 S.B ss.3 RP, 1092 S.B ss.5 RP (Portion), 1092 S.B ss.7 RP, 1092 S.B RP, 1105 RP (Portion), 1198 (Portion), 1207 S.B, 1207 RP (Portion), 1208 S.A (Portion), 1208 S.B, 1208 S.C, 1208 S.F RP, 1208 S.G, 1208 S.I, 1208 S.J ss.1 (Portion), 1208 S.J RP (Portion), 1208 RP, 1209 S.A, 1209 S.B (Portion), 1209 RP (Portion), 1211 RP (Portion), 1212 RP, 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1217 RP (Portion), 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1261 S.A, 1261 RP, 1262 RP, 1263 RP (Portion), 1264 RP, 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.C, 1268 S.D (Portion), 1268 RP (Portion), 1273 S.A (Portion), 1274 RP (Portion), 1534 (Portion), 1538 (Portion), 1539 (Portion), 1650 (Portion), 1651 S.A (Portion), 1652 (Portion), 1653 S.E (Portion), 1653 RP (Portion), 1654 S.A, 1654 S.B ss.4 (Portion), 1658 S.B (Portion), 1658 S.C, 1658 RP (Portion), 1661 (Portion), 1662 RP (Portion), 1663 (Portion), 1678 RP (Portion), 1682 (Portion), 1683, 1684, 1685 (Portion), 1686 (Portion), 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1782 RP (Portion), 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 1834 RP, 1921 RP, 2008 S.A RP, 2008 S.G RP (Portion), 2008 S.H RP (Portion), 2008 S.K, 2008 S.L RP (Portion), 2008 S.M RP, 2008 S.P (Portion), 2008 S.Q ss.3 (Portion), 2008 S.U, 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 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 19 May 2022. Upon expiration of the notice period at midnight on 19 August 2022, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 20 August 2022.

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

G.N. 2414

G.N. 2414

LANDS DEPARTMENT

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

RESUMPTION OF LAND FOR PWP ITEM NOS. 7817CL AND 7827CL (PART)
ROAD WORKS UNDER YUEN LONG SOUTH DEVELOPMENT
STAGE 1 WORKS AND STAGE 2 WORKS, PHASE 1

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:—

Lot No. 1081 RP (Portion) in Demarcation District No. 117;

Lots Nos. 242 (Portion), 243 S.A (Portion), 243 RP (Portion), 253 (Portion), 256 S.A (Portion), 256 RP (Portion), 257, 260 (Portion), 261 RP (Portion), 267, 268 (Portion), 270 (Portion), 271 (Portion), 272 (Portion), 348 RP (Portion), 349 RP, 350 RP, 351 (Portion), 352 (Portion), 353 S.B (Portion), 354 RP (Portion), 355 (Portion), 356 (Portion), 357 (Portion), 358 (Portion), 359 (Portion), 360 S.A RP (Portion), 368 RP (Portion), 392 RP (Portion), 393, 394 (Portion), 395, 396 (Portion), 400 (Portion), 401, 402 (Portion), 404 (Portion), 405 (Portion), 1364 (Portion), 1368 (Portion), 1371 (Portion), 1372 (Portion), 1390 RP (Portion), 1392 RP, 1393 RP (Portion), 1410 (Portion), 1442 (Portion), 1446 (Portion), 1463 S.B ss.1 (Portion), 1500 RP (Portion), 1508 RP (Portion), 1510 RP (Portion), 1523 (Portion), 1524 (Portion), 1525 (Portion), 1526 (Portion), 1527 (Portion), 1528, 1529, 1530 (Portion), 1587 (Portion), 1589, 1590, 1614 RP (Portion), 1615 S.B RP (Portion), 1623 RP (Portion), 1625 S.A RP, 1625 S.B RP and 1629 RP all in Demarcation District No. 119;

Lots Nos. 2357 S.A RP, 2357 S.B RP, 2358 RP, 2359 (Portion), 2360 (Portion), 2362 (Portion), 2366 RP (Portion), 2367 (Portion), 2368 (Portion), 2369, 2370 (Portion), 2372 (Portion), 2373 (Portion), 2375 (Portion), 2376 (Portion), 2378 (Portion), 2386 RP (Portion), 2387 RP (Portion), 2414 (Portion), 2415 (Portion), 2416 RP (Portion), 2417 (Portion), 2418 (Portion), 2421 (Portion), 2466 RP (Portion), 2577 RP (Portion), 2598 RP, 2609 RP (Portion), 2617 (Portion), 2618 RP (Portion), 2620 RP (Portion), 2621 RP (Portion), 2623 RP (Portion), 2626 RP (Portion), 2628 (Portion), 2629 (Portion), 2630 RP (Portion), 2631 RP (Portion), 2632 RP (Portion), 2633 RP (Portion), 2634 RP (Portion), 2720 RP (Portion), 2722 RP (Portion), 2723 (Portion), 2724 (Portion), 2729 (Portion), 2740 RP, 2741 (Portion), 2742 (Portion), 2813 (Portion), 2814 (Portion), 2815 RP (Portion), 2816 RP (Portion), 2817 RP (Portion), 2818 (Portion), 2819 (Portion), 2844 RP (Portion), 2845 RP, 2846 RP, 2848 RP (Portion), 2849 RP, 2854 (Portion), 2855, 2856, 2857, 2858, 2865 RP, 2986 S.B, 2986 RP, 2988 (Portion), 2989 (Portion), 2990, 2991, 2993 (Portion), 2994 and 2996 (Portion) all in Demarcation District No. 120; and

Lots Nos. 229 RP (Portion), 291 RP, 292 RP, 293 (Portion), 295 RP (Portion), 296 S.D (Portion), 298 RP (Portion), 300 (Portion), 301 S.A RP (Portion), 303 S.B RP, 858 (Portion), 866 (Portion), 867 S.A (Portion), 871 (Portion), 921 (Portion), 922 (Portion), 927 (Portion), 928 (Portion), 930 (Portion), 931 (Portion), 933 (Portion), 934 (Portion), 935 (Portion), 938 (Portion), 939 (Portion), 940 (Portion), 943 (Portion), 944 (Portion), 948, 949 (Portion), 950 (Portion), 999 RP (Portion), 1207 RP (Portion), 1208 S.J RP (Portion), 1209 S.B (Portion), 1213 S.A (Portion), 1213 RP (Portion), 1214 RP (Portion), 1215 RP, 1217 RP (Portion), 1254 RP, 1257 RP (Portion), 1258 (Portion), 1259 (Portion), 1260 S.A (Portion), 1260 RP (Portion), 1268 S.A (Portion), 1268 S.B (Portion), 1268 S.D (Portion), 1268 RP (Portion), 1272 RP, 1273 S.A (Portion), 1273 RP, 1274 RP (Portion), 1283 RP (Portion), 1376 RP (Portion), 1385 S.C ss.3 RP, 1423 RP (Portion), 1427 RP (Portion), 1428 RP (Portion), 1429 RP (Portion), 1444 RP (Portion), 1463 RP, 1465 RP, 1466, 1467 S.B (Portion), 1469 (Portion), 1481 RP, 1482 RP, 1483, 1484, 1485 (Portion), 1487 (Portion), 1488 RP, 1489 RP (Portion), 1490 RP (Portion), 1491 RP (Portion), 1495 RP, 1534 (Portion), 1538 (Portion), 1539 (Portion), 1557 RP (Portion), 1561 RP (Portion), 1649 (Portion), 1650 (Portion), 1652 (Portion), 1662 RP (Portion), 1663 (Portion), 1664 (Portion), 1678 RP (Portion), 1679 RP, 1680 RP, 1681 RP, 1682 (Portion), 1685 (Portion), 1686 (Portion), 1782 RP (Portion), 1795 S.A RP, 1795 S.B RP, 1795 RP (Portion), 1796 S.A RP (Portion), 1796 S.B (Portion), 1819 (Portion), 2008 S.H RP (Portion), 2008 S.L RP (Portion), 2008 S.P (Portion), 2008 S.Q ss.3

(Portion), 2008 S.R RP (Portion), 2008 S.V (Portion), 2008 S.W RP (Portion) and 2008 RP (Portion) all in Demarcation District No. 121

and shown coloured orange on the Resumption Plan No. YLM10579 and Modification Resumption Plan No. YLM10809 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 1637 published on 26 March 2021 and 1 April 2021 and as modified by Government Notice No. 1267 published on 18 March 2022 and 25 March 2022, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landso.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 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.

This notice was affixed on or near the said land on 19 May 2022.

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 19 August 2022, 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 20 August 2022.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Housing 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 Housing 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 (gazettethb@thb.gov.hk).

Personal Information Collection Statement

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

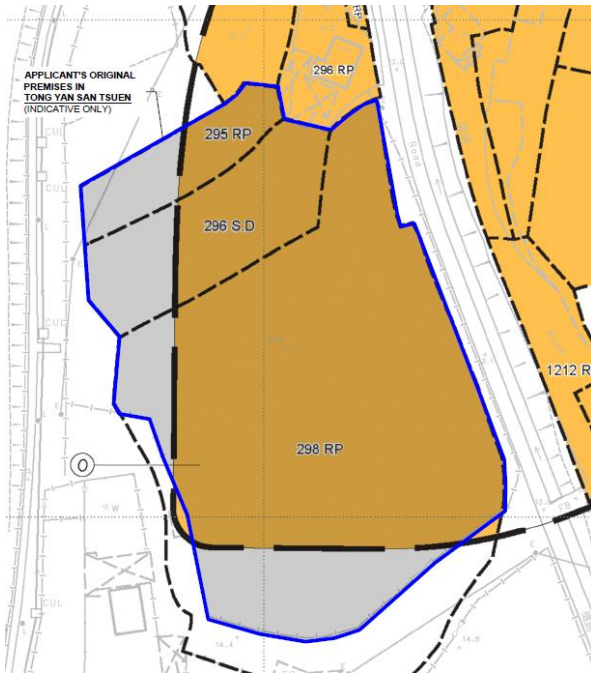
19 May 2022

Joanne LOU Chief Estate Surveyor/New Development Area

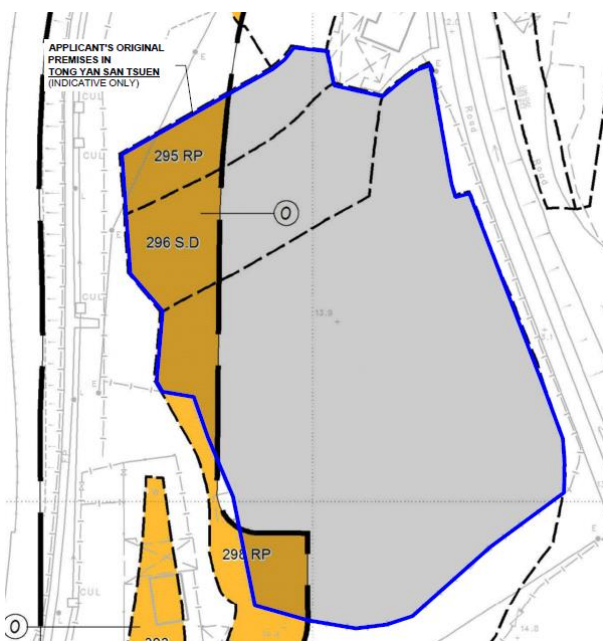
(d) Land Resumption for Yuen Long South (YLS) Development Area

(Majority of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 1 and a small portion of the affected business premises falls within the boundary of YLS Development – Stage 2 Phase 2)

G.N. 2466



G.N. 2414



(e) Memorandum of Understanding Signed by the applicant and the affected business operator

業務搬遷意向書
受新發展區發展影響的在地經營業務搬遷

授權方 (甲方)	:	富谷有限公司 Rich Valley Limited
公司註冊證明書號碼	:	██████████
業務經營者 (乙方)	:	星際太陽能有限公司 Starwall Solar System Limited
公司註冊證明書號碼	:	██████████

甲方 為規劃申請編號 (AYL-NSW/337) 的申請人。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的業務經營者，於丈量約份第 104 約地段第 3719 號 C 分段餘段 (部分) 作「擬議臨時貨倉存放全新車輛連附屬設施 (為期 3 年) 及相關填土工程」，以繼續經營因受到政府元朗南發展區第一期發展收地影響的業務場所。

於規劃申請編號 (AYL-NSW/337) 的規劃許可期限內，申請地點由 乙方 使用營運。



富谷有限公司 (甲方)
授權方簽署
Authorisor's Signature



星際太陽能有限公司 (乙方)
業務經營者簽署
Business Operator Signature

2025 年 12 月 30 日
30 December 2025

REVISED PLAN

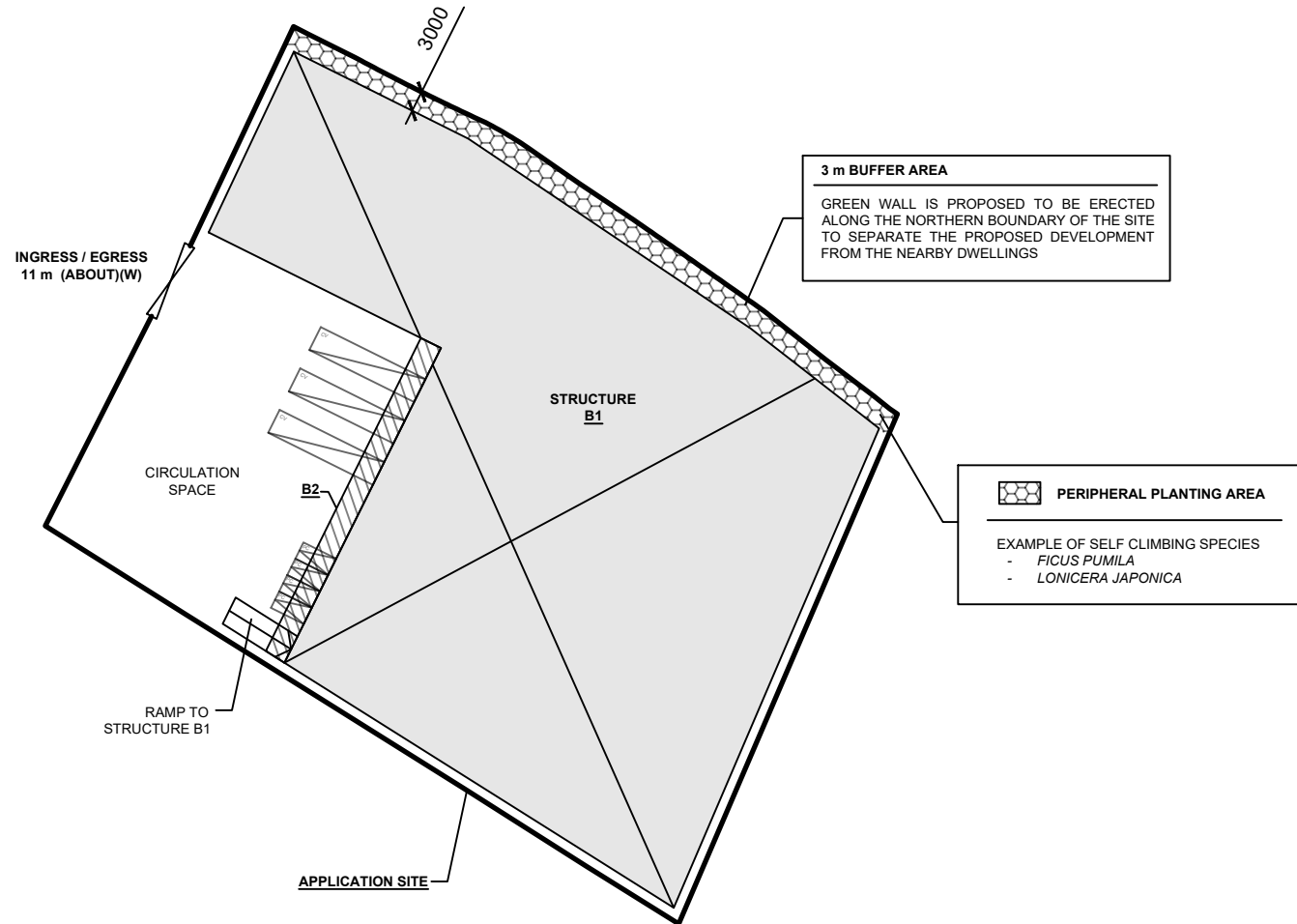
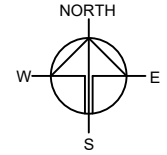
Plan 1 Layout plan

DEVELOPMENT PARAMETERS

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

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

*D.D.G. - DANGEROUS GOODS GODOWN



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

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

PARKING AND LOADING / UNLOADING PROVISIONS

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

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

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

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

DWG NO.: PLAN 1 VER.: 001