



盈卓規劃有限公司

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**

24 April 2026

Dear Sir,

**1<sup>st</sup> Further 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 further information to address departmental comments of the subject application (**Appendix I**).

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**

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司'.

**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 )



**Responses-to-Comments**

**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**

**(Application No. A/YL-NSW/367)**

(i) A RtoC Table:

<b>Departmental Comments</b>		<b>Applicant’s Responses</b>
<b>1. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Kelvin WONG; tel: 2835 1117)</b>		
(a)	Please confirm whether the proposed use would involve storage of materials of dusty nature (e.g., cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips). If the event that the proposed use would involve storage of dusty materials, please advise whether those materials will be packaged.	No dusty materials (e.g. cement, earth, pulverized fuel ash, aggregates, silt, stonefines, sand, debris, sawdust and wooden chips, etc.) will be stored within the application site at any time during the planning approval period.



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

**By Email**

8 May 2026

Dear Sir,

**2<sup>nd</sup> Further 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**

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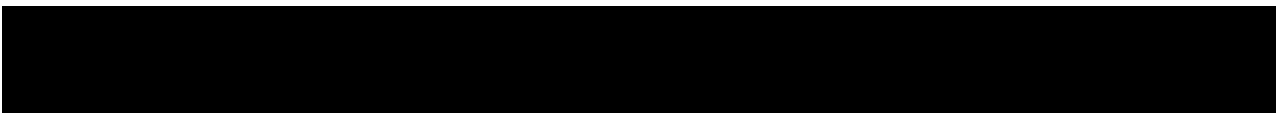
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**Louis TSE**  
Town Planner

cc DPO/FSYLE, PlanD

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

email: adchan@pland.gov.hk )  
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**Responses-to-Comments**

**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**

**(Application No. A/YL-NSW/367)**

(i) The applicant would like to provide clarifications on the subject application, details are as follows:

- The application site (the Site) will be used as warehouse for storage of solar panels and photovoltaic system, vehicle parts, construction materials (i.e. bricks, tiles, metal rods, etc.) and machinery (i.e. excavators, electricity generators, forklifts, etc.). All goods will be stored within the enclosed structure to minimise potential nuisances to the surroundings. No dangerous goods will be allowed to be stored, and no workshop activities will be carried out within the Site at any time during the planning approval period.
- To enhance visual and landscape quality, 2.5 m green wall with peripheral planting is proposed to be erected along the 3 m buffer area at the northern boundary of the Site as a visual screening to separate the site from the nearby dwellings.
- The applicant’s original premises in Tong Yan San Tsuen has already ceased operation due to land resumption by the Government in 2022. The Memorandum of Understanding (MoU) signed by the affected business operator is enclosed in support of the current application (**Annex I**).

(ii) Revised layout plan and swept path analysis are provided (**Plans 1 and 2**).

(iii) A RtoC Table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Donald LEUNG; tel: 2399 2778)</b>		
(a)	Given a wide run-in is proposed in the subject site and the access of heavy vehicles, the applicant should recommend necessary measures, such as provision of amber revolving lanterns at the site entrance, to enhance both pedestrian and road safety.	To enhance road and pedestrian safety, amber revolving lanterns would be provided at the site entrance, and a bankman would be stationed at the entrance to manage and guide the vehicles of the proposed development. ‘BEWARE OF HEAD-ON TRAFFIC’ and ‘BEWARE OF PEDESTRIANS’ signs would

		also be provided at the Site's ingress/egress.
(b)	Please clarify if the goods delivery by container vehicles to the subject site would be carried out in off-peak hour (i.e. 10:00 - 16:00).	The goods delivery by container vehicle would only be conducted beyond peak hours between 10:00 and 16:00.
(c)	Should vehicles under the captioned application use Fairview Park Boulevard as site access, the applicant should seek consent from the management party of Fairview Park Boulevard on the right of using the access.	<p>To ensure road safety at Fairview Park Boulevard, 'no right-turn' sign would be erected by the applicant to restrict vehicles from turning right from the Site to Fairview Park Boulevard via Kam Pok Road. The ingress/egress has been revised to restrict vehicles from turning right from the Site to Fairview Park Boulevard via Kam Pok Road (<b>Plans 1 and 2</b>). Sufficient space is also provided for vehicles to smoothly manoeuvre within the Site.</p> <p>As the Site is accessible from Kam Pok Road East via Kam Pok Road, and vehicles are prohibited from turning right to Fairview Park Boulevard, adverse traffic impact, including the right of using the access to Fairview Park Boulevard should not be anticipated.</p>

## 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

業務經營者 ( 甲方 ) : 星際太陽能有限公司  
Starwall Solar System Limited

公司註冊證明書號碼 : XXXXXXXXXX


規劃申請的申請人 ( 乙方 ) : 富谷有限公司  
Rich Valley Limited

公司註冊證明書號碼 : XXXXXXXXXX

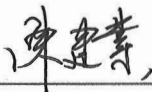
甲方 為位於元朗唐人新村丈量約份第 121 約多個地段的業務經營者，由於受到政府元朗南發展區之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 104 約地段第 3719 號 C 分段餘段 ( 部分 ) ( 確實地段待定 ) 作「擬議臨時貨倉 ( 危險品倉庫除外 ) 連附屬設施及相關填土工程 ( 為期 3 年 )」。

乙方 作為規劃申請的申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

  
星際太陽能有限公司 ( 甲方 )  
業務經營者簽署



  
富谷有限公司 ( 乙方 )  
規劃許可申請人簽署



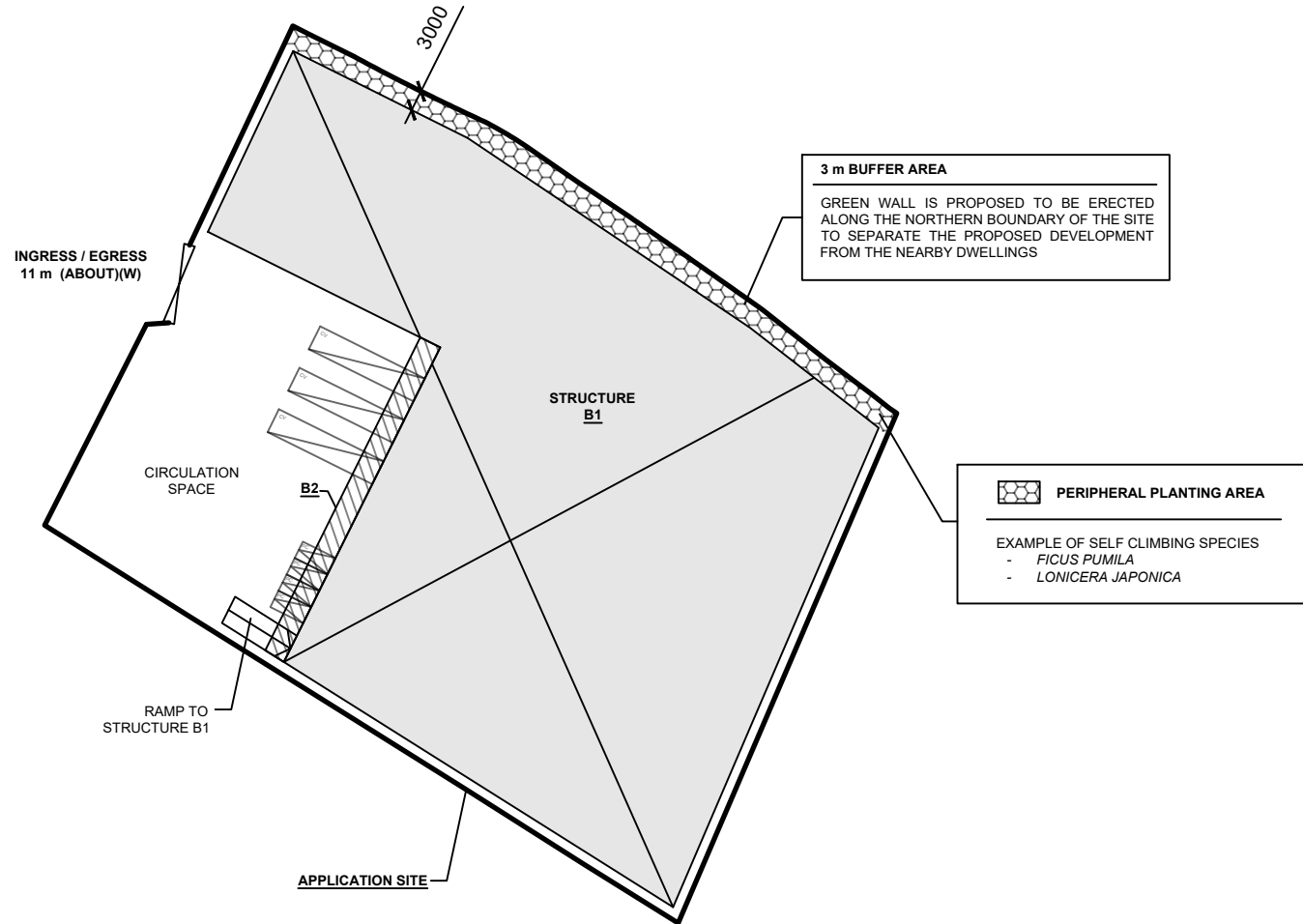
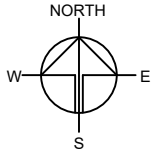
2026 年 5 月 5 日

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 7,736 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 5,538 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,198 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 1.4	(ABOUT)
SITE COVERAGE	: 72 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 10,931 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 10,931 m <sup>2</sup>	(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.*)	5,393m <sup>2</sup> (ABOUT)	10,786 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM RAIN SHELTER FOR L/UL ACTIVITIES	145 m <sup>2</sup> (ABOUT)	145 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>5,538 m<sup>2</sup> (ABOUT)</b>	<b>10,931 m<sup>2</sup> (ABOUT)</b>	

\*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

REVISED BY: LT DATE: 8.5.2026

APPROVED BY: DATE:

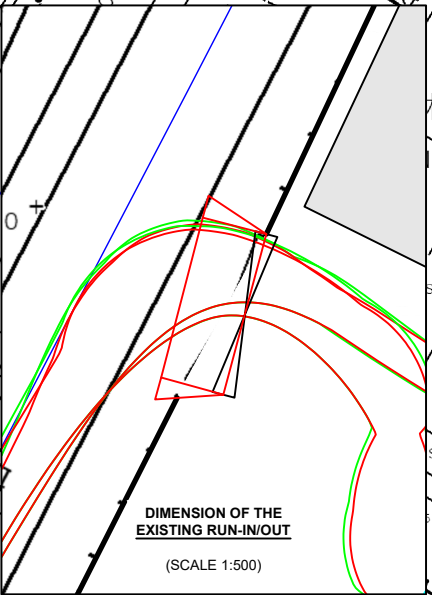
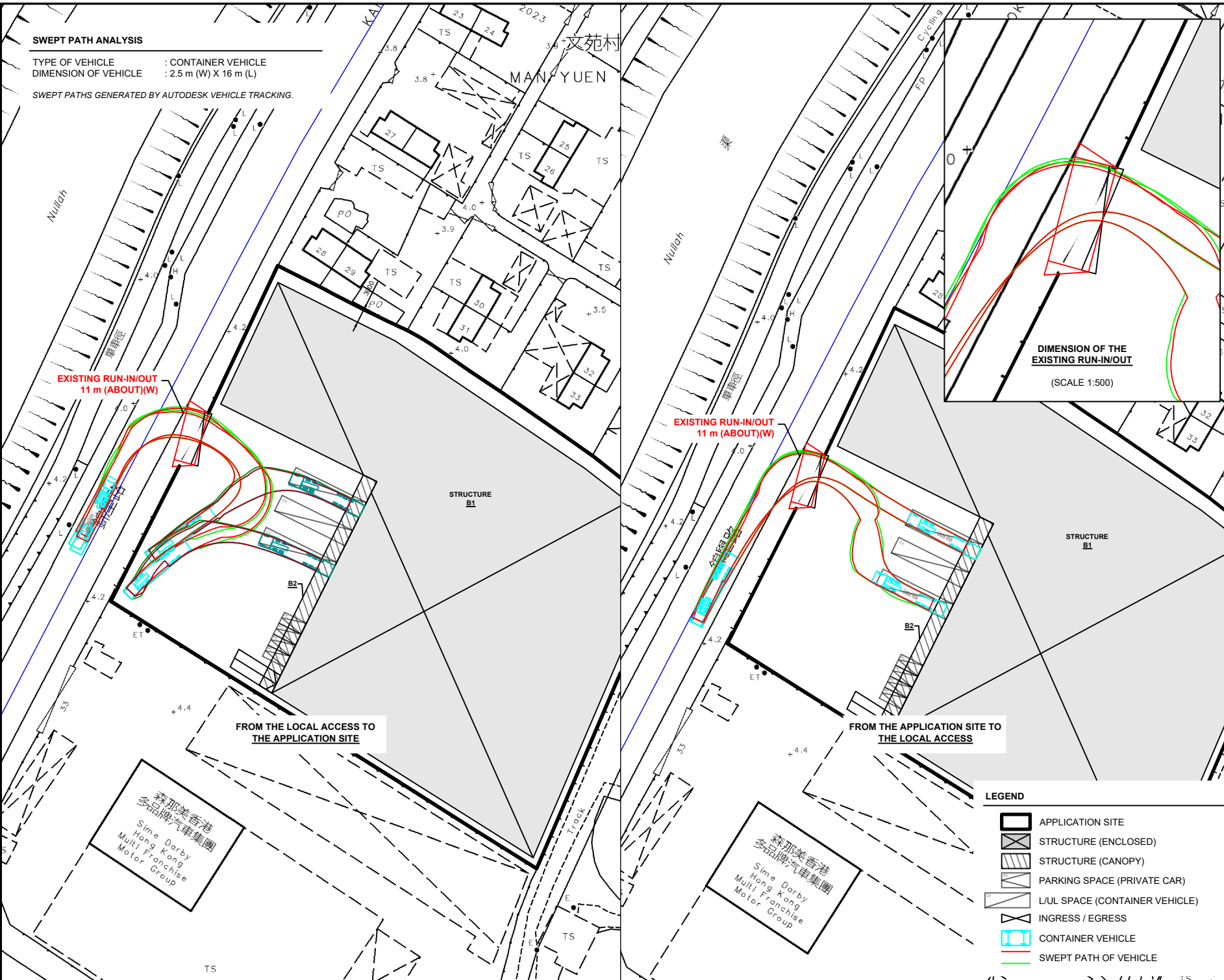
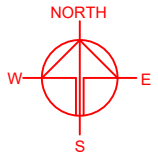
DWG. TITLE  
LAYOUT PLAN

DWG NO. VER.  
PLAN 1 001

**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.



FROM THE LOCAL ACCESS TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO THE LOCAL ACCESS

**LEGEND**

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

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 MN	DATE 26.2.2026
REVISED BY LT	DATE 28.04.2026
APPROVED BY	DATE

DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 2	VER. 001



盈卓規劃有限公司

Our Ref. : DD104 Lot 3719 S.C RP  
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The Secretary,  
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**By Email**

19 May 2026

Dear Sir,

**3<sup>rd</sup> Further Information**

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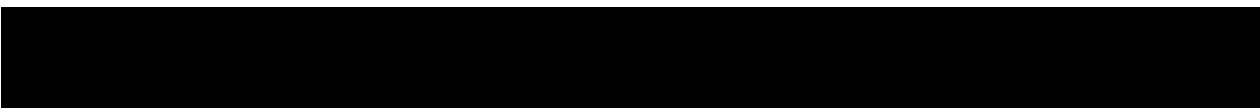
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**(Application No. A/YL-NSW/367)**

- (i) The applicant would like to provide clarifications on the subject application, details are as follows:

*Vehicular Access*

- The ingress/egress of the application site (the Site) has been revised (**Plans 1 to 3**).

*Traffic Management Measures*

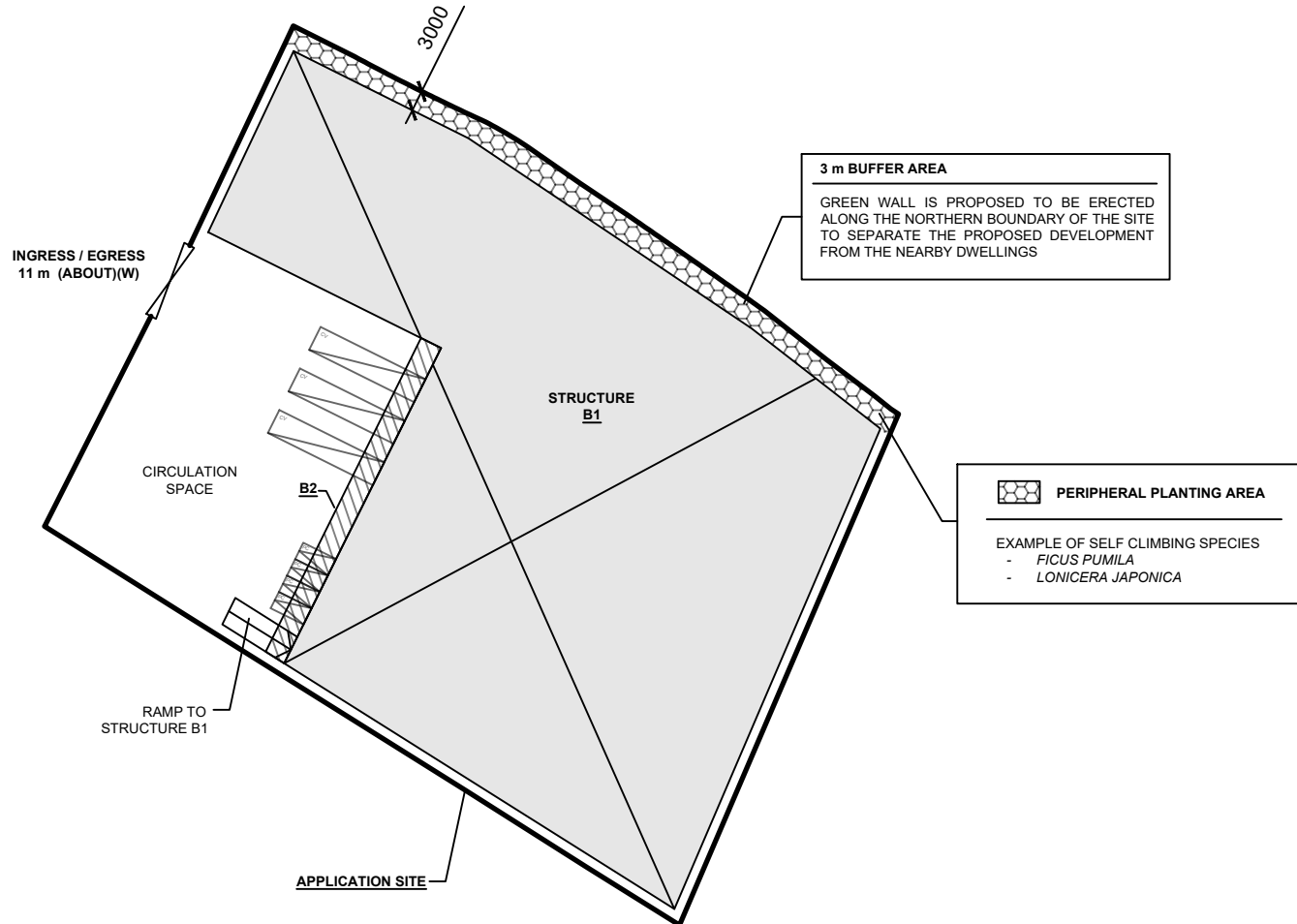
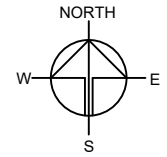
- A pair of amber revolving lanterns would be provided at the site entrance, ‘BEWARE OF HEAD-ON TRAFFIC’ and ‘BEWARE OF PEDESTRIANS’ signs would also be provided at the Site’s ingress/egress to enhance road and pedestrian safety (**Plans 1 to 3**).
- A bankman would be stationed at the site entrance to manage and guide the vehicles of the proposed development (**Plans 1 to 3**).
- To ensure road safety at Fairview Park Boulevard, ‘no right-turn’ sign would be erected at the site ingress/egress. Road marking would also be provided to restrict vehicles from turning right to Fairview Park Boulevard via Kam Pok Road (**Plans 1 to 3**).
- As the Site is proposed for ‘warehouse’ use with no shopfronts, only the applicant’s fleets will be allowed to enter/exit the Site. The applicant will notify all vehicle drivers/convoys that no vehicles are allowed to enter the Site via Fairview Park Boulevard so as to minimise adverse traffic impact to Fairview Park Boulevard.

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 7,736 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 5,538 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 2,198 m <sup>2</sup>	(ABOUT)
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NO. OF STOREY	: 1 - 2	

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EXAMPLE OF SELF CLIMBING SPECIES  
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- LONICERA JAPONICA

**PARKING AND LOADING / UNLOADING PROVISIONS**

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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

REVISED BY: LT DATE: 18.5.2026

APPROVED BY: DATE:

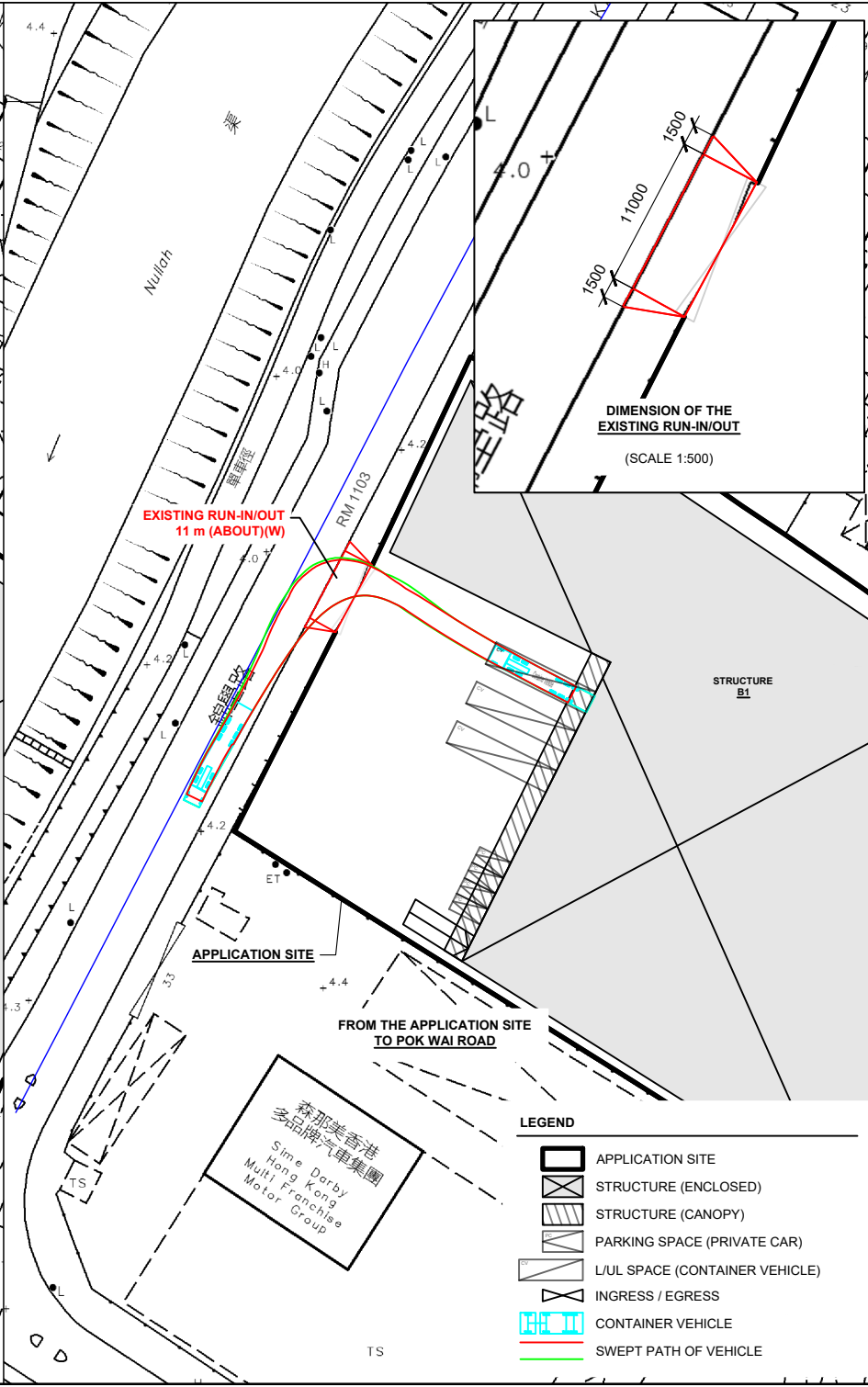
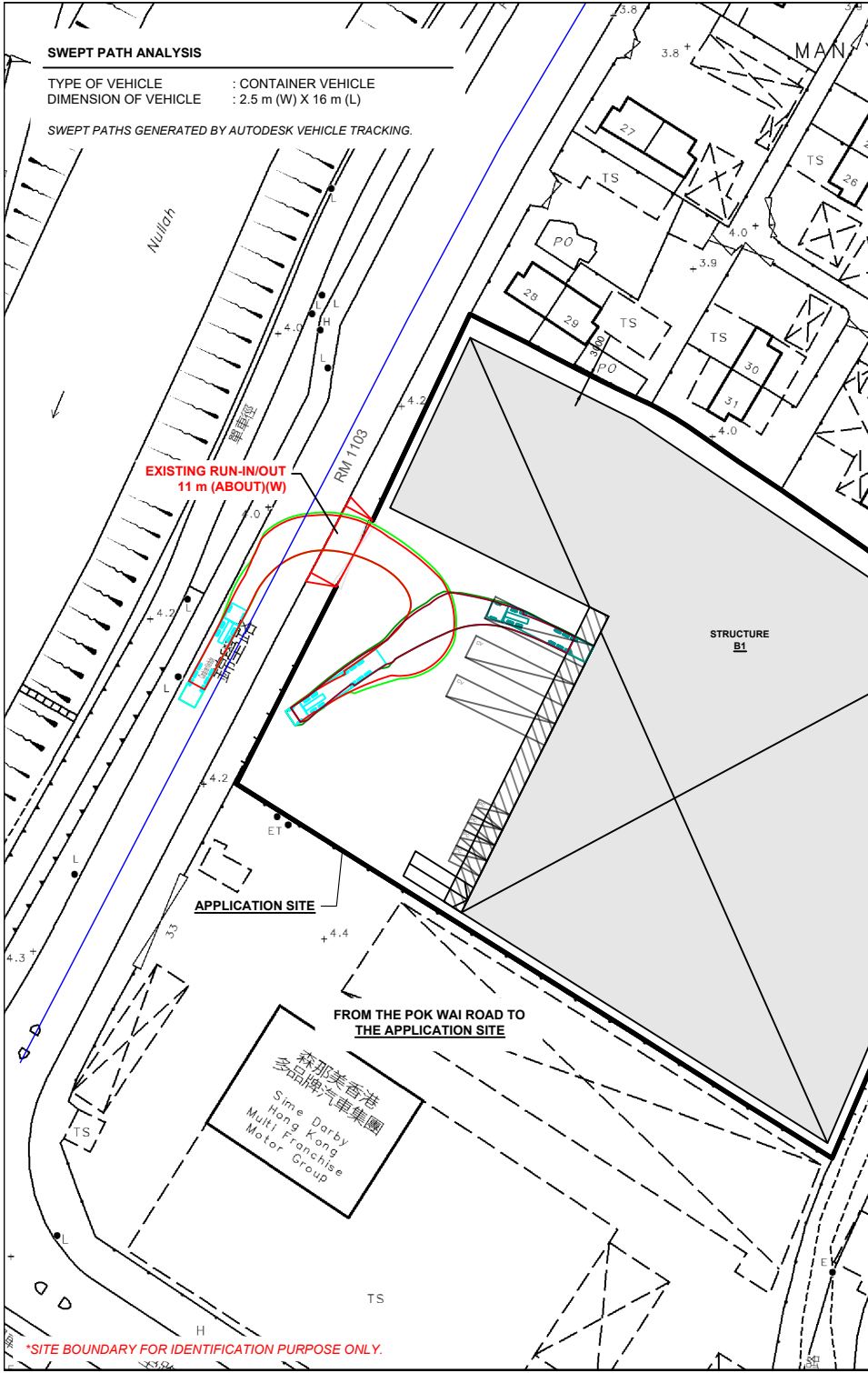
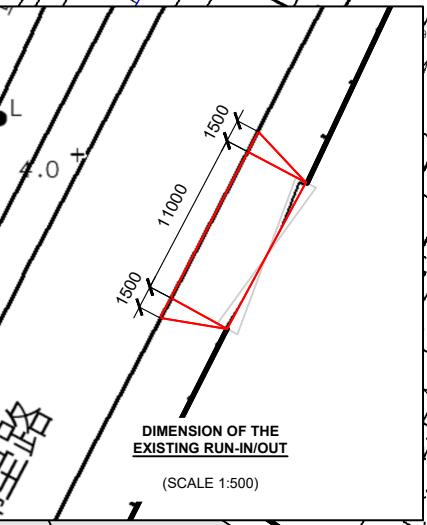
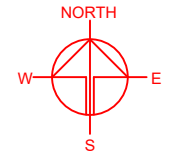
DWG. TITLE  
LAYOUT PLAN

DWG NO.: PLAN 1 VER.: 001

**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/U/L 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 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:

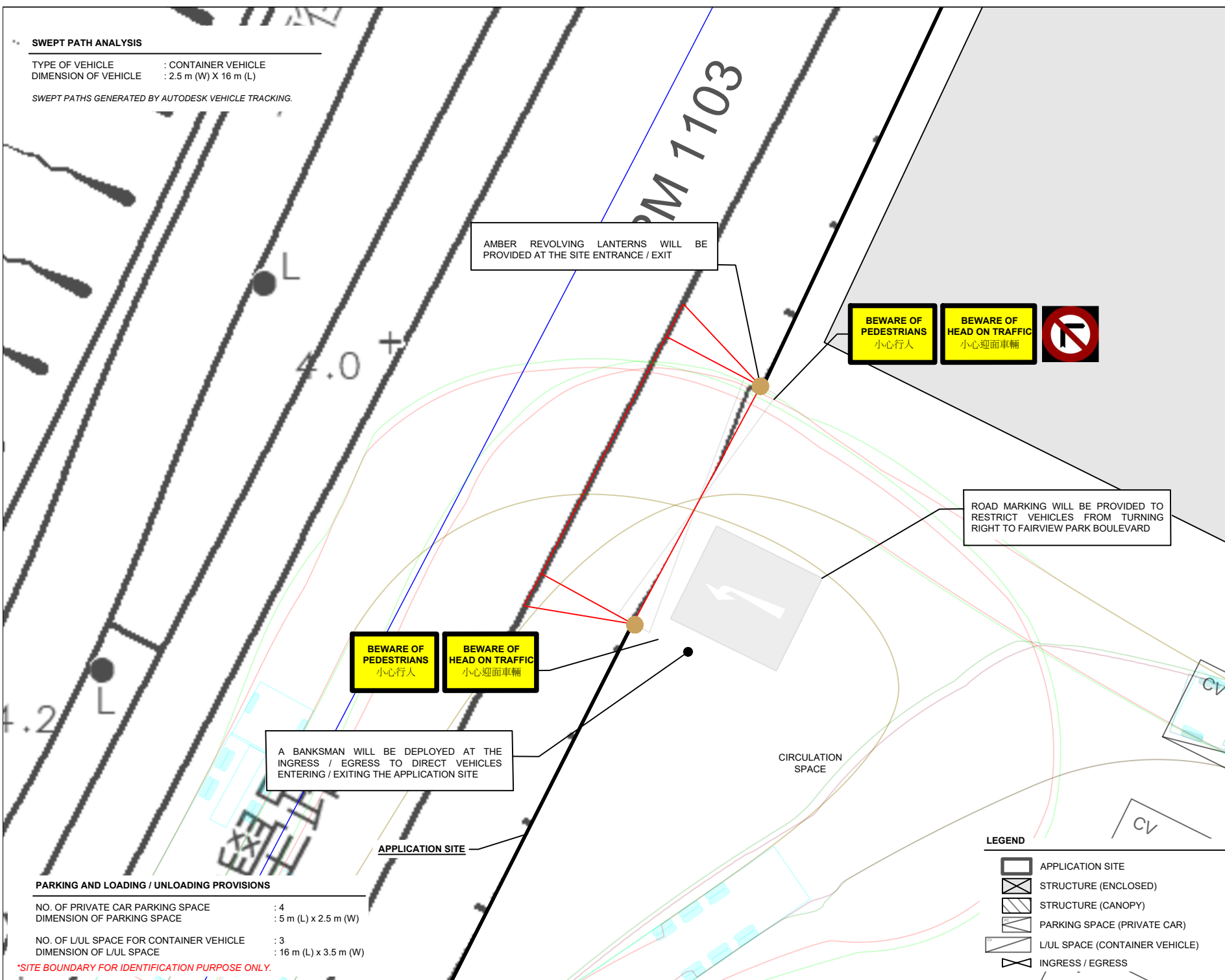
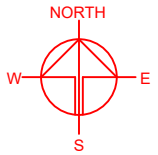
DWG. TITLE  
SWEPT PATH ANALYSIS (CV)

DWG NO.: PLAN 2 VER.: 001

**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.



**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)

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**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 : 200 @ A4

DRAWN BY MN DATE 24.2.2026

REVISED BY LT DATE 18.5.2026

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DWG NO. PLAN 3

VER. 001