2026年 9月 17日
此文件在_____收到，城市規劃委員會
只會在[illegible]及文件後才正式確認收到
申[illegible]
2026 -09- 17
Th[illegible]
The [illegible] will formally acknowledge the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)第16條遞交的許可申請

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

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

****Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area)and Renewal of Permission for such Temporary Use or Development.***
****其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展)及有關該等臨時用途/發展的許可續期，應使用表格第S16-I號。***

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

\# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a「✔」at the appropriate box 請在適當的方格內上加上「✔」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-NSW/380
	Date Received 收到日期	2026 -09- 17

1. 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。

2. 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 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。

3. 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)

Sunny International Investment Limited 耀昇國際投資有限公司

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)

Tai Wah Development Consultants Limited 大華發展顧問有限公司

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）	Lots 3722 S.C ss.4 (Part), 3722 S.C ss.5 RP (Part), 3722 S.C RP (Part), 3722 S.E (Part), 3722 S.F (Part), 3722 S.G RP (Part), 3722 S.H RP and 3722 RP (Part) in D.D. 104, Tai Sang 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	☑Site area 地盤面積 ..... 11,675 ..... sq.m 平方米 ☑About 約 ☑Gross floor area 總樓面面積 ..... 14,702 ..... sq.m 平方米 ☑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 ☐About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Nam Sang Wai OZP No.: S/YL-NSW/12
(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 (1)"
(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 11/09/2026 (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 10/09/2026 (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 and Pond for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	4,315	sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	7,360	sq.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/A	sq.m ☐About 約
Proposed non-domestic floor area 擬議非住用樓面面積	14,702	sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	14,702	sq.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 (EXCL D. G. G.) SITE OFFICE, WASHROOM	7,342 m² (ABOUT)	14,684 m² (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	METER ROOM AND GUARD ROOM	18 m² (ABOUT)	18 m² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	7,360 m² (ABOUT)	14,702 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	6
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	3
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 Spaces 4

Proposed operating hours 擬議營運時間
Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays.

(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ 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. ☐ 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）
	No 否	☐

(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	☐ Please provide details 請提供詳情
	No 否	☑
(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	☑ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☑ Filling of pond 填塘 Area of filling 填塘面積 2,212 sq.m 平方米 ☑About 約 Depth of filling 填塘深度 0.5 m 米 ☑About 約 ☑ Filling of land 填土 Area of filling 填土面積 11,101 sq.m 平方米 ☑About 約 Depth of filling 填土厚度 not more than 0.5 m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 m 米 ☐About 約
	No 否	☐

(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☑
	On traffic 對交通	Yes 會 ☐	No 不會 ☑
	On water supply 對供水	Yes 會 ☐	No 不會 ☑
	On drainage 對排水	Yes 會 ☐	No 不會 ☑
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☑
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☑
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☑
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☑
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☑
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☑

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) ....

(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	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： _____ _____ _____ Reason(s) for non-compliance: 仍未履行的原因： _____ _____ _____ (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ..... ☐ month(s) 個月 .....

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the supplementary statement.

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
Name in Block Letters 姓名（請以正楷填寫）

Planning Consultant
Position (if applicable) 職位 （如適用）

Professional Qualification(s) 專業資格
☑ Member 會員 / ☐ Fellow of 資深會員
☑ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會/ ☐ HKIUD 香港城市設計學會
☑ RPP 註冊專業規劃師 (No. 411)
Others 其他 ..... MRTPI, MPIA, MCIP-I, CMILT

on behalf of 代表 Tai Wah Development Consultants Limited 大華發展顧問有限公司
☑ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 15/09/2026 (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

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
   (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
   處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
   (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
   方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要

(Please provide details in both English and Chinese 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	Lots 3722 S.C ss.4 (Part), 3722 S.C ss.5 RP (Part), 3722 S.C RP (Part), 3722 S.E (Part), 3722 S.F (Part), 3722 S.G RP (Part), 3722 S.H RP and 3722 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories
Site area 地盤面積	11,675 sq. m 平方米 ☑ About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Nam Sang Wai OZP No.: S/YL-NSW/12
Zoning 地帶	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)"
Type of Application 申請類別	☑ 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 ☑ Year(s) 年 3 ☐ Month(s) 月 _____ ☐ 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 ☐ Year(s) 年 _____ ☐ 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 and Pond for a Period of 3 Years

(i)	Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
		Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐About 約 ☐Not more than 不多於
		Non-domestic 非住用	14,702 ☑ About 約 ☐ Not more than 不多於	1.3 ☑About 約 ☐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 m 米 ☐ (Not more than 不多於)	
			N/A Storeys(s) 層 ☐ (Not more than 不多於)	
		Non-domestic 非住用	3.5 - 15 (about) m 米 ☐ (Not more than 不多於)	
			1 - 2 Storeys(s) 層 ☐ (Not more than 不多於)	
(iv)	Site coverage 上蓋面積		63 % ☑ 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	6	
		Private Car Parking Spaces 私家車車位	6	
		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	7	
		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	3	
		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) Container Vehicle Spaces _____	4	

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☑
Location plan; Zoning plan; Land status plan; Plan showing location and zoning of the affected business premises; Plan showing the affected resumption of the original premises; Plan showing alternative sites; Land and pond filling plan; Swept path analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

SECTION 16 PLANNING APPLICATION

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS IN "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA 1" ZONE

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

PLANNING STATEMENT

Applicant
Sunny International Investment Limited

Consultancy Team
Tai Wah Development Consultants Limited

September 2026
Version 1.0

FILE CONTROL

FILE NAME	:	*DD104 Lot 3722 S.C ss.5 RP & VL - Planning Statement (20260910) Ver 1.0*
FILE LOCATION	:	*\\R-SERVER\Planning\Planning Application\DD104 Lot 3722 S.C ss.5 RP & VL - Warehouse in NSW (NDA)\Submission (Sep 26)\Planning Statement*
REVISION NO.	:	*1.0*
APPLICANT	:	*Sunny International Investment Limited*
TYPE OF APPLICATION	:	*S.16 Planning Application*
PROPOSED USE	:	*Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years*
SITE LOCATION	:	*Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260910)	DN (20260910)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 104, Nam Sang Wai, Yuen Long, New Territories* (the Site) for '**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (the proposed development).

- The Site falls within an area zoned "Other Specified Uses" Annotated "Comprehensive Development to Include Wetland Restoration Area 1" ("OU(CDWRA1)") on the Approved Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/12. The Site occupies an area of 11,675 m^2 (about). Two temporary structures are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom, meter room and guard room with total gross floor area (GFA) of 14,702 m^2 (about). The remaining area is reserved for landscaping area and circulation area.

- The Site is accessible from Kam Pok Road East via Kam Pok Road and a local access. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays.

- Justifications for the proposed development are as follows:
  - the applicant's business premises (the Original Premises) is affected by Government's land resumption for the development of the Northern Link (NOL) Main Line;
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is the same as the 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(CDWRA1)" zone.

- Details of development parameters are as follows:

Site area	11,675 m^2 (about)
Covered area	7,360 m^2 (about)
Uncovered area	4,315 m^2 (about)
Plot ratio	1.3 (about)
Site coverage	63% (about)
No. of structure	2
Total GFA - *Domestic GFA* - *Non-domestic GFA*	14,702 m^2 (about) *Not applicable* *14,702 m^2 (about)*
Building height	3.5 m - 15 m (about)
No. of storey	1 - 2

行政摘要*（內文如與英文版本有任何差異，應以英文版本為準）*

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關*新界元朗大生圍丈量約份第 104 約多個地段*的規劃申請，於上述地段作「**擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土及填塘工程（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核准圖編號 S/YL-NSW/12》上劃為「其他指定用途 (綜合發展包括濕地修復區 1)」地帶。申請地盤的面積為 11,675 平方米（約）。申請地點將設 2 座臨時構築物作貨倉（危險品倉庫除外）連附屬辦公室及洗手間、電錶房及守衛室，總樓面面積合共為 14,702 平方米（約）。申請地點的其餘地方將預留作綠化區域及流轉空間。

- 申請地點可從錦塱路東經錦塱路和一條地區道路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，星期日及公眾假期休息。

- 擬議發展的申請理據如下：
  - 在地經營者原來的經營處所受到北環線主線工程收地影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與受影響的經營處所用途一致；
  - 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，批出規劃許可不會影響「其他指定用途 (綜合發展包括濕地修復區 1)」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：	11,675 平方米（約）
上蓋總面積：	7,360 平方米（約）
露天地方面積：	4,315 平方米（約）
地積比率：	1.3（約）
上蓋覆蓋率：	63 %（約）
樓宇數目：	2 座
總樓面面積 *住用總樓面面積：* *非住用總樓面面積：*	14,702 平方米（約） *不適用* *14,702 平方米（約）*
構築物高度：	3.5 米 - 15 米（約）
構築物層數：	1 層 - 2 層

1. INTRODUCTION

Background

1.1 **Tai Wah Development Consultants Limited** has been commissioned by **Sunny International Investment Limited**[1] (the applicant) to make submission on its behalf to the Board under S.16 of the Ordinance in respect to *Lots 3722 S.C ss.4 (Part), 3722 S.C ss.5 RP (Part), 3722 S.C RP (Part), 3722 S.E (Part), 3722 S.F (Part), 3722 S.G RP (Part), 3722 S.H RP and 3722 RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories* (**Plans 1** to **3**).

1.2 The applicant intends to use the Site for '**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**'. The Site falls within an area zoned "OU(CDWRA1)" on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "OU(CDWRA1)" zone, which requires planning permission from the Board.

1.3 In support of the application, a set of indicative development plans and drawings, details of the affected business are provided with this Planning Statement (**Appendix I** and **Plans 1** to **9**). Other assessments will be submitted, if deemed to be required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

[1] **Sunny International Investment Limited**, the applicant, was commissioned by **Ytad Warehousing Logistics Co. Limited**, the affected business operator, to facilitate the relocation of the Original Premises. Details of the Original Premises are provided at **Appendix I**.

2. JUSTIFICATIONS

Facilitating the relocation of the Original Premises affected by the NOL Main Line

2.1 The current application intends to facilitate the relocation of the Original Premises of the applicant in Ngau Tam Mei, i.e. formerly various lots in D.D. 104 and adjoining GL, due to land resumption and to pave way for the construction of the NOL Main Line. The Original Premises currently falls within an area zoned "Open Space" ("O"), "Residential (Group A)2" ("R(A)2"), "Other Specified Uses" annotated "Railway Station and Depot with Commercial and Residential Development and Public Open Space" ("OU(RSD with CRD and POS)"), and an area shown as 'Road' on the Approved Ngau Tam Mei OZP No. S/YL-NTM/16 (**Appendix I**; **Plans 4** and **5**).

2.2 With reference to the implementation programme, the Original Premises has fallen within the land resumption limit for the NOL Main Line (**Plan 5**). Given that the Original Premises was resumed and reverted to the Government in July 2025, the applicant desperately needs to identify a suitable site for the relocation of the affected business in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

2.3 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, accessibility or the site area being too small (**Appendix II** and **Plan 6**). After a lengthy site search process, a site in Lin Ma Hang was identified and the S.16 planning application (No. A/NE-TKLN/86) to facilitate the relocation was approved by the Board in September 2024. However, due to unforeseen land availability issues, the Lin Ma Hang site is no longer viable for relocation. Subsequently, the Site has been selected as the replacement site, taking into account its flat topography and direct vehicular accessibility. (**Plan 1**).

Applied use is the same as the Original Premises

2.4 The proposed development involves the operation of a warehouse (excl. D.G.G.) with ancillary facilities to support the daily operation. Details of the difference between the Original Premises and the Site are shown at **Table 1** below:

Table 1 – Difference between the Original Premises and the Site

	Original Premises (a)	**The Site (b)**	***Difference (b) - (a)***
Site Area	13,651 m^2 (about)	11,675 m^2 (about)	*-1,976 m^2; -14 %* (about)
GFA	15,412 m^2 (about)	14,702 m^2 (about)	*-710 m^2; -5 %* (about)

2.5 The site area and GFA of the Site are relatively smaller comparing to that of the Original Premises. In addition, a portion of the Site, i.e. 4,315 m^2 (about 37 % of the Site), is uncovered and designated for manoeuvring of vehicles and landscaping area. This is to support the daily operation of the proposed development, as well as to mitigate any visual impact to the surroundings. According to the affected business operator, the Original Premises lacks adequate circulation space, resulting in prolonged waiting time for L/UL activities. Therefore, a substantial amount of circulation space is reserved in order to increase the overall efficiency of the proposed development, as well as to minimise the potential adverse traffic impact to the surrounding road network.

2.6 The Site is also in close proximity to San Tin Highway and New Territories Circular Road, which helps facilitate the efficient movement of goods. The increase in site area also offers an excellent opportunity to enhance the operational efficiency by providing additional space for the storage, bulk breaking, and packaging of goods. It also better utilises land resources in the New Territories and provides opportunities to support the overall supply chain.

*Not frustrating the long-term planning intention of the "*OU(CDWRA1)*" zone*

2.7 Although the Site falls within area zoned as "OU(CDWRA1)" on the Approved Nam Sang Wai OZP No. S/YL-NSW/12, the Site is currently vacant with no known long-term planned development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA1)" zone and would better utilise deserted land in the New Territories.

2.8 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA1)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "OU(CDWRA1)" zone.

The proposed development is not incompatible with surrounding land use

2.9 The applied use is considered not incompatible with surrounding area dominated by clusters of brownfield operations such as warehouse, logistics centre, open storage etc. The proposed development is therefore considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will also make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site location

3.1 The Site is located at approximately 50 m south of Kam Pok Road; 1.5 km west of San Tin Highway; 7.6 km south of Lok Ma Chau Border Control Point (BCP); 16.6 km southwest of Man Kam To BCP; and 2.8 km southwest of the Original Premises in Ngau Tam Mei.

Accessibility

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

Existing site condition

3.3 The Site is currently vacant. It is generally flat, covered by vegetation and partially of soiled ground (**Plans 1**, **3** and **7**).

Surrounding area

3.4 The Site and its surrounding areas are of rural character mainly comprising temporary structures, open storage yards, vacant land and tree clusters.

3.5 To its immediate north is Pok Wai Road West. To its further north across Pok Wai Road West are sites occupied by temporary structures for logistics centres, warehouse, workshop and some open storage yards.

3.6 To its immediate east are clusters of trees and Pok Wai Road. To its further east across Pok Wai Road are clusters of trees, Pok Wai Tsuen, San Tam Road and San Tin Highway.

3.7 To its immediate south are clusters of trees and some open storage yards. To its further south are sites some open storage yards, The Construction Sector Imported Labour Quarters and some ponds.

3.8 To its immediate west are land covered by vegetation and sites occupied by temporary structures for warehouse and workshop and some open storage yards. To its further west are Pok Wai Road West and some ponds.

4. PLANNING CONTEXT

Zoning

4.1 The Site falls within an area zoned "OU(CDWRA1)" on the Approved Nam Sang Wai OZP No. S/YL-NSW/12 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "OU(CDWRA1)" zone, which requires planning permission from the Board.

Planning intention

4.2 The planning intention of the "OU(CDWRA1)" zone is *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.*

Filling of Land and Pond Restrictions

4.3 According to the Remarks of the "OU(CDWRA1)" zone, *any **filling of land/pond** or excavation 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 development 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

4.4 There is no previously approved application within the Site.

Similar applications

4.5 Several similar applications (Nos. A/YL-NSW/337, 341, 342, 343, 344, 345 and 346) for *'Warehouse'* use were approved by the Board on a temporary basis for a period of 3 years within the adjoining "OU(CDWRA)" zone on the OZP in the past 5 years. Hence, the approval of the current application is in line with the previous decisions of the Board and would not set an undesirable precedent.

Land status

4.6 The Site comprises 8 private lots, i.e. *Lots 3722 S.C ss.4 (Part), 3722 S.C ss.5 RP (Part), 3722 S.C RP (Part), 3722 S.E (Part), 3722 S.F (Part), 3722 S.G RP (Part), 3722 S.H RP and 3722 RP (Part) in D.D. 104*, with private land area of 11,675 m^2 (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).

4.7 Noting that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver to the

Lands Department to make way for the erection of the proposed structures after planning permission has been granted from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

5.1 The Site consists of an area of 11,675 m^2 (about). Details of the development parameters are shown at **Table 2** below:

Table 2 – Development parameters

Site area	11,675 m^2 (about)
Covered area	7,360 m^2 (about)
Uncovered area	4,315 m^2 (about)
Plot ratio	1.3 (about)
Site coverage	63 % (about)
No. of structure	2
Total GFA - *Domestic GFA* - *Non-domestic GFA*	14,702 m^2 (about) *Not applicable* *14,702 m^2 (about)*
Building height	3.5 m - 15 m (about)
No. of storey	1 - 2

5.2 Two temporary structures are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom, meter room and guard room with total GFA of 14,702 m^2 (about). The remaining open area is reserved for circulation spaces and landscaping area (**Plan 7**). Details of the proposed structures are shown at **Table 3** below:

Table 3 – Details of the proposed structures

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.), site office and washroom	7,342 m^2 (about)	14,684 m^2 (about)	15 m (about) (2-storey)
B2	Meter room and guard room	18 m^2 (about)	18 m^2 (about)	3.5 m (about) (1-storey)
Total		**7,360 m^2 (about)**	**14,702 m^2 (about)**	**-**

Filling of land and pond

5.3 Historical aerial photo revealed that a portion of the Site comprised a pond during the early-1990s (**Plan 8**). The applicant intends to apply for pond filling to regularise the already filled pond (i.e. not more than 0.5 m in depth) to level the Site to the level of +4.1 mPD (about). Subsequently, the entire Site is proposed to be hard-paved with concrete of not more than 0.5 m in depth to provide a relatively flat and solid surface

for site formation of structures, vehicle parking, L/UL spaces and circulation area. Upon completion of the filling, the site level of the entire site will be increased to +4.6 mPD (**Plan 8**). The hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land and pond beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

Operation mode

5.4 The proposed development involves the operation of a warehouse (excl. D.G.G.) with ancillary facilities including office and washroom to support the daily operation of the proposed development. The warehouse is proposed for storage of miscellaneous items including but not limited to packaged food and beverage, apparel, footwear, electronic goods, etc. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There is no operation on Sundays and public holidays. No dangerous goods will be allowed to be stored within the proposed development.

5.5 It is estimated that the Site would be able to accommodate not more than 10 nos. of staff. The site offices are intended to provide indoor workspace for administrative staff to support the daily operation of the proposed development. As no shopfront is proposed at the Site, visitor is not anticipated.

Minimal traffic impact

5.6 The Site is accessible from Kam Pok Road East via Kam Pok Road and a local access (**Plan 1**). A 11 m-wide (about) vehicular ingress and egress is proposed at the northwestern periphery of the Site. A total of 13 parking and L/UL spaces will be provided at the Site (**Plan 7**). The parking spaces are reserved solely for staff use. Container vehicles (CV) and light goods vehicles (LGV) will be deployed for the transportation of materials into and out of the Site. Details of the parking and L/UL provision are shown at **Table 4** below:

Table 4 – Provision of the parking and L/UL spaces

Types of parking space	**No. of space**
Parking spaces for private car (PC) - *2.5 m (W) x 5 m (L)*	6
Types of L/UL space	**No. of space**
L/UL spaces for LGV - *3.5 m (W) x 7 m (L)*	3
L/UL spaces for CV - *3.5 m (W) x 16 m (L)*	4

5.7 CV and LGV will be deployed for the transportation of materials into and out of the Site, which will only be conducted beyond peak hours (i.e. between 10:00 and 17:00). Staff will be deployed to station at the ingress/ egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian and road safety. Sufficient space is provided for vehicles to manoeuvere smoothly within the Site to ensure that

no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 9**). The breakdown of the estimated trip generation/attraction are provided at **Table 5** below:

Table 5 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction						
	PC		LGV		CV		2-way total
	In	Out	In	Out	In	Out	
Trips at AM peak per hour (08:00 – 09:00)	4	0	0	0	0	0	4
Trips at PM peak per hour (17:00 – 18:00)	0	4	0	0	0	0	4
Average trips per hour (10:00 – 17:00)	0	0	1	1	1	1	4

5.8 As the proposed development is solely for 'warehouse' use, minimal vehicular trips would be generated. Therefore, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal environmental impact

5.9 No dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous and dusty goods will be allowed at any time during the approval period of the planning permission.

5.10 The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/ pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the approval period of the planning permission.

5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

5.12 During the operation of the proposed development, the major source of wastewater will be sewage from the washrooms generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system within the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise the noise nuisance to the surroundings. It will be

installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit. In addition, maintenance will be conducted on a regular basis.

Minimal landscape impact

5.13 The Site is covered with overgrown grass. Given that the majority of the Site is expected to be disturbed by the proposed filling of land and pond, which is essential for the erection of structures and provision of vehicle parking, L/UL and circulation space. As such, it is not proposed to retain any of the existing vegetation at the Site.

Minimal drainage impact

5.14 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Authority.

Fire safety aspect

5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the proposed development after planning permission has been granted from the Board. Upon receiving relevant approval for STW from the LandsD for erection of the proposed structures, the applicant will implement the accepted FSIs proposal at the Site and submit the valid Certificate of Fire Service Installation and Equipment (FS 251) for the consideration of the D of FS.

6. CONCLUSION

6.1 The current application is intended to facilitate the relocation of the Original Premises of the applicant, which is affected by the land resumption for the NOL Main Line. Whilst the applicant has attempted to relocate the Original Premises to a number of alternative sites across the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Since the applied use is the same as that of the Original Premises, approval of the current application could facilitate relocation due to land resumption, thereby minimise the impact on the implementation programme of the NOL Main Line.

6.2 Despite the proposed development is not in line with the long-term planning intention of the "OU(CDWRA1)" zone, the Site and its surroundings are currently without any known plan for comprehensive development. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "OU(CDWRA1)" zone and better utilise deserted land in the New Territories.

6.4 The Site is surrounded by sites occupied by temporary structures for logistics centres, warehouse, open storage yards and vacant land; the proposed development is considered not incompatible with the surrounding areas (**Plans 1**, **3** and **7**). In connection with the special background of the affected business operators, approval of the current application would not set an undesirable precedent within the "OU(CDWRA1)" zone and should be considered on its own merits.

6.5 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided (e.g. submission of drainage and FSIs proposals etc.) to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Board. The applicant will also strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.

6.6 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 and Pond for a Period of 3 Years**'.

Tai Wah Development Consultants Limited
September 2026

APPENDICES

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

Appendix I

Details of the Affected Business Premises

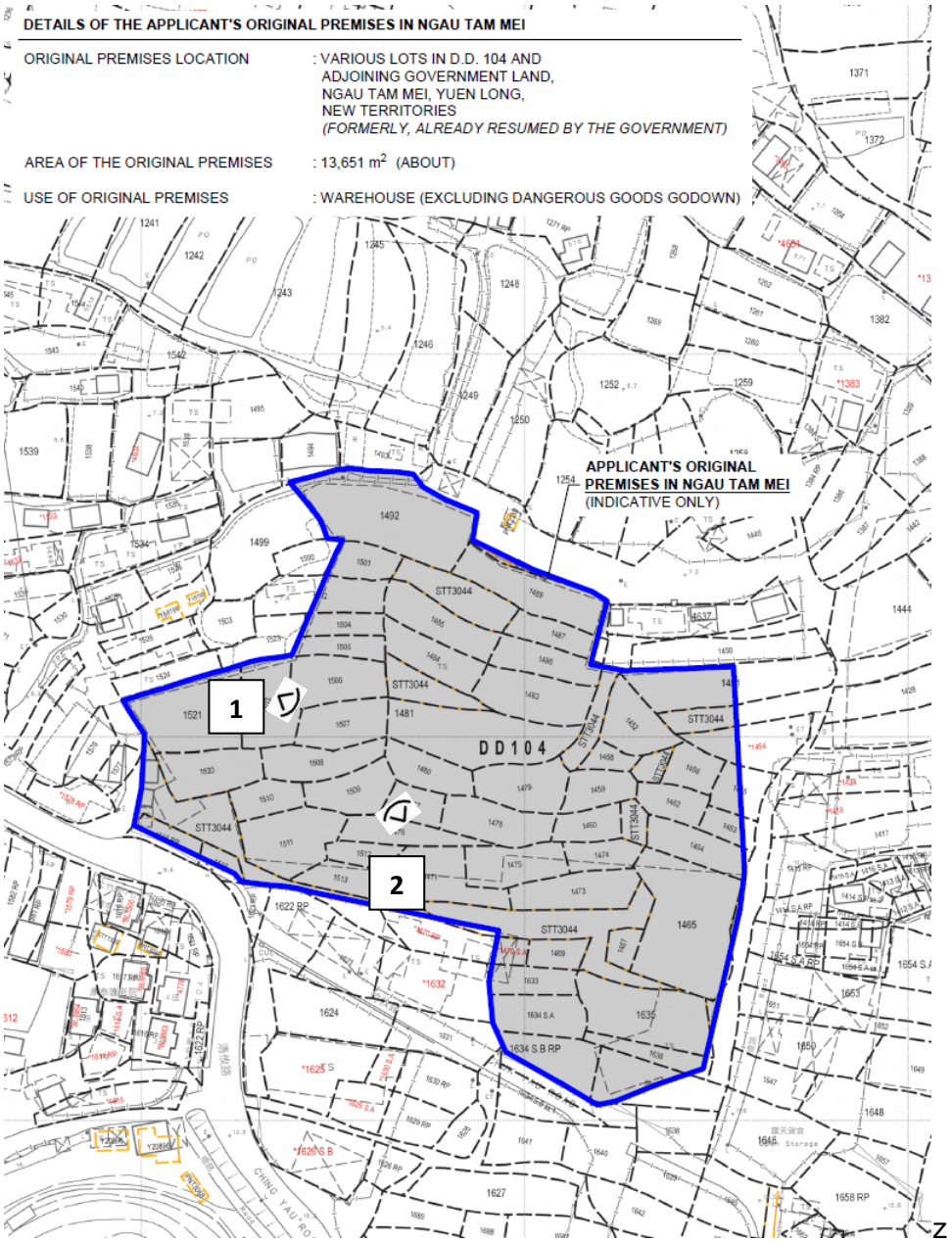
Appendix I - Details of the Affected Business Premises

Company Name: **Sunny International Investment Limited 耀昇國際投資有限公司**

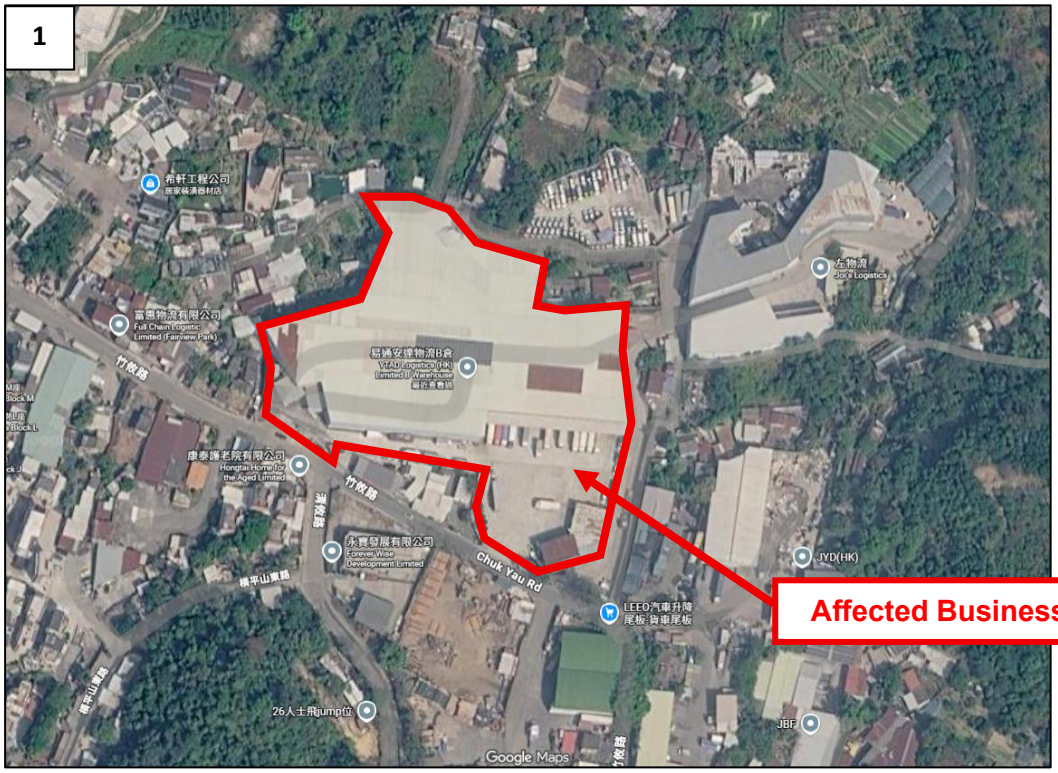
Details of the Affected Business Premises

Location: Various Lots in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories (formerly)
(All private lots were reverted to the Government on 01.11.2025)

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)



Site Photo of the Affected Business Premises



Source: Google Maps

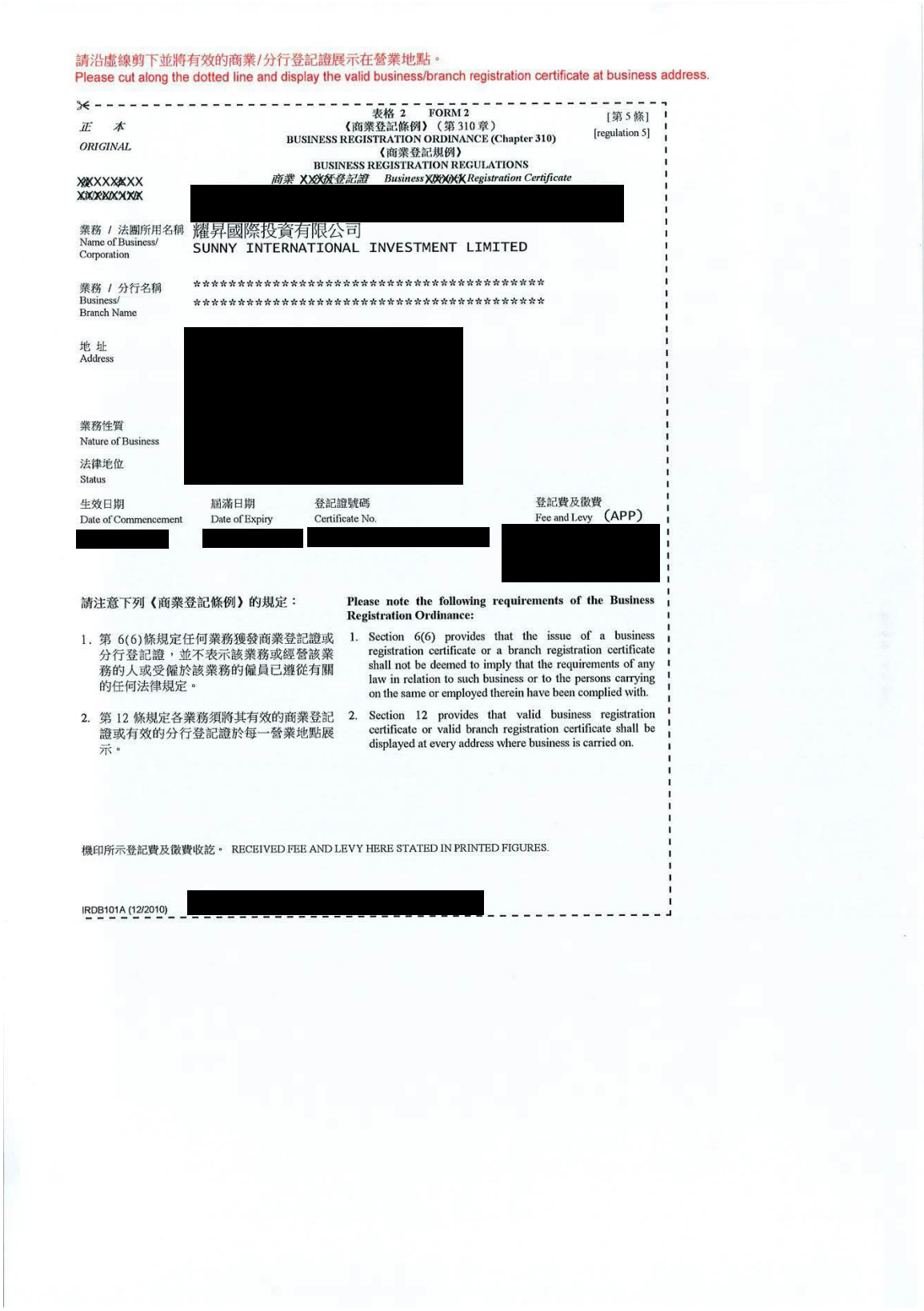


Source: Google Maps





Business Registration Certificate (BR) of the applicant



請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。
Please cut along the dotted line and display the valid business/branch registration certificate at business address.

表格 2 FORM 2
《商業登記條例》（第 310 章）
BUSINESS REGISTRATION ORDINANCE (Chapter 310)
《商業登記規例》
BUSINESS REGISTRATION REGULATIONS
商業 XXXX登記證 Business XXXXX Registration Certificate

[第 5 條]
[regulation 5]

正 本
ORIGINAL

XXXXXXXX
XXXXXXXX

[redacted]

業務 / 法團所用名稱
Name of Business/ Corporation
耀昇國際投資有限公司
SUNNY INTERNATIONAL INVESTMENT LIMITED

業務 / 分行名稱
Business/ Branch Name
****
****

地 址
Address
[redacted]

業務性質
Nature of Business

法律地位
Status

生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy (APP)
[redacted]	[redacted]	[redacted]	[redacted]

請注意下列《商業登記條例》的規定：

1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。

Please note the following requirements of the Business Registration Ordinance:

1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.
2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

IRDB101A (12/2010) [redacted]

Land Resumption Notice dated 31.07.2025

G.N. 4698

LANDS DEPARTMENT

RAILWAYS ORDINANCE (Chapter 519)
(Notice under section 19)

NORTHERN LINK MAIN LINE

RESUMPTION OF LAND

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 16 of the Railways Ordinance (Chapter 519) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 496 (Portion), 507 (Portion), 624 (Portion) and 2250 all in Demarcation District No. 96;

Lots Nos. 762, 866, 867 (Portion), 868 (Portion), 877 (Portion), 878 (Portion), 881 (Portion), 883 (Portion), 885 (Portion), 886 (Portion), 887, 888, 889 (Portion), 890, 893, 894 (Portion), 895, 896, 897 (Portion), 898, 899, 900, 901, 902, 903, 904, 906, 907 (Portion), 908 (Portion), 909, 910, 911 (Portion), 912 (Portion), 914, 916 (Portion), 942 (Portion), 943 (Portion), 944, 946 (Portion), 951, 952, 953, 954, 955 (Portion), 957 (Portion), 958 (Portion), 959, 960, 961 (Portion), 962 (Portion), 990, 992, 993, 994, 995, 996, 997, 999, 1000 (Portion), 1001 (Portion), 1002, 1006 (Portion), 1007, 1008, 1009, 1010, 1577, 1578 (Portion), 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587 (Portion), 1588, 1589, 1590, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1607, 1608, 1609, 1610, 1611 S.A, 1611 S.B, 1611 S.D, 1612, 1613, 1614, 1615, 1616, 1617 S.A (Portion), 1617 RP (Portion), 1644 (Portion), 1645 (Portion), 1646, 1647, 1648, 1649, 1650, 1651, 1652 (Portion), 1653, 1654 (Portion), 1655 (Portion), 1658 (Portion), 1659 (Portion), 1660 (Portion), 1661 (Portion), 1662, 1663 (Portion), 1682 (Portion), 1683, 1696, 1697, 1698, 2548 (Portion), 2550, 2551, 2553 S.B, 2554, 2555, 2556, 2558, 2559, 2560 (Portion), 2561, 2565, 2566, 2567 S.B, 2568 S.B, 2569 S.B, 2570, 2571, 2577 and 2578 all in Demarcation District No. 102;

Lots Nos. 921 (Portion), 922 (Portion), 923, 924, 925, 926, 927, 928, 929, 930, 931, 933, 934 (Portion), 935 RP (Portion), 940 RP, 941 RP, 942, 943 (Portion), 944, 945 (Portion), 946 RP, 1255 (Portion), 1256, 1257 (Portion), 1258, 1259 (Portion), 1260 (Portion), 1261 (Portion), 1262 (Portion), 1375 (Portion), 1379, 1381, 1382, 1383, 1384 S.A, 1384 RP, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1394, 1395 S.A (Portion), 1406 (Portion), 1408, 1409 S.A, 1409 RP, 1410, 1411 S.A, 1411 S.B, 1411 RP, 1412 S.A, 1412 RP, 1413 S.A, 1413 S.B, 1413 RP, 1414 S.A ss.1, 1414 S.A ss.2, 1414 S.A RP, 1414 S.B, 1414 RP, 1415 S.A, 1415 RP, 1416 S.A, 1416 S.B, 1416 RP, 1417, 1418, 1424, 1427, 1428, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1444, 1446, 1450, 1451, 1452, 1454, 1455, 1456, 1458, 1459, 1460, 1462, 1463, 1464, 1465, 1467, 1469, 1470 S.A, 1470 RP, 1471, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1483, 1484, 1485, 1486, 1487, 1489, 1492 (Portion), 1501, 1502 (Portion), 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1515, 1516 RP, 1520, 1521, 1522, 1621 RP (Portion), 1622 RP (Portion), 1623, 1624, 1625, 1626 S.B, 1626 RP, 1627, 1628, 1629 S.A, 1629 RP, 1630 S.A, 1630 RP, 1631, 1632, 1633, 1634 S.A, 1634 S.B ss.1, 1634 S.B RP, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654 S.A ss.1, 1654 S.A RP, 1654 S.B, 1654 RP, 1656, 1657, 1658 S.A, 1658 RP, 1659, 1660, 1661, 1662 S.A ss.1, 1662 S.A RP, 1662 S.B, 1662 RP, 1663 S.A ss.1, 1663 S.A RP, 1663 RP, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683,

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Lots Nos. 577 RP (Portion), 585, 586, 587, 588, 597, 599, 600, 601, 603, 604, 605, 606, 610, 612, 613, 614, 615 (Portion), 616, 617, 618, 619 (Portion), 622 (Portion), 691, 692 (Portion), 696, 697, 698, 699, 700, 701, 702, 703 (Portion), 705 (Portion), 706 S.A, 706 RP, 707, 708, 710 (Portion), 713 (Portion), 715 (Portion), 726 (Portion), 727, 728, 730, 731, 732, 733, 734, 735, 736 S.C, 736 S.E, 736 S.F, 737, 738, 740, 741, 742, 743, 744 S.B, 746, 747, 755, 760, 761, 762 (Portion), 763 (Portion), 764, 765 (Portion), 766, 767 (Portion), 768, 770, 771, 772, 773, 775, 776, 792 (Portion) and 1920 all in Demarcation District No. 105;

Lots Nos. 379 S.B (Portion), 380 S.B (Portion), 380 S.C RP, 381 RP, 382 (Portion), 383 (Portion), 420 S.A, 420 S.A ss.1, 420 S.B RP, 420 S.C RP, 421, 422 S.A, 422 S.B, 423 RP, 428 RP, 429 RP, 430 S.A, 430 S.B, 431, 432, 433 S.A, 433 S.B, 433 S.C, 434, 435, 436, 437 S.A, 437 S.B, 438, 439, 440 S.A (Portion), 440 S.B (Portion), 441, 442, 443, 444, 445 S.A, 445 S.B (Portion), 446 S.A, 446 S.B (Portion), 447 S.A (Portion), 447 RP, 448 (Portion), 504 S.A (Portion), 505 S.A (Portion), 506 S.A (Portion), 1722 (Portion), 1726 (Portion), 1727 (Portion), 1730 (Portion), 1731, 1732, 1733 RP, 1734 (Portion), 1735 (Portion), 1736 S.A, 1736 S.A ss.1, 1736 S.B ss.2 (Portion), 1736 S.C, 1736 S.C ss.1 (Portion), 1736 S.C ss.2, 1738, 1739 S.B, 1739 RP, 1742 RP (Portion), 1743 S.C ss.4 RP (Portion) and 1911 RP all in Demarcation District No. 107; and

Lot No. 1653 (Portion) in Demarcation District No. 113

and shown coloured orange on the Resumption Plan No. RDM2050 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5974 published on 6 October 2023 and 13 October 2023, as amended and corrected by Government Notice No. 2495 published on 3 May 2024 and 10 May 2024, and as amended by Government Notice No. 5005 published on 30 August 2024 and 6 September 2024 (hereinafter referred to as 'the Scheme'), shall be resumed.

The Scheme has been authorized by the Chief Executive in Council and such authorization was gazetted in Government Notice No. 2171 published on 11 April 2025 and 17 April 2025.

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (https://www.landsd.gov.hk/en/resources/gov-notices/acq.html) under Government Notices after this notice is published in the Gazette. A copy of the said order, a

copy of this notice, and the aforesaid Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

Offices	*Opening Hours (except on public holidays)*
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	Monday to Friday 9.00 a.m. – 7.00 p.m.
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, 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. – 12.30 p.m. and 1.30 p.m. – 5.30 p.m.

This notice was affixed on or near the said land on 31 July 2025.

The Deputy Director/Specialist, Lands Department has under section 18(1) 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 31 October 2025, the land described above shall by virtue of section 18(2) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the Scheme. The date of reversion shall be 1 November 2025.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted via one of the following means, before the expiration of one year from the date of resumption:—

(1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
(2) By fax to (852) 2868 4643; or
(3) By email to gazettetlb@tlb.gov.hk.

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 34 of the Railways Ordinance (Chapter 519) 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 34 of the Railways Ordinance (Chapter 519) is obligatory. If such information, including the personal data, as required under section 34 of the Railways Ordinance (Chapter 519) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

31 July 2025

HO Mun-yee *Chief Estate Surveyor/Railway Development*

Appendix II

Details of Alternative Sites for Relocation

Appendix II - Details of Alternative Sites for Relocation

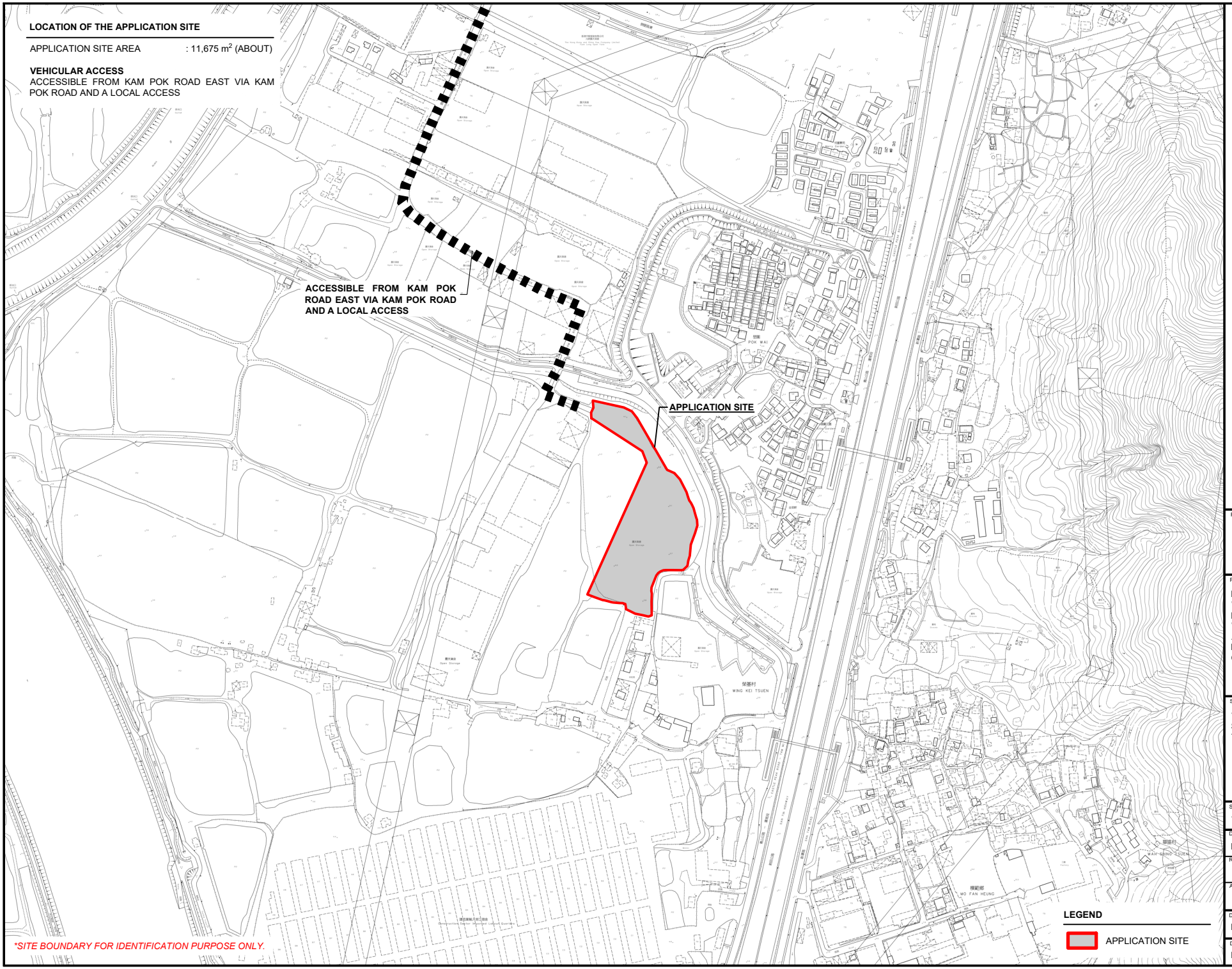
Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 86, Man Kam To, New Territories	Various Lots in D.D. 84, Ping Che, New Territories	Various Lots in D.D. 104, Nam Sang Wai, Yuen Long, New Territories
Site Area	10,740 m^2 (about)	540 m^2 (about)	7,130 m^2 (about)	3,678 m^2 (about)	5,424 m^2 (about)	17,701 m^2 (about)
Accessibility	Accessible from Deep Bay Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Ping Che Road via a local access	Accessible from Kam Pok Road East via Kam Pok Road and a local access
Distance from the Original Premises	6.7 km (about)	7.4 km (about)	11.0 km (about)	10.4 km (about)	12.6 km (about)	2.8 km (about)
Outline Zoning Plan	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTYY/12	Approved Man Kam To OZP No. S/NE-MKT/4	Approved Man Kam To OZP No. S/NE-MKT/7	Approved Nam Sang Wai OZP No. S/YL-NSW/12
Zoning	"Green Belt" ("GB")	"Agriculture" ("AGR")	"Comprehensive Development Area" ("CDA")	"Green Belt" ("GB")	"Recreation" ("REC")	"Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area (1)" ("OU (CDWRA) (1)")
Existing Condition	Covered with vegetation and woodland	Vacant and covered with vegetation	Hard-paved and occupied by temporary structures	Covered by tree groups and vegetation	Occupied by approved use (i.e. warehouse (excluding dangerous goods godown))	Fenced off and covered with vegetation
Surrounding Area	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by residential development and woodland	Surrounded by open storage yards, warehouses, active/fallow agricultural land and vegetated areas	Surrounded mainly by open storage yards and temporary structures for workshop and storage uses
Suitability for Relocation	Not suitable for relocation: - Much larger than the original premises - Falls within the "GB" zone - Not compatible with the surrounding area	Not suitable for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	Not suitable for relocation: - In close proximity to residential uses - Tree felling is required Not compatible with the surrounding area	Not suitable for relocation - Too close to future s - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area	Not suitable for relocation: - Already covered by an approved planning application No. A/NE-MKT/42	Suitable for relocation: - Flat and vacant - In close proximity from the original premises and Border Control Points - Not incompatible with the surrounding area - No active agricultural activities - Accessible from public road

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 11,675 m^2 (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD EAST VIA KAM POK ROAD AND A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

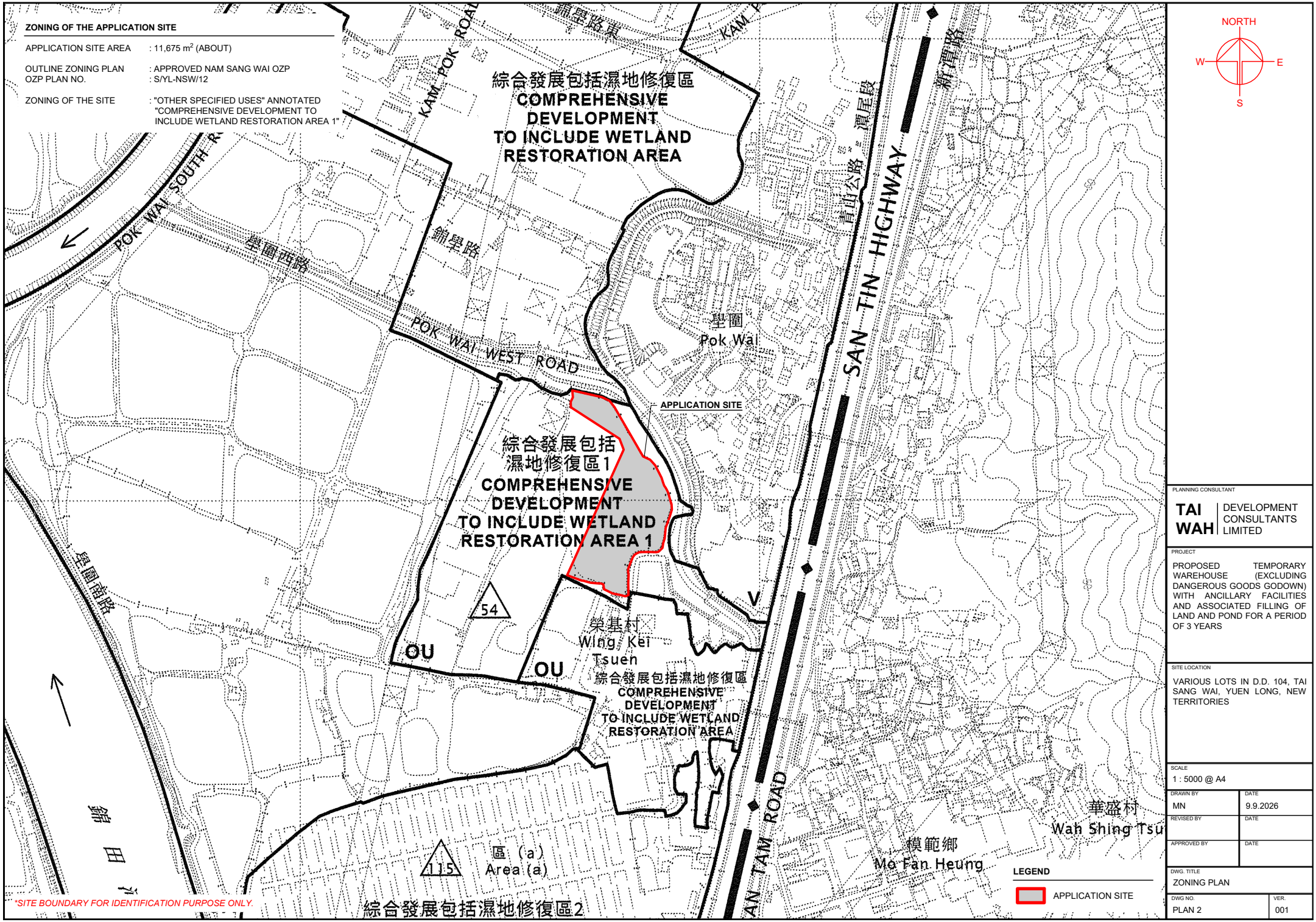
1 : 5000 @ A4

DRAWN BY	DATE
MN	9.9.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LOCATION PLAN

DWG NO.	VER.
PLAN 1	001



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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	9.9.2026
REVISED BY	DATE
APPROVED BY	DATE

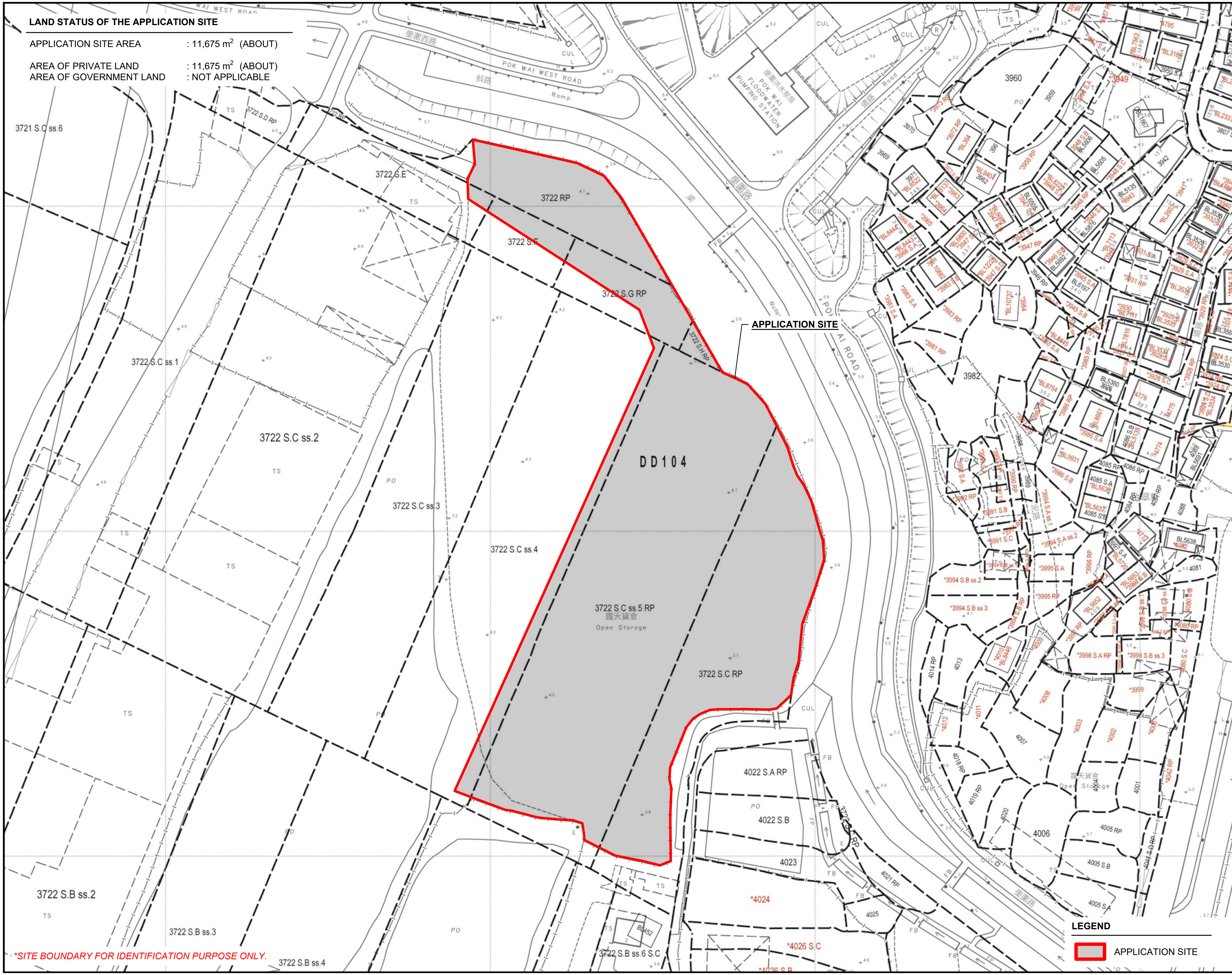
DWG. TITLE

ZONING PLAN

DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 11,675 m^2 (ABOUT)
AREA OF PRIVATE LAND	: 11,675 m^2 (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

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

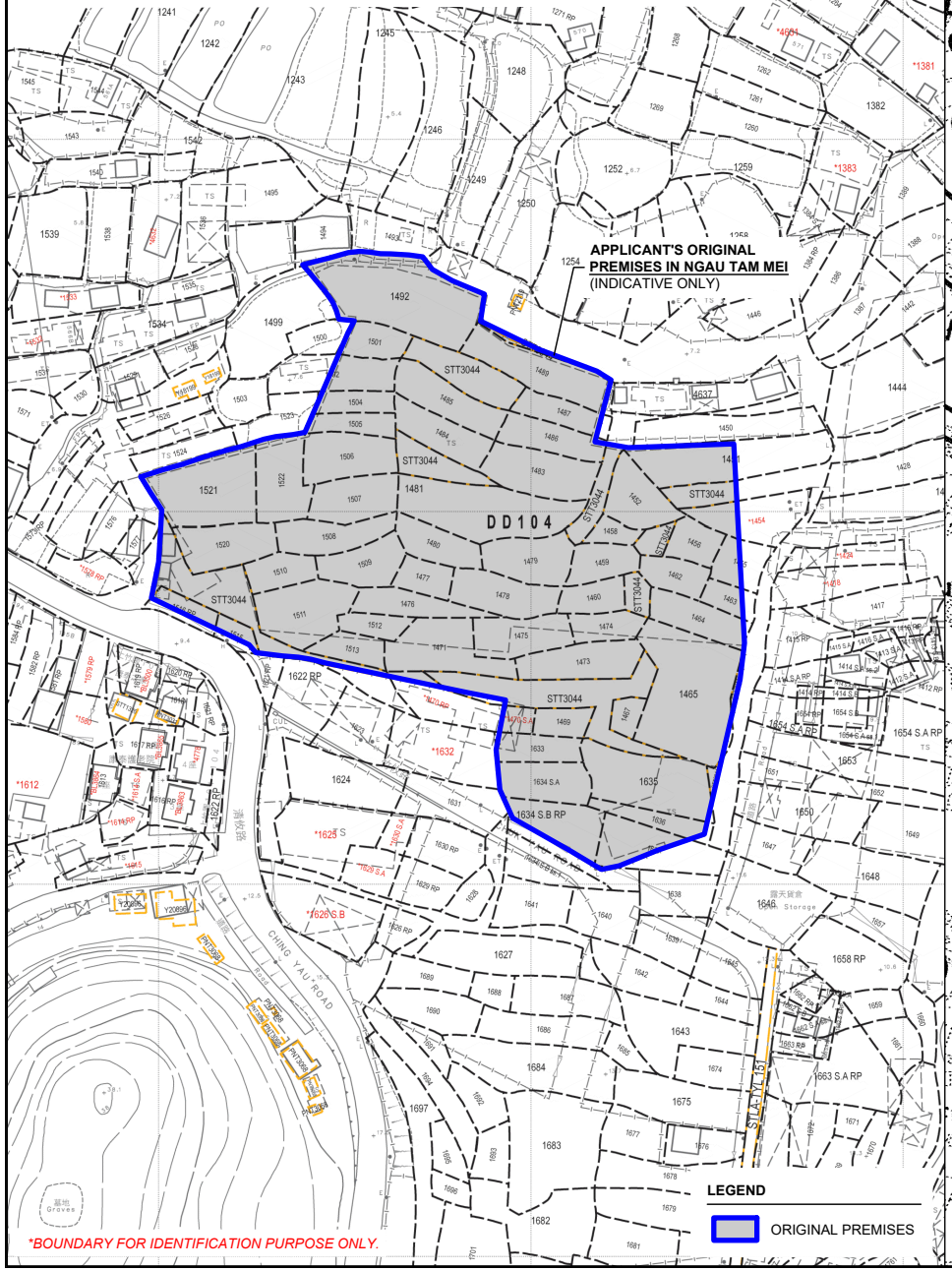
SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 1500 @ A4
DRAWN BY: MN	DATE: 9.9.2026
REVISED BY:	DATE:
APPROVED BY:	DATE:
DWG. TITLE	LAND STATUS OF THE SITE
DWG NO.: PLAN 3	VER.: 001

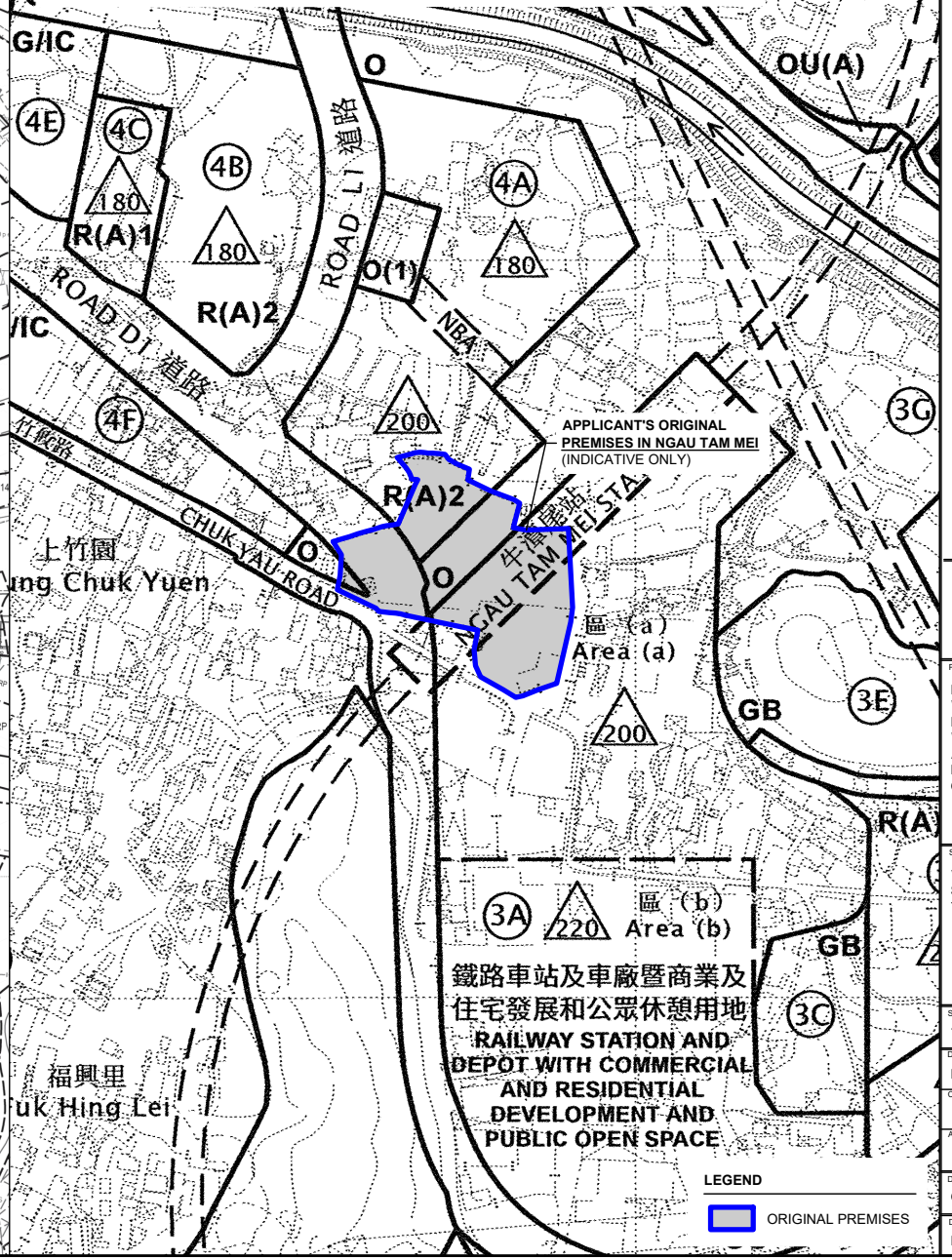
DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

ORIGINAL PREMISES LOCATION	: VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES *(FORMERLY, ALREADY RESUMED BY THE GOVERNMENT)*
AREA OF THE ORIGINAL PREMISES	: 13,651 m^2 (ABOUT)
USE OF ORIGINAL PREMISES	: WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

OUTLINE ZONING PLAN AREA	: APPROVED NGAU TAM MEI OZP
OUTLINE ZONING PLAN NO.	: S/YL-NTM/16
ZONING OF THE ORIGINAL PREMISES	: "OTHER SPECIFIED USES" ANNOTATED AS "RAILWAY STATION AND DEPOT WITH COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND PUBLIC OPEN SPACE", "OPEN SPACE", "RESIDENTIAL (GROUP A)2" AND AREA SHOWN AS 'ROAD'



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

SITE LOCATION
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
1 : 2000 / 5000 @ A4

DRAWN BY	DATE
MN	27.7.2026
CHECKED BY	DATE
APPROVED BY	DATE

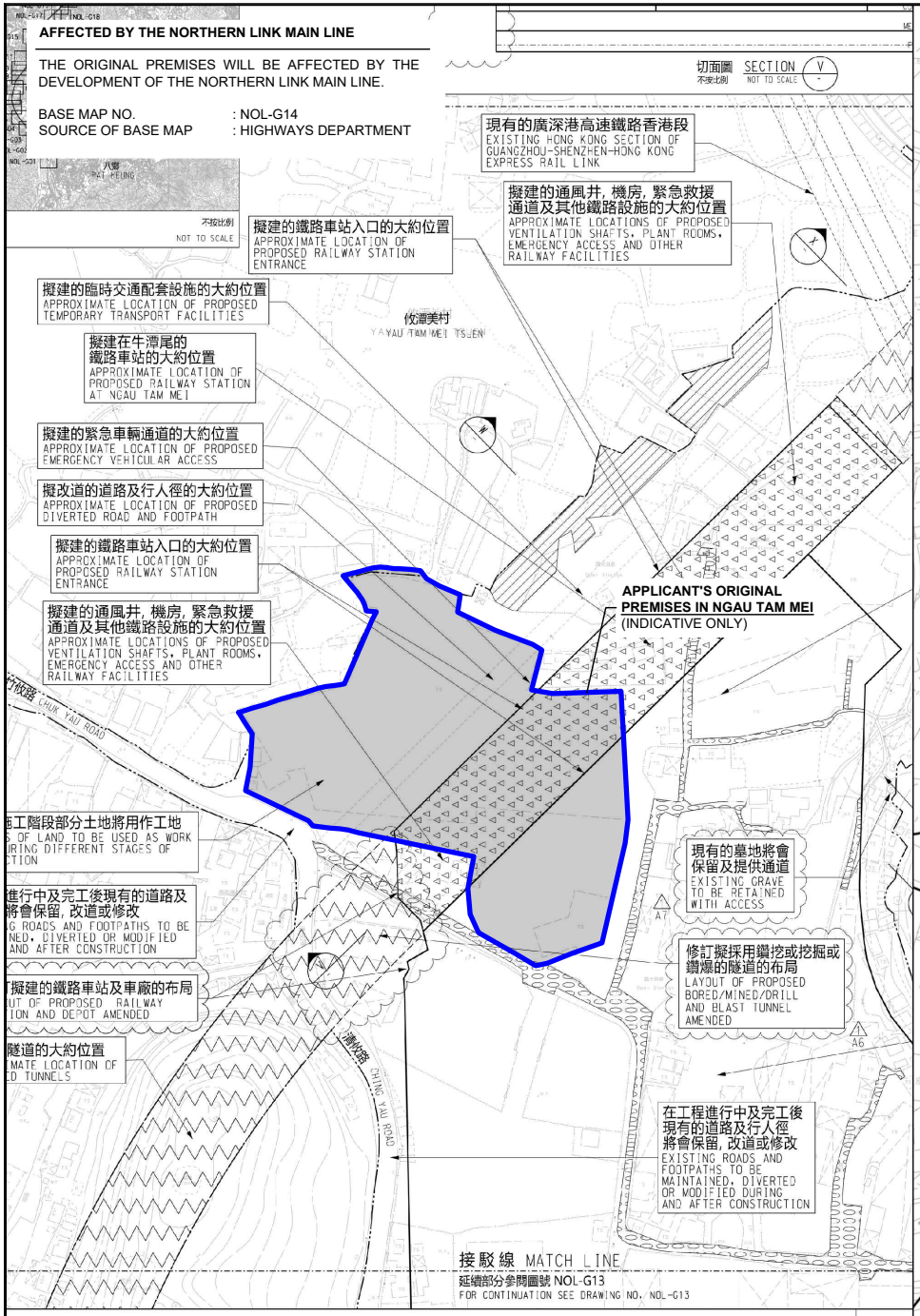
DWG. TITLE
OP (LOCATION & ZONING)

DWG NO.	VER.
PLAN 4	001

AFFECTED BY THE NORTHERN LINK MAIN LINE

THE ORIGINAL PREMISES WILL BE AFFECTED BY THE DEVELOPMENT OF THE NORTHERN LINK MAIN LINE.

BASE MAP NO. : NOL-G14
SOURCE OF BASE MAP : HIGHWAYS DEPARTMENT



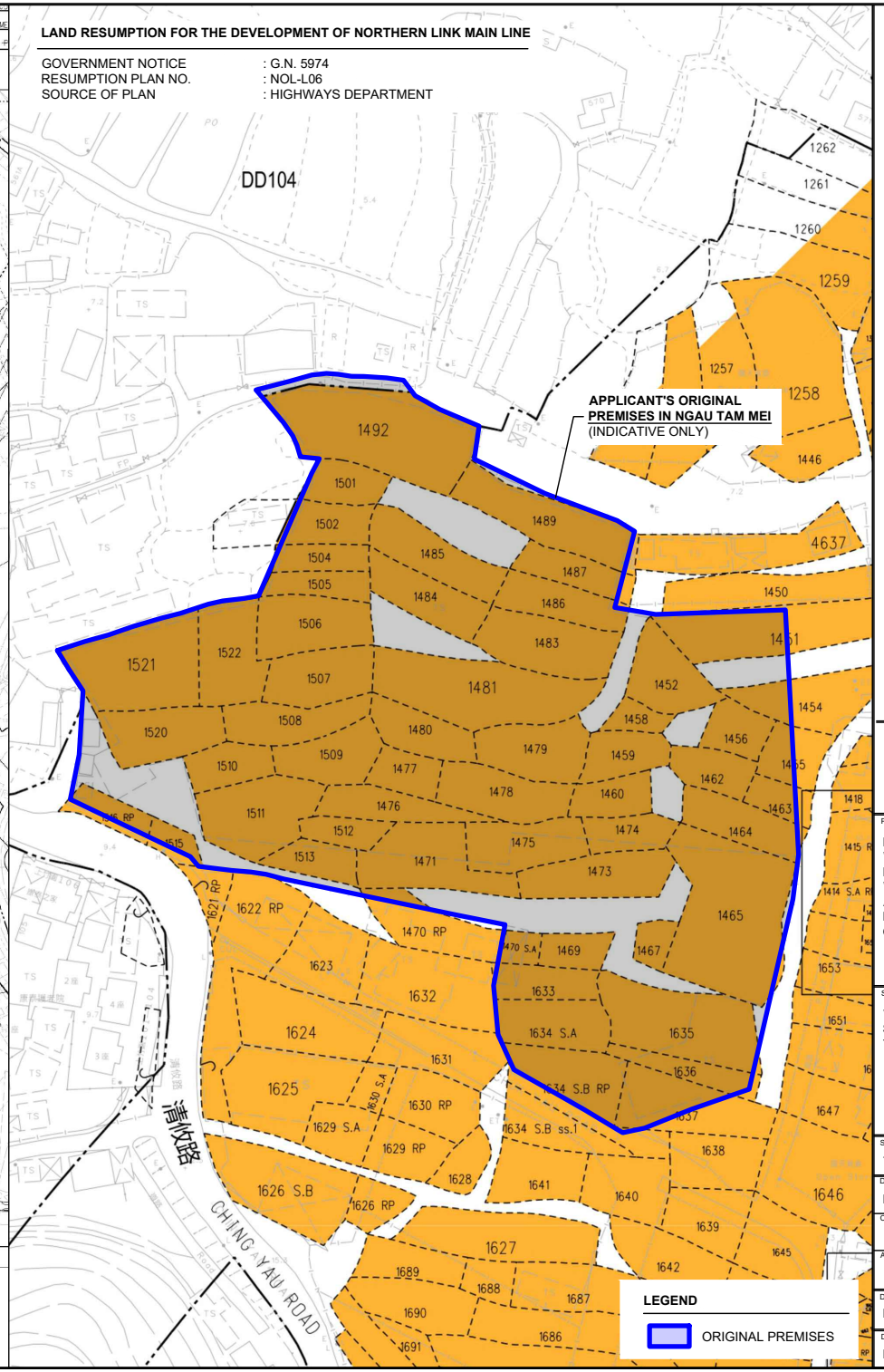
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

ORIGINAL PREMISES

LAND RESUMPTION FOR THE DEVELOPMENT OF NORTHERN LINK MAIN LINE

GOVERNMENT NOTICE : G.N. 5974
RESUMPTION PLAN NO. : NOL-L06
SOURCE OF PLAN : HIGHWAYS DEPARTMENT



LEGEND

ORIGINAL PREMISES

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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

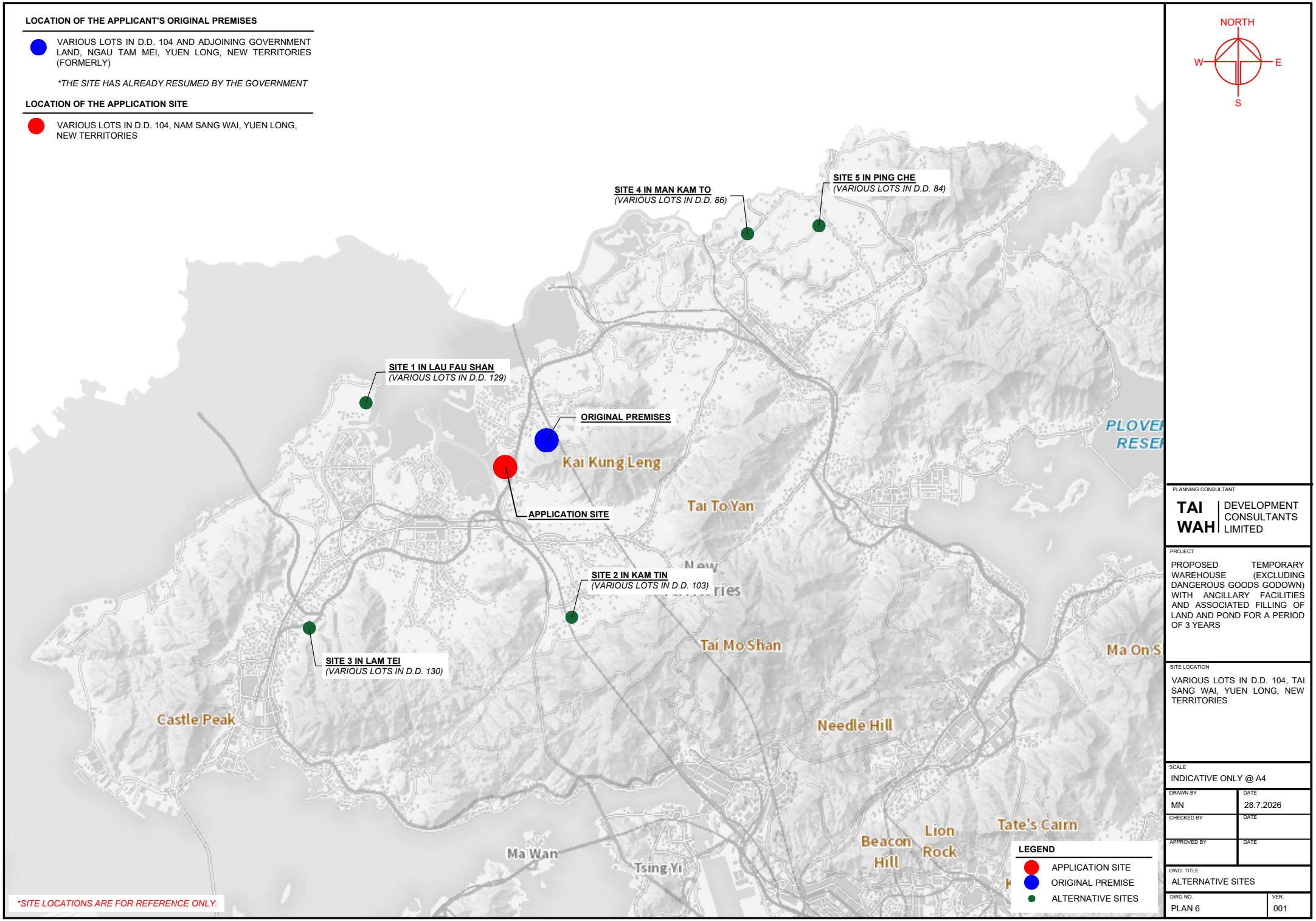
1 : 3000 / 1500 @ A4

DRAWN BY	DATE
MN	27.7.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

NORTHERN LINK - RESUMPTION

DWG NO.	VER.
PLAN 5	001


LOCATION OF THE APPLICANT'S ORIGINAL PREMISES
VARIOUS LOTS IN D.D. 104 AND ADJOINING GOVERNMENT LAND, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES (FORMERLY)
*THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT
LOCATION OF THE APPLICATION SITE
VARIOUS LOTS IN D.D. 104, NAM SANG WAI, YUEN LONG, NEW TERRITORIES
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SITE 4 IN MAN KAM TO
(VARIOUS LOTS IN D.D. 86)
SITE 5 IN PING CHE
(VARIOUS LOTS IN D.D. 84)
SITE 1 IN LAU FAU SHAN
(VARIOUS LOTS IN D.D. 129)
ORIGINAL PREMISES
APPLICATION SITE
SITE 2 IN KAM TIN
(VARIOUS LOTS IN D.D. 103)
SITE 3 IN LAM TEI
(VARIOUS LOTS IN D.D. 130)
Kai Kung Leng
Tai To Yan
Tai Mo Shan
Castle Peak
Needle Hill
Ma Wan
Tsing Yi
Beacon Hill
Lion Rock
Tate's Cairn
*SITE LOCATIONS ARE FOR REFERENCE ONLY.
LEGEND
APPLICATION SITE
ORIGINAL PREMISE
ALTERNATIVE SITES
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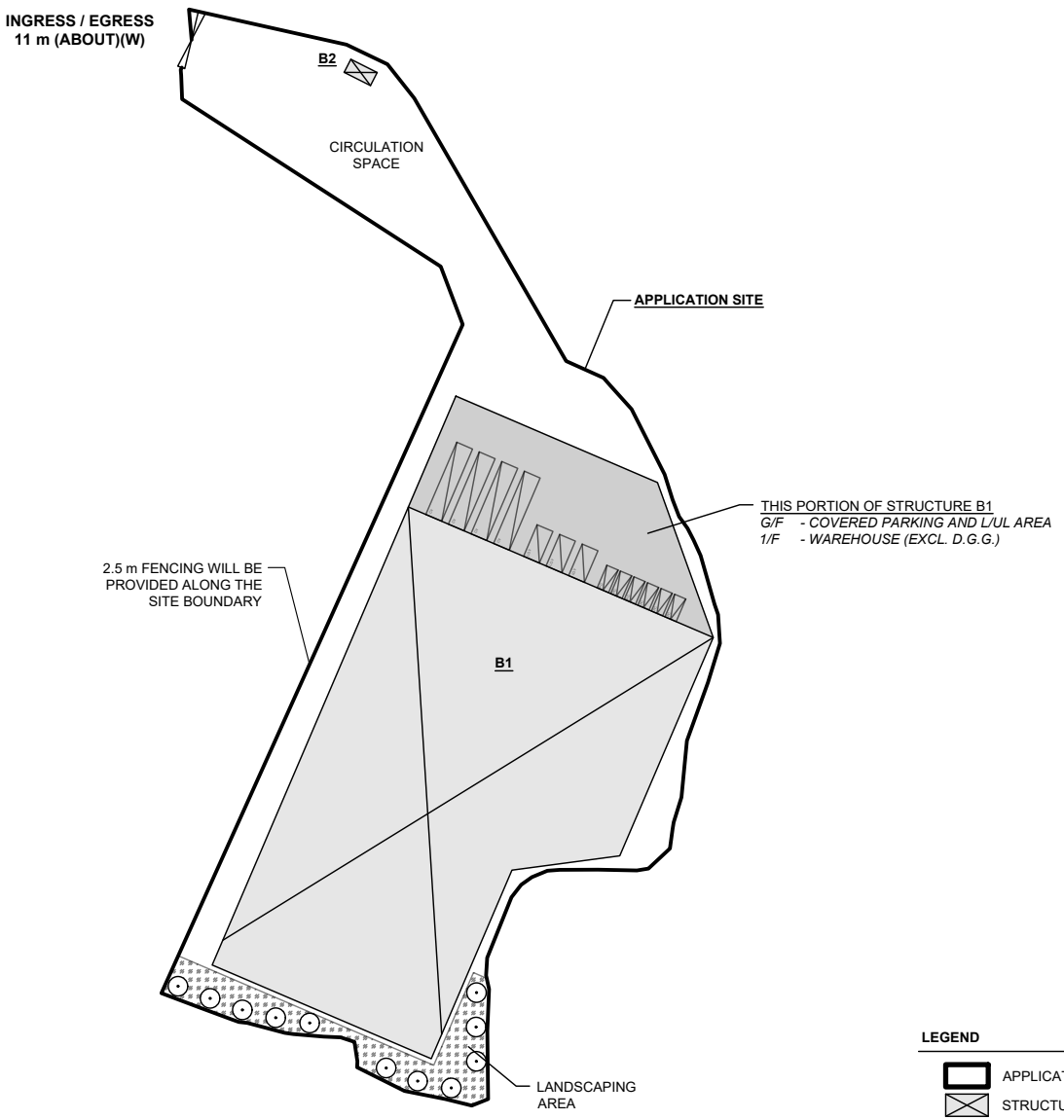
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
SITE LOCATION
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES
SCALE
INDICATIVE ONLY @ A4
DRAWN BY
MN
DATE
28.7.2026
CHECKED BY
DATE
APPROVED BY
DATE
DWG. TITLE
ALTERNATIVE SITES
DWG NO.
PLAN 6
VER.
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 11,675 m^2	(ABOUT)
COVERED AREA	: 7,360 m^2	(ABOUT)
UNCOVERED AREA	: 4,315 m^2	(ABOUT)
PLOT RATIO	: 1.3	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 14,702 m^2	(ABOUT)
TOTAL GFA	: 14,702 m^2	(ABOUT)
BUILDING HEIGHT	: 3.5 m - 15 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	7,342 m^2 (ABOUT)	14,684 m^2 (ABOUT)	15 m (ABOUT)(2-STOREY)
B2	METER ROOM AND GUARD ROOM	18 m^2 (ABOUT)	18 m^2 (ABOUT)	3.5 m (ABOUT)(1-STOREY)
	TOTAL	**7,360 m^2 (ABOUT)**	**14,702 m^2 (ABOUT)**	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 4
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

LEGEND

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

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

SITE LOCATION

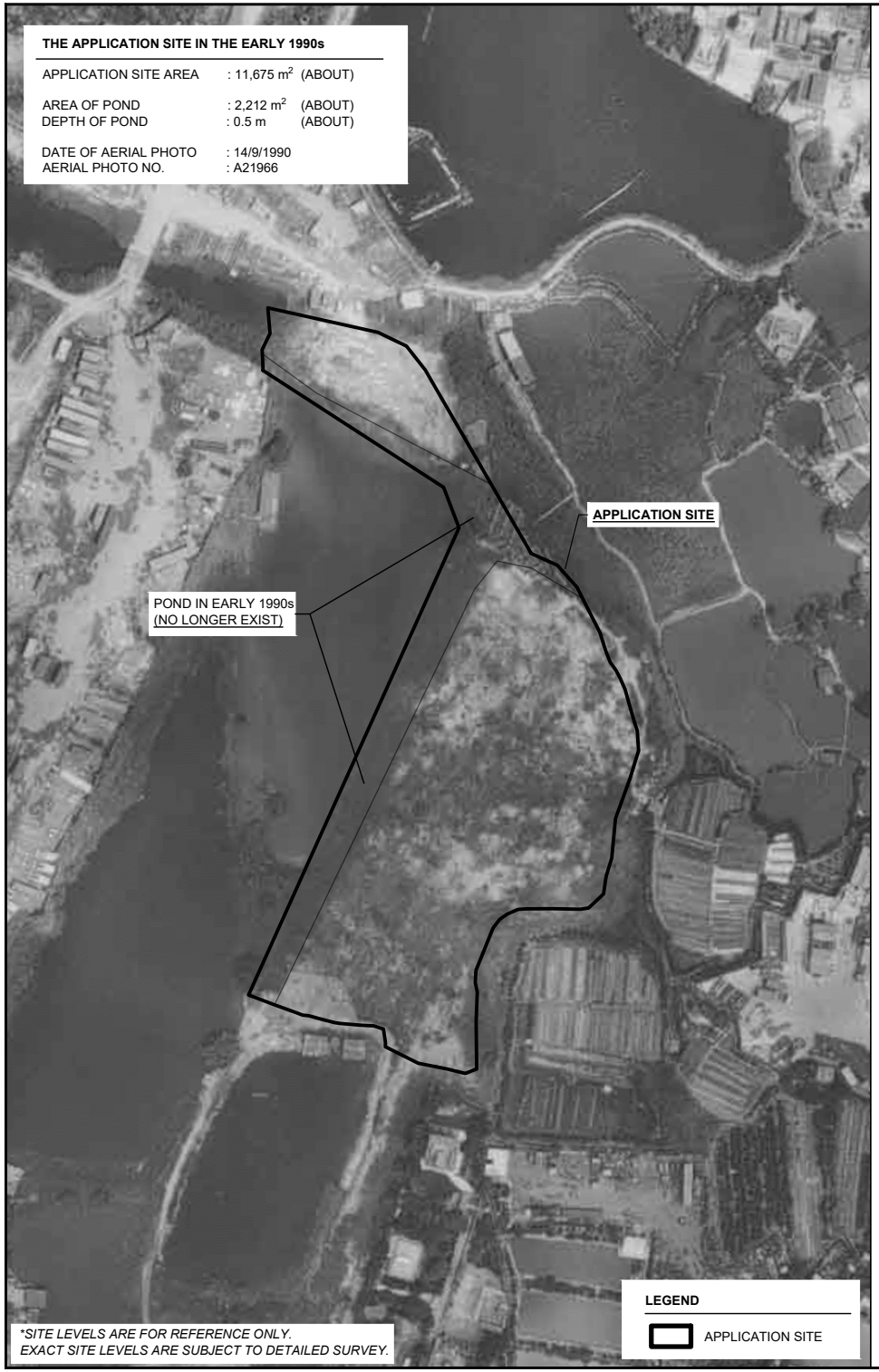
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 1500 @ A4

DRAWN BY	DATE
MN	9.9.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE: LAYOUT PLAN

DWG NO.	VER.
PLAN 7	001



THE APPLICATION SITE IN THE EARLY 1990s

APPLICATION SITE AREA	: 11,675 m^2	(ABOUT)
AREA OF POND	: 2,212 m^2	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)
DATE OF AERIAL PHOTO	: 14/9/1990	
AERIAL PHOTO NO.	: A21966	

LEGEND

APPLICATION SITE

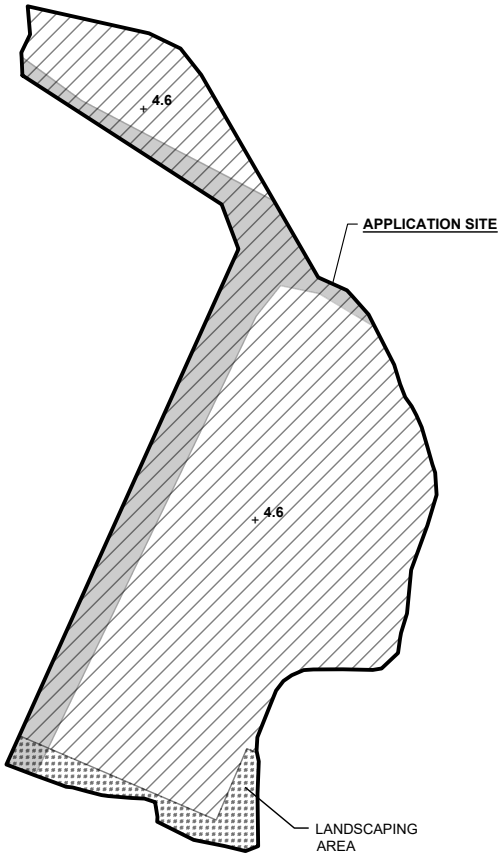
**SITE LEVELS ARE FOR REFERENCE ONLY.*
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

THE APPLIED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 11,675 m^2	(ABOUT)
APPLIED FILLING OF POND AREA	: 2,212 m^2	(ABOUT)
APPLIED DEPTH OF FILLING	: 0.5 m	(ABOUT)

THE POND WITHIN THE APPLICATION WAS FILLED WITH CONCRETE IN THE 1990s.

APPLIED FILLING OF LAND AREA	: 11,101 m^2	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.5 m	
PROPOSED SITE LEVELS	: +4.6 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	
LANDSCAPING AREA	: 574 m^2	(ABOUT)



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- FILLING OF POND AREA
- LANDSCAPING AREA
- +4.6 PROPOSED SITE LEVEL

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SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	9.9.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

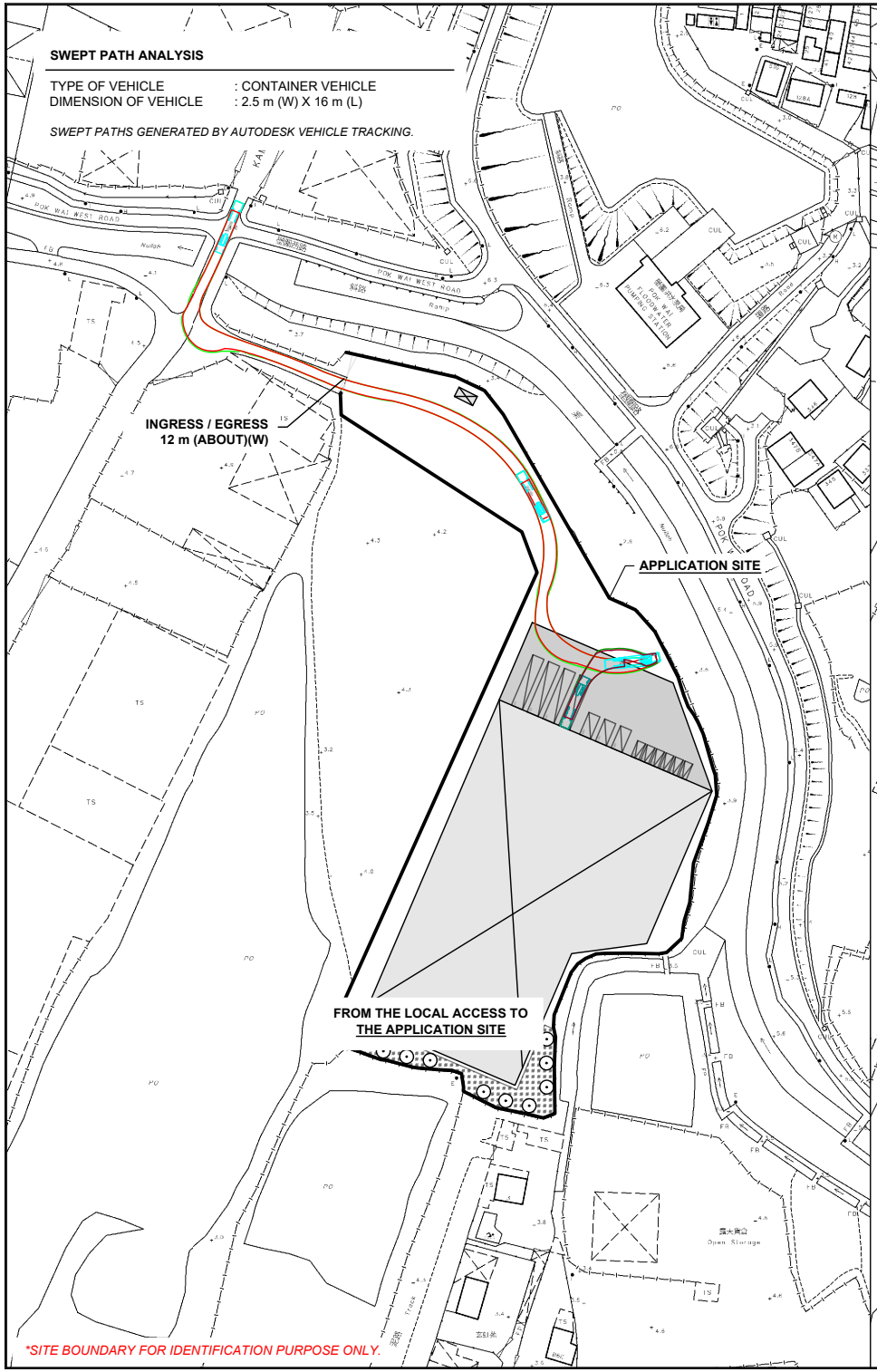
FILLING OF LAND AND POND

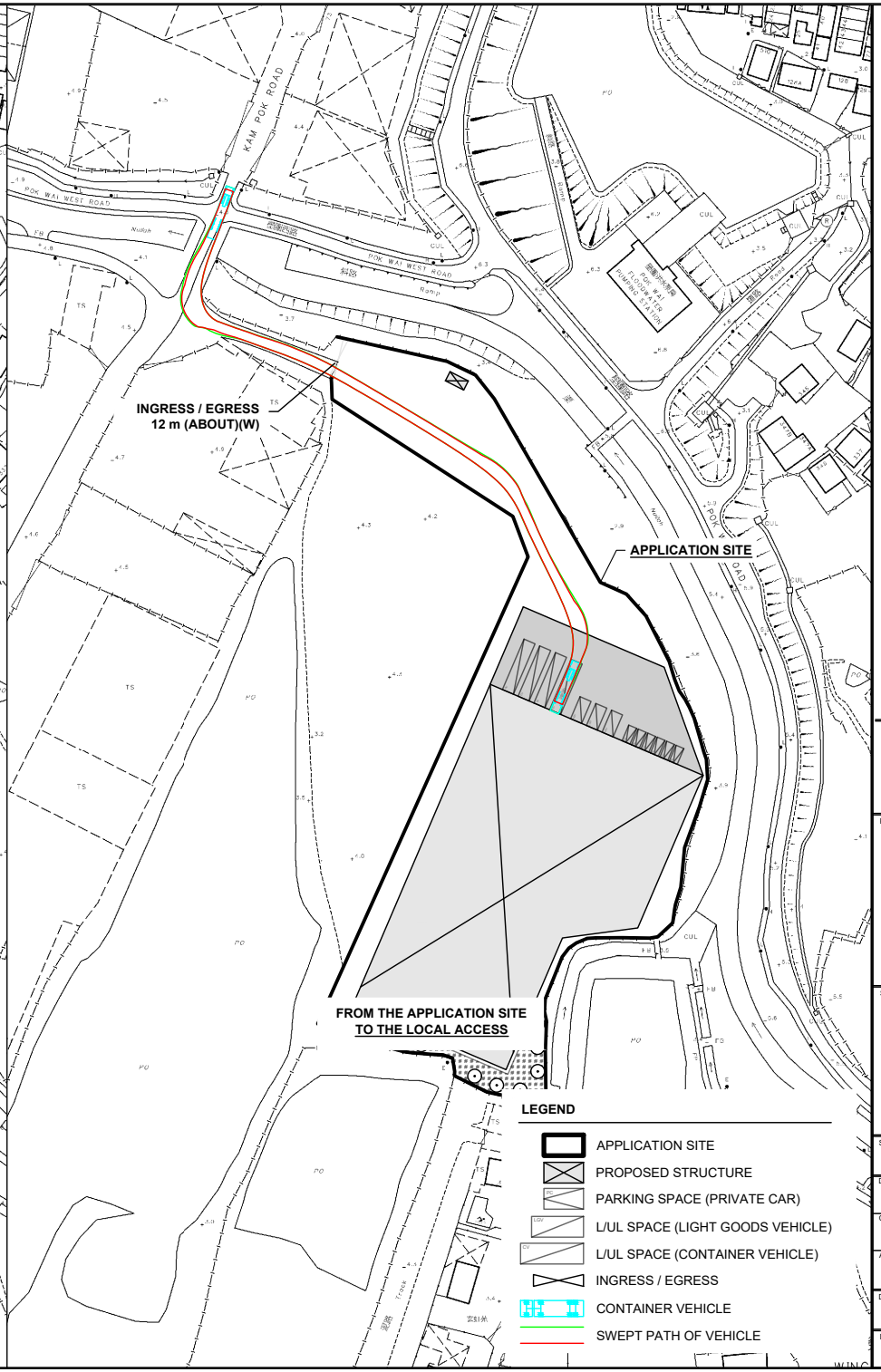
DWG NO.	VER.
PLAN 8	001

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.





*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

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

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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE	1 : 2000 @ A4
DRAWN BY	MN
DATE	9.9.2026
CHECKED BY	
DATE	
APPROVED BY	
DATE	
DWG. TITLE	SWEPT PATH ANALYSIS
DWG NO.	PLAN 9
VER.	001