TW | **Tai Wah Development Consultants Limited**

大華發展顧問有限公司

Our Ref. : [redacted]
Your Ref. : TPB/A/YL-NSW/380

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

By Email

27 October 2026

Dear Sir,

1st Further Information

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, Nam Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/380)

We are writing to submit further information upon the subject application (**Appendices I** to **V**).

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

Yours faithfully,

Danny NG
Tai Wah Development Consultants Limited

cc DPO/FSYLE, PlanD [redacted]

1st Further Information

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, Nam Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/380)

(i) The applicant would like to provide the following clarifications upon the subject application:

- A landscape area is provided near the southern boundary of the application site (the Site). Within the landscape area, a total of 11 trees (i.e. Bauhinia Blakeana) (T1 to T11) will be proposed to be planted within the landscape area as a landscape barrier from the nearby environment. The proposed 11 new trees will be planted at least 1.2m soil depth for better tree health. The proposed trees are for mitigating any potential visual and landscape impact (if any) towards nearby sensitive receivers. The new trees planted within the Site will be maintained by the applicant in good condition during the planning approval period (**Appendix II**);

- The Site falls within the area of an approved application No. Y/YL-NSW/7 for a proposed comprehensive residential development with Government, Institution and Community and retail block, as well as a wetland restoration area. The applicant for Y/YL-NSW/7 is currently fulfilling the necessary statutory and regulatory requirements (e.g., land and environmental approvals, etc.). Consequently, construction work of the proposed comprehensive residential development is expected to commence in a few years. The applicant will surrender the site to the relevant parties upon request;

- All storage activities will be confined within the enclosed structure B1; open areas are reserved for circulation space and landscaping area. No open storage, dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities, and storage of dangerous goods will be allowed at any time during the approval period of the planning permission;

- To avoid environmental nuisance to the surroundings, the proposed warehouse will be properly designed and constructed mainly with concrete and steel panels, backed by pre-engineered structural steel frame. 2.5m solid metal boundary walls will be erected along the site boundary to minimise the noise nuisance to the surroundings. The metal boundary walls 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;

- The applicant would like to submit a revised land and pond filling plan for the consideration of Government Bureaux/departments (**Appendix V**); and

(ii) The applicant would like to submit a response-to-comments table for Government Bureaux/Department's consideration:

Comments of the Secretary for Development (SDEV) **(Contact Person: Mr. Harvey LAW)**		
(1)	Please provide the details of the affected businesses, including their lot numbers, together with information demonstrating that they are existing operator(s) etc.	The applicant, **Sunny International Investment Limited**, was commissioned by **Ytad Warehousing Logistics Co. Limited**, the affected business operator, to facilitate the relocation of the Original Premises. Please find the details of the original business operator at **Appendix III**.
(2)	Should the names of these affected business(es) be different from the applicant, the applicant should reason(s) for not submitting the application under the name of the existing operator(s) and information demonstrating that the application site, if approved, will be used for accommodating the said affected business(es).	After internal discussions and agreements, the affected business operator, **Ytad Warehousing Logistics Co. Limited**, has authorised the applicant, **Sunny International Investment Limited**, to handle all planning issues related to the relocation of the original business operator. Please find the signed memorandum of understanding (MOU) of both parties at **Appendix III**. After the planning application is approved, the application site (the Site) will be used for accommodating the affected business operation of **Ytad Warehousing Logistics Co. Limited.**
Comments of the Director of Environmental Protection (DEP) **(Contact Person: Ms. Candice CHUNG, Tel.: 2835 1586)**		
(1)	Please state the number and location of sides of the covered parking and load/ unloading spaces, and supplement a figure to facilitate our understanding.	A total of 6 parking spaces for private cars; 3 loading/unloading (L/UL) spaces for light goods vehicles and 4 L/UL spaces for container vehicles are provided within the application site (the Site). All spaces and L/UL activities are located within enclosed Structure B1. Please refer to the layout plan (**Appendix IV**) for your reference.
(2)	Please supplement information on the materials of the warehouse enclosure.	The warehouse will be properly designed and constructed mainly with concrete and steel panels, backed by pre-engineered structural steel frame.

(3)	S. 5.12 - Please clarify whether the suggested "2.5m-high (about) solid metal fencing will be erected along the site boundary to minimize the noise nuisance to the surroundings" refers to 2.5m solid boundary walls (i.e. panels that do not have gaps).	Noted. 2.5m solid metal boundary walls will be erected along the site boundary to minimise the noise nuisance to the surroundings. The metal boundary walls 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.
Comments of the Commissioner for Transport (C for T) **(Contact Person: Mr. Eric TANG)**		
(1)	Please elaborate on how the trip generation and attraction under Table 5 of the planning statement is estimated.	Arrangements will be made for all incoming/ leaving vehicles in accordance with delivery schedules. Deliveries will be arranged out of peak hours and at a minimal schedule (i.e. 2 deliveries per hour). All light goods vehicles and container vehicles will be arranged by the applicant to arrive/leave the Site out of peak hours (i.e. between 09:00 - 17:00) so as to lessen impacts made to surroundings.
(2)	The access road is narrow and will be used by heavy vehicles. It is noted that not more than 10 nos. of staff will be stationed on site. Please clarify how these staff will travel to and from the site and propose appropriate measures to ensure pedestrian safety on the access road.	6 private car spaces are provided within the Site. As there are lesser choices of public transport in the vicinity of the Site, staff are welcomed to travel to and from the Site by private cars. Staff will be deployed by the applicant to direct vehicles entering/exiting the Site. This is to ensure pedestrian safety from passing through the Site entrance. 'Beware of Pedestrian' and 'Stop' signs will be shown at the ingress/egress to ensure pedestrian safety.

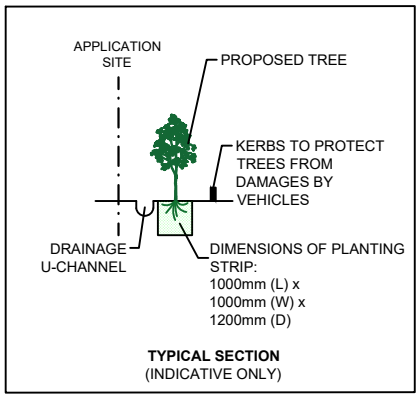
PLAN

APPLICATION SITE AREA	: 11,675 m^2	(ABOUT)
COVERED AREA	: 7,360 m^2	(ABOUT)
UNCOVERED AREA	: 4,315 m^2	(ABOUT)

NO. OF NEW TREES TO BE PLANTED	: 11 (T1 TO T11)
SPECIES OF NEW TREES	: *BAUHINIA BLAKEANA*
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 3 m
DIMENSION OF PLANTING STRIP	: 1 m (W) 1 m X (L) X 1.2 m (D)

NOTES:

1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



TYPICAL SECTION
(INDICATIVE ONLY)

PARKING PROVISIONS

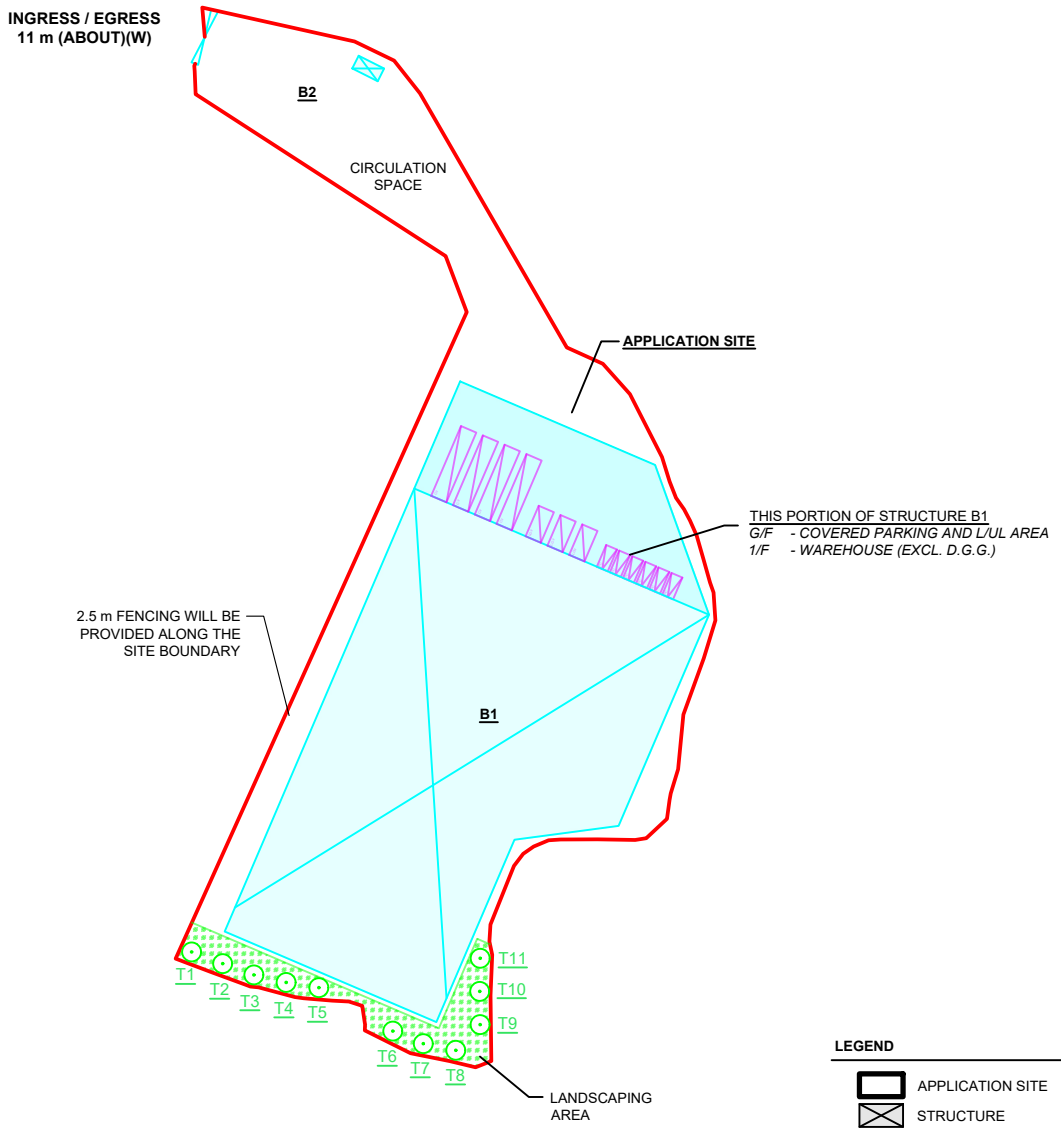
NO. OF PRIVATE CAR PARKING SPACE	: 6
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

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)

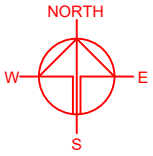
**SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

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)**	



LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- PROPOSED TREES TO BE PLANTED



PLANNING CONSULTANT
TAI WAH DEVELOPMENT CONSULTANTS LIMITED

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 : 1500 @ A4

DRAWN BY	DATE
DN	6.10.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
PLAN

DWG NO.	VER.
APPENDIX II	001

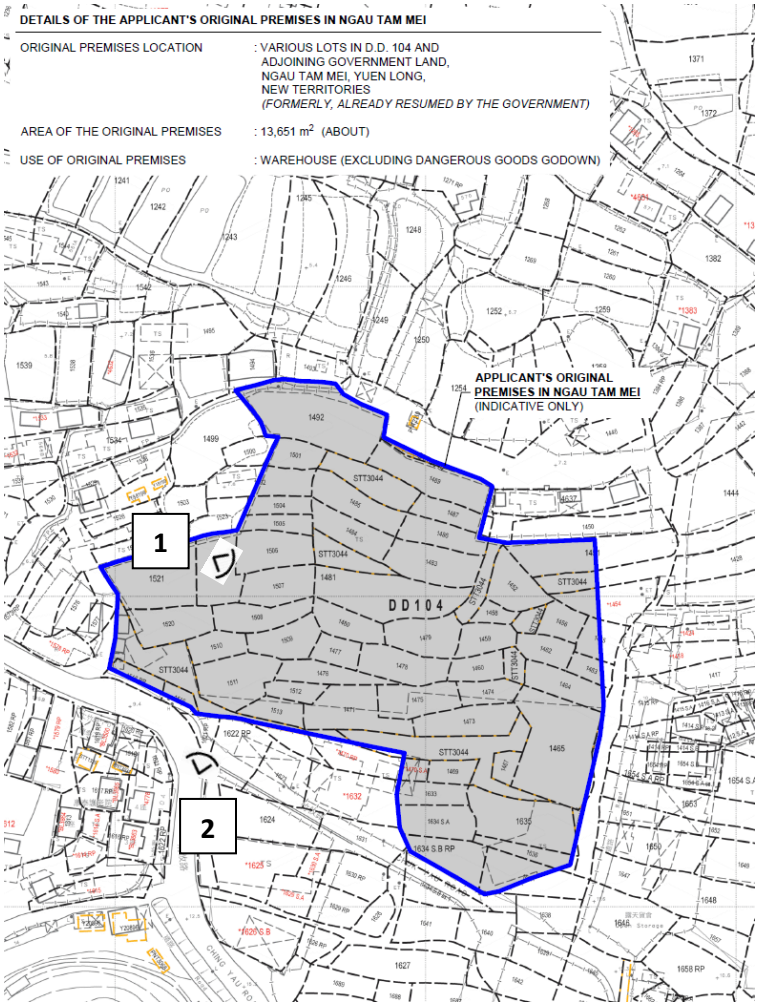
Appendix II - Details of the Affected Business Premises

Company Name: **Ytad Warehousing Logistics Co. Limited**
易通安達倉儲物流有限公司

Details of the Affected Business Premises

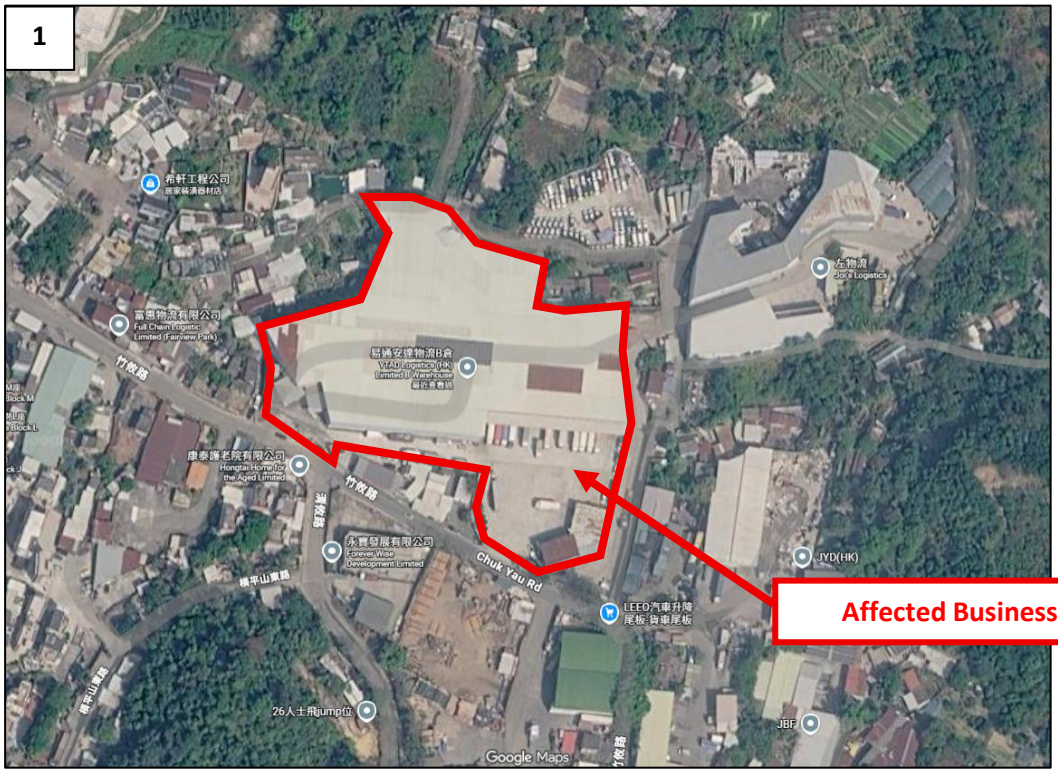
Location: Lots 1451 (Part), 1452, 1454 (Part), 1455 (Part), 1456 (Part), 1458, 1459, 1460, 1462, 1463 (Part), 1464 (Part), 1465 (Part), 1467, 1469, 1470 RP (Part), 1470 S.A (Part), 1471, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1483, 1484, 1485, 1486 (Part), 1487 (Part), 1489, 1492, 1501, 1502, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1515 (Part), 1516 RP (Part), 1520, 1521, 1522, 1633, 1634 S.A, 1634 S.B RP (Part), 1635 (Part), 1636 (Part), 1637 (Part) 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

1



Source: Google Maps

2



Source: Google Maps





Memorandum of understanding (MOU) between the applicant and the affected business operator

規劃申請意向書

受影響的在地經營業務搬遷 - 規劃申請

業務經營者 （甲方）	:	易通安達倉儲物流有限公司 Ytad Warehousing Logistics Co. Limited
公司註冊證明書號碼	:	[redacted]
獲授權代理 （乙方）	:	耀昇國際投資有限公司 Sunny International Investment Limited
商業登記號碼	:	[redacted]

甲方 為位於*元朗牛潭尾丈量約份第 104 約多個地段和毗鄰政府土地*的業務經營者，由於受到政府的「北環線主線」項目之收地計劃影響，因此，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 3722 號 C 分段第 4 小分段（部分）、第 3722 號 C 分段第 5 小分段餘段（部分）、第 3722 號 C 分段餘段（部分）、第 3722 號 E 分段（部分）、第 3722 號 F 分段（部分）、第 3722 號 G 分段餘段（部分）、第 3722 號 H 分段餘段及第 3722 號餘段（部分）*作「**擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土和填塘工程（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，並於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段或用途將有機會因應規劃許可的需要而有所修訂。

易通安達倉儲物流有限公司
業務經營者

For and on behalf of
SUNNY INTERNATIONAL INVESTMENT LIMITED
耀昇國際投資有限公司

Authorized Signature(s)
耀昇國際投資有限公司
獲授權代理簽署

2026 年 9 月 9 日

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 [第 5 條]
《商業登記條例》（第 310 章） [regulation 5]
BUSINESS REGISTRATION ORDINANCE (Chapter 310)
《商業登記規例》
BUSINESS REGISTRATION REGULATIONS
商業 XXXX登記證 Business XXXX Registration Certificate

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
PROPERTY LEASING

法律地位
Status
BODY CORPORATE

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
[redacted]			(APP)

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	Monday to Friday 9.00 a.m. – 7.00 p.m.
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	
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	Monday to Friday 8.45 a.m. – 12.30 p.m. and 1.30 p.m. – 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	

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

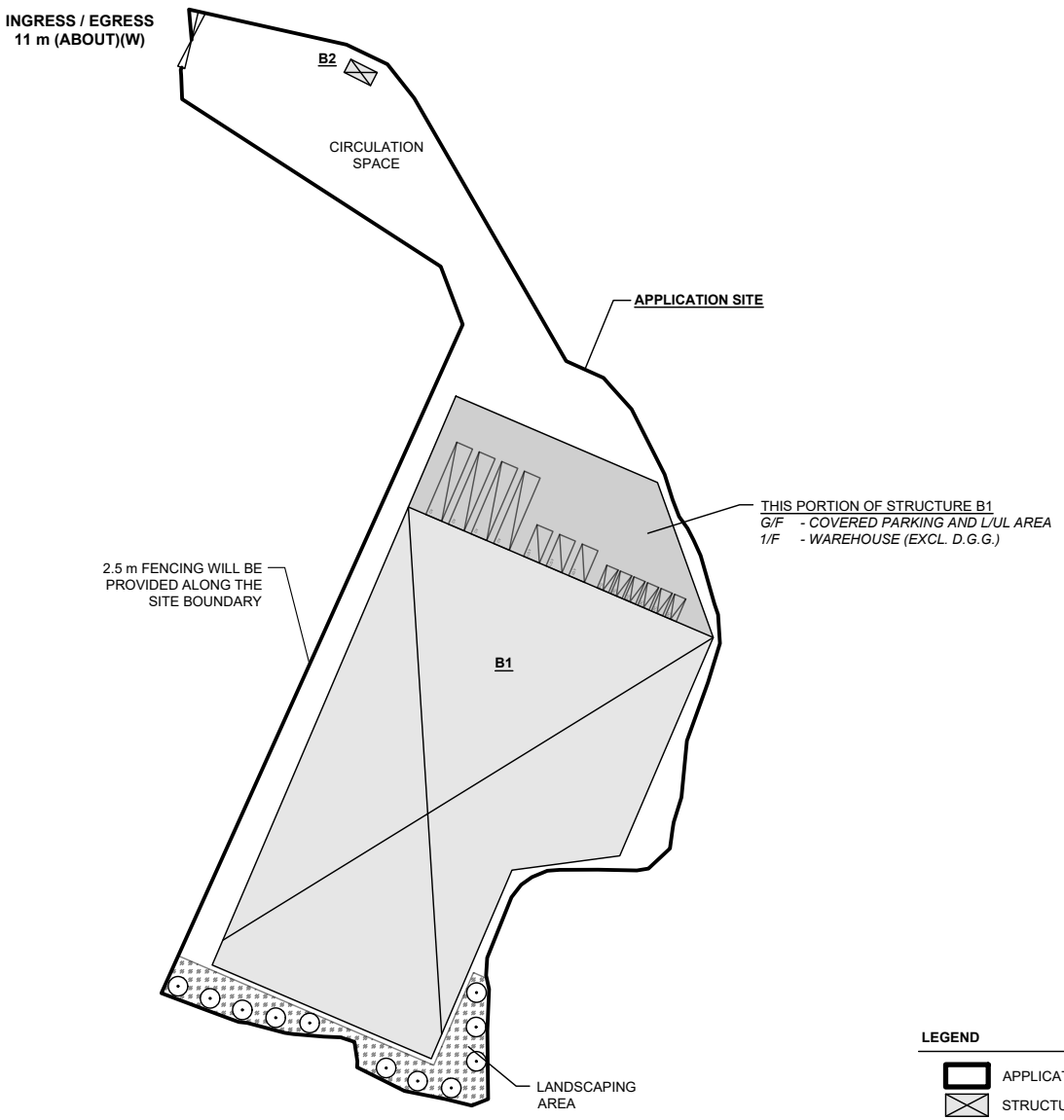
Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 34 of the Railways Ordinance (Chapter 519) will be used for the processing of the claims and other related purposes. The provision of the information, 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*

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

NORTH
W E
S

PLANNING CONSULTANT

TAI WAH DEVELOPMENT CONSULTANTS LIMITED

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

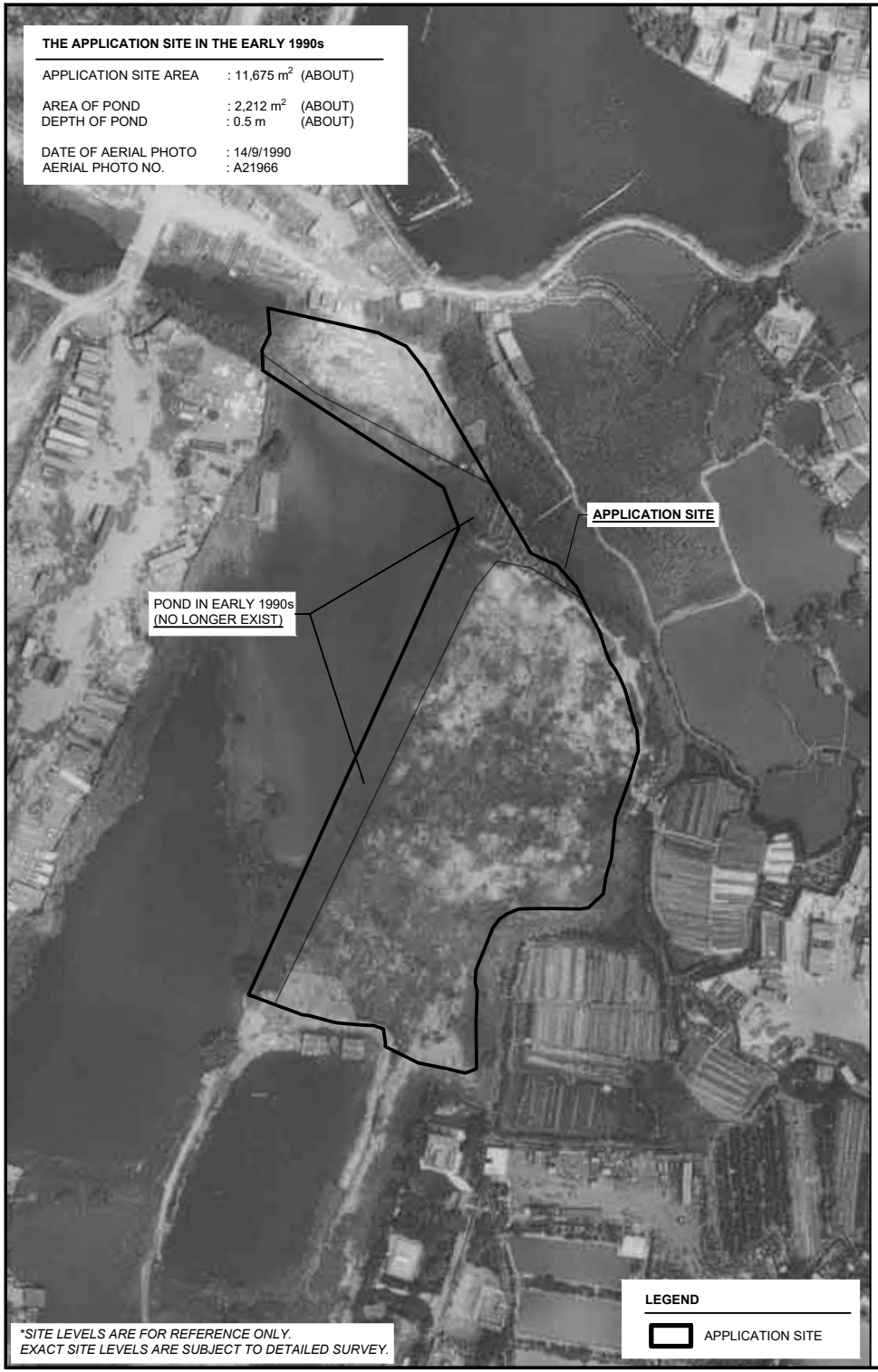
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE: 1 : 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	

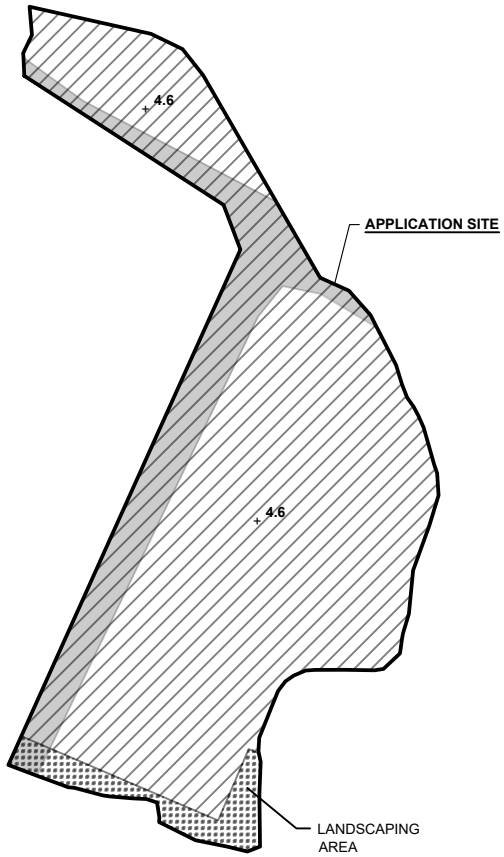
LEGEND

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 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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TAI WAH DEVELOPMENT CONSULTANTS LIMITED

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 : 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