

2025年3月5日

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

This document is received on 5 MAR 2025  
The Planning Board 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](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](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

2500236 28/1 by hand

Form No. S16-III 表格第 S16-III 號

|                                 |                         |              |
|---------------------------------|-------------------------|--------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A/4C-6W/342  |
|                                 | Date Received<br>收到日期   | - 5 MAR 2025 |

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

### 1. Name of Applicant 申請人姓名/名稱

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

Active Point Real Estate Investment Limited 財溢地產投資有限公司

### 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)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories  |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積  | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 16,483 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 25,394 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)   | ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Draft Nam Sang Wai OZP No.: S/YL-NSW/9   |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"   |
| (f) Current use(s)<br>現時用途   | Logistics Centre, Open Storage and Warehouse<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

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

| Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情 |  |  |
|--|--|--|
| No. of 'Current Land Owner(s)'<br>「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<br>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)<br>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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of ‘Current Land Owner(s)’<br>「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<br>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<br>(DD/MM/YYYY)<br>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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 24/01/2025 (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 23/01/2025 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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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



| <b>6. Type(s) of Application 申請類別</b>  |   |                                     |                                     |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
|--|---|-------------------------------------|-------------------------------------|------------------------|------------------|-----------------|----|------------------------------|-------------------------------|-------------------------------|------------------------|----|--|----------------------------|----------------------------|-----------------------|--------------|--|-------------------------------------|-------------------------------------|--|
| <b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b><br>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<br><b>(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))</b><br>(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<br>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<br><br>(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<br>申請的許可有效期   | <input checked="" type="checkbox"/> year(s) 年 ..... <b>3</b><br><input type="checkbox"/> month(s) 個月 .....  |                                     |                                     |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| <b>(c) Development Schedule 發展細節表</b><br>Proposed uncovered land area 擬議露天土地面積 ..... <b>3,725</b> .....sq.m <input checked="" type="checkbox"/> About 約<br>Proposed covered land area 擬議有上蓋土地面積 ..... <b>12,758</b> .....sq.m <input checked="" type="checkbox"/> About 約<br>Proposed number of buildings/structures 擬議建築物／構築物數目 ..... <b>2</b> .....<br>Proposed domestic floor area 擬議住用樓面面積 ..... <b>N/A</b> .....sq.m <input type="checkbox"/> About 約<br>Proposed non-domestic floor area 擬議非住用樓面面積 ..... <b>25,394</b> .....sq.m <input checked="" type="checkbox"/> About 約<br>Proposed gross floor area 擬議總樓面面積 ..... <b>25,394</b> .....sq.m <input checked="" type="checkbox"/> About 約  |   |                                     |                                     |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)  |   |                                     |                                     |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE (EXCLUDING D.G.G.)</td> <td>12,636 m<sup>2</sup> (ABOUT)</td> <td>25,272 m<sup>2</sup> (ABOUT)</td> <td>13 m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>B2</td> <td>SITE OFFICE, WASHROOM<br/>RAIN SHELTER FOR L/U/L ACTIVITIES</td> <td>122 m<sup>2</sup> (ABOUT)</td> <td>122 m<sup>2</sup> (ABOUT)</td> <td>7 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>12,758 m<sup>2</sup> (ABOUT)</b></td> <td><b>25,394 m<sup>2</sup> (ABOUT)</b></td> <td></td> </tr> </tbody> </table> |   | STRUCTURE                           | USE                                 | COVERED AREA           | GROSS FLOOR AREA | BUILDING HEIGHT | B1 | WAREHOUSE (EXCLUDING D.G.G.) | 12,636 m <sup>2</sup> (ABOUT) | 25,272 m <sup>2</sup> (ABOUT) | 13 m (ABOUT)(2-STOREY) | B2 | SITE OFFICE, WASHROOM<br>RAIN SHELTER FOR L/U/L ACTIVITIES | 122 m <sup>2</sup> (ABOUT) | 122 m <sup>2</sup> (ABOUT) | 7 m (ABOUT)(1-STOREY) | <b>TOTAL</b> |  | <b>12,758 m<sup>2</sup> (ABOUT)</b> | <b>25,394 m<sup>2</sup> (ABOUT)</b> |  |
| STRUCTURE  | USE   | COVERED AREA                        | GROSS FLOOR AREA                    | BUILDING HEIGHT        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| B1   | WAREHOUSE (EXCLUDING D.G.G.)  | 12,636 m <sup>2</sup> (ABOUT)       | 25,272 m <sup>2</sup> (ABOUT)       | 13 m (ABOUT)(2-STOREY) |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| B2   | SITE OFFICE, WASHROOM<br>RAIN SHELTER FOR L/U/L ACTIVITIES  | 122 m <sup>2</sup> (ABOUT)          | 122 m <sup>2</sup> (ABOUT)          | 7 m (ABOUT)(1-STOREY)  |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| <b>TOTAL</b>   |   | <b>12,758 m<sup>2</sup> (ABOUT)</b> | <b>25,394 m<sup>2</sup> (ABOUT)</b> |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |
| Proposed number of car parking spaces by types 不同種類停車位的擬議數目<br>Private Car Parking Spaces 私家車車位 ..... <b>5</b> .....<br>Motorcycle Parking Spaces 電單車車位 ..... <b>N/A</b> .....<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... <b>N/A</b> .....<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... <b>N/A</b> .....<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... <b>N/A</b> .....<br>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<br>Taxi Spaces 的士車位 ..... <b>N/A</b> .....<br>Coach Spaces 旅遊巴車位 ..... <b>N/A</b> .....<br>Light Goods Vehicle Spaces 輕型貨車車位 ..... <b>N/A</b> .....<br>Medium Goods Vehicle Spaces 中型貨車車位 ..... <b>N/A</b> .....<br>Heavy Goods Vehicle Spaces 重型貨車車位 ..... <b>N/A</b> .....<br>Others (Please Specify) 其他 (請列明) ..... <b>Container Vehicle Spaces</b> ..... <b>5</b> .....  |   |                                     |                                     |                        |                  |                 |    |                              |                               |                               |                        |    |  |                            |                            |                       |              |  |                                     |                                     |  |

|  |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
|--|---|---|--|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|-------|--|--|-------|--|--|
| Proposed operating hours 擬議營運時間<br>Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays<br>.....<br>.....  |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (d) Any vehicular access to the site/subject building?<br>是否有車路通往地盤／有關建築物？   | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate)<br>有一條現有車路。(請註明車路名稱(如適用))<br>Accessible from Kam Pok Road West via a local access<br><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width)<br>有一條擬議車路。(請在圖則顯示，並註明車路的闊度)<br><br><input type="checkbox"/>  |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (e) Impacts of Development Proposal 擬議發展計劃的影響<br>(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?<br>擬議發展計劃是否包括現有建築物的改動？  | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input type="checkbox"/> Please provide details 請提供詳情<br>.....<br>.....<br>.....<br><input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (ii) Does the development proposal involve the operation on the right?<br>擬議發展是否涉及右列的工程？   | Yes 是<br><br><br><br><br><br><br><br><br><br><br>No 否   | <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)<br>(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)<br><input type="checkbox"/> Diversion of stream 河道改道<br><input checked="" type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... 592 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... 0.5 ..... m 米 <input checked="" type="checkbox"/> About 約<br><input checked="" type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... 16,483 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br>Depth of filling 填土厚度 0.2 (not more than) m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><br><input type="checkbox"/> |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| (iii) Would the development proposal cause any adverse impacts?<br>擬議發展計劃會否造成不良影響？   | <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table> |   |  | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | _____ |  |  | _____ |  |  |
| On environment 對環境   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On traffic 對交通   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On water supply 對供水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On drainage 對排水  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/>  | No 不會 <input checked="" type="checkbox"/>   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| _____  |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |
| _____  |   |   |  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |       |  |  |       |  |  |

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



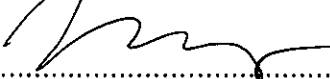
**8. Declaration 聲明**

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

Planning and Development Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, MPPIA, 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

24/01/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

| <b>Gist of Application 申請摘要</b><br>(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information. )<br>(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.<br>申請編號   | (For Official Use Only) (請勿填寫此欄)   |
| Location/address<br>位置／地址   | Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories  |
| Site area<br>地盤面積   | <div>16,483    sq. m   平方米   <input checked="" type="checkbox"/> About   約</div> <div>(includes Government land of 包括政府土地    N/A    sq. m   平方米   <input type="checkbox"/> About   約)</div>  |
| Plan<br>圖則  | Draft Nam Sang Wai OZP No.: S/YL-NSW/9   |
| Zoning<br>地帶  | "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"   |
| Type of Application<br>申請類別   | <input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><div> <input checked="" type="checkbox"/> Year(s)   年    3                      <input type="checkbox"/> Month(s)   月                                </div><br><input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br><div> <input type="checkbox"/> Year(s)   年                      <input type="checkbox"/> Month(s)   月                                </div> |
| Applied use/<br>development<br>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<br>總樓面面積及／或地積比率                   |   | sq.m 平方米   | Plot Ratio 地積比率   |
|  | Domestic<br>住用  | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於               | N/A <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於            |
|  | Non-domestic<br>非住用   | 25,394 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 | 1.5 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than 不多於 |
| (ii) No. of blocks<br>幢數   | Domestic<br>住用  | N/A  |   |
|  | Non-domestic<br>非住用   | 2  |   |
| (iii) Building height/No. of storeys<br>建築物高度／層數                         | Domestic<br>住用  | N/A m 米<br><input type="checkbox"/> (Not more than 不多於)  |   |
|  |   | N/A Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                                 |   |
|  | Non-domestic<br>非住用   | 7 - 13 (about) m 米<br><input type="checkbox"/> (Not more than 不多於)                               |   |
|  |   | 1 - 2 Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)                               |   |
| (iv) Site coverage<br>上蓋面積   | 77 % <input checked="" type="checkbox"/> About 約  |  |   |
| (v) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數   |  | 5   |
|  | Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br><hr/> |  | 5<br>N/A<br>N/A<br>N/A<br>N/A   |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數   |  | 5   |
|  | Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>Container Vehicle Spaces<br><hr/>                             |  | N/A<br>N/A<br>N/A<br>N/A<br>N/A<br>5  |

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



## **Supplementary Statement**

### **1) Background**

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**' (the proposed development) (**Plan 1**).
- 1.2 The application intends to facilitate the relocation of affected business premises, which will be affected by the government development projects. Approval of the current application can facilitate the relocation of the affected warehouse business prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.

### **2) Planning Context**

- 2.1 The Site currently falls within an area zoned "Other Specified Uses annotated "Comprehensive Development to include Wetland Restoration Area"" ("OU(CDWRA)") on the Draft Nam Sang Wai Outline Zoning Plan (OZP) No.: S/YL-NSW/9. According to the Notes of the OZP, "Warehouse" is not a column 1 nor a column 2 use within the "OU(CDWRA)" zone, which requires planning permission from the Board (**Plan 2**).
- 2.2 The proposed development is considered not incompatible with surrounding area which is dominated by open storage yards, warehouses, parking of container vehicles, logistics centres and workshops, etc. Whilst the Site is currently occupied with temporary open storage uses, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "OU(CDWRA)" zone.
- 2.3 Despite the fact that the proposed development is not in line with the planning intention of the "OU(CDWRA)" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "OU(CDWRA)" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions in relation to drainage and fire services aspects to minimise any potential adverse impact arising from the proposed development.

### 3) Development Proposal

- 3.1 The Site occupied an area of 16,483 m<sup>2</sup> (about) (**Plan 3**). The operation hours of Site are Mondays to Saturdays from 09:00 to 19:00. There will be no operation on Sundays and public holidays. A total of 2 structures are proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and rain shelter for loading/unloading (L/UL) spaces with total GFA of 25,394 m<sup>2</sup> (about) (**Plan 4**). The site office and washroom are intended to provide indoor workspace and essential facilities for staff to support the daily operation of the proposed development. It is estimated that the proposed development would be able to accommodate 8 nos. of staff. As the Site is for 'warehouse' with no shopfront, no visitor is anticipated at the Site. Details of development parameters are shown at **Table 1** below.

**Table 1 – Development Parameters**

|                         |                               |
|-------------------------|-------------------------------|
| <b>Site Area</b>        | 16,483 m <sup>2</sup> (about) |
| <b>Covered Area</b>     | 12,758 m <sup>2</sup> (about) |
| <b>Uncovered Area</b>   | 3,725 m <sup>2</sup> (about)  |
|                         |                               |
| <b>Plot Ratio</b>       | 1.5 (about)                   |
| <b>Site Coverage</b>    | 77 % (about)                  |
|                         |                               |
| <b>No. of Structure</b> | 2                             |
| <b>Total GFA</b>        | 25,394 m <sup>2</sup> (about) |
| - Domestic GFA          | Not applicable                |
| - Non-Domestic GFA      | 25,394 m <sup>2</sup> (about) |
|                         |                               |
| <b>Building Height</b>  | 7 m to 13 m (about)           |
| <b>No. of Storey</b>    | 1 to 2                        |

- 3.2 The entire Site has already been covered with existing hard-paving of not more than 0.2 m in depth. The application serves to regularise the existing hard-paving, where the existing levels range from +4.2 mPD to +4.5 mPD (**Plan 5**). The filling of land is to facilitate a flat surface for manoeuvring of vehicle and site formation for the erection of structures. Hence, the hard-paving is considered necessary and has been kept to minimal for the operation of the proposed development.
- 3.3 According to the aerial photo and survey map prepared by the Survey and Mapping Office, Lands Department, the pond within the Site had been filled in the early-1990s (**Plan 5**). The application intends to reflect the current state by regularising the filling of pond at the Site. No further filling of pond is required after obtaining planning permission from the Board.

- 3.4 The Site is accessible from Kam Pok Road West via a local access (**Plan 1**). A total of 10 parking and L/UL spaces are provided at the Site. Details of the parking and L/UL provisions are shown at **Table 2** below.

**Table 2 – Parking and L/UL provisions**

| Types of Space  | No. of Spaces |
|---|---------------|
| Parking Space for Private Cars (PC)<br>- 2.5 m (W) x 5 m (L)    | 5             |
| L/UL Space for Container Vehicle (CV)<br>- 3.5 m (W) x 16 m (L) | 5             |

- 3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the traffic generated/attracted by the proposed development is expected to be minimal (as shown at **Table 3** below), adverse traffic impacts arising from the proposed development should not be anticipated.

**Table 3 – Estimated Trip Generation/Attraction**

| Time Period   | Estimated Trip Generation/Attraction |     |    |     |                |
|---|--------------------------------------|-----|----|-----|----------------|
|   | PC                                   |     | CV |     | 2-Way<br>Total |
|   | In                                   | Out | In | Out |                |
| Trips at <u>AM peak</u> per hour<br>(09:00 – 10:00) | 5                                    | 0   | 3  | 0   | 8              |
| Trips at <u>PM peak</u> per hour<br>(18:00 – 19:00) | 0                                    | 5   | 0  | 3   | 8              |
| Average trip per hour<br>(10:00 – 18:00)            | 0                                    | 0   | 3  | 3   | 6              |

- 3.6 No storage of dangerous goods will be allowed at the Site at any time during the planning approval period. 2.5 m high solid metal wall with thickness will be erected along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall.
- 3.7 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. The applicant will follow the

*'Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs)'* for sewage treatment at the Site.

#### **4) Conclusion**

- 4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided to mitigate any adverse impact arising from the proposed development. The applicant will submit drainage and fire service installations proposals upon obtaining planning permission from the Board.
- 4.2 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**

**January 2025**

## **LIST OF PLANS**

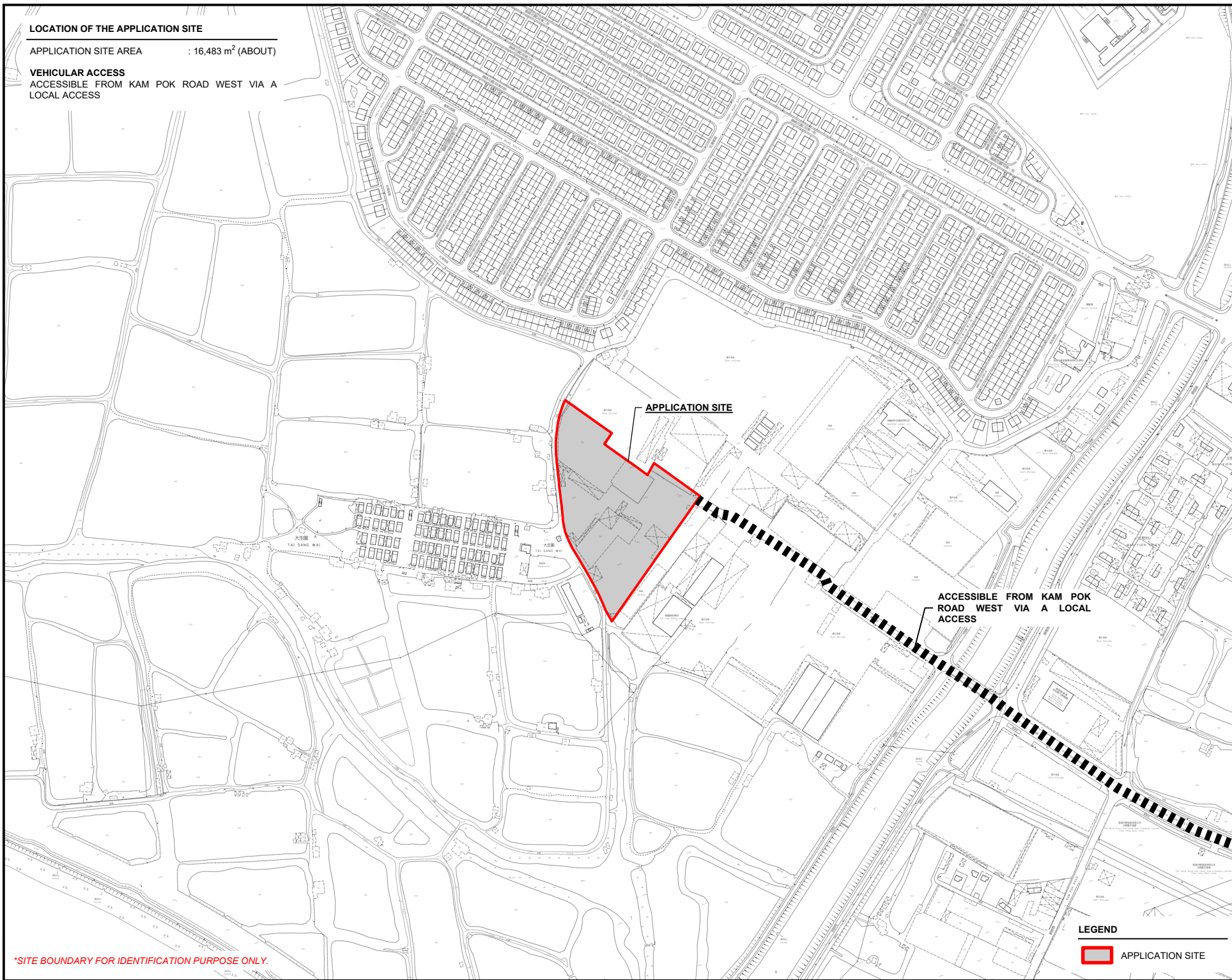
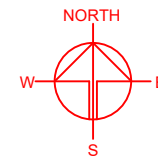
|               |   |
|---------------|---|
| <b>Plan 1</b> | Location plan   |
| <b>Plan 2</b> | Plan showing the zoning of the Site                   |
| <b>Plan 3</b> | Plan showing the land status of the Site              |
| <b>Plan 4</b> | Layout plan   |
| <b>Plan 5</b> | Plan showing the filling of land and pond at the Site |
| <b>Plan 6</b> | Swept path analysis                                   |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 16,483 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KAM POK ROAD WEST VIA A LOCAL ACCESS



PLANNING CONSULTANT

**TAI WAH** | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

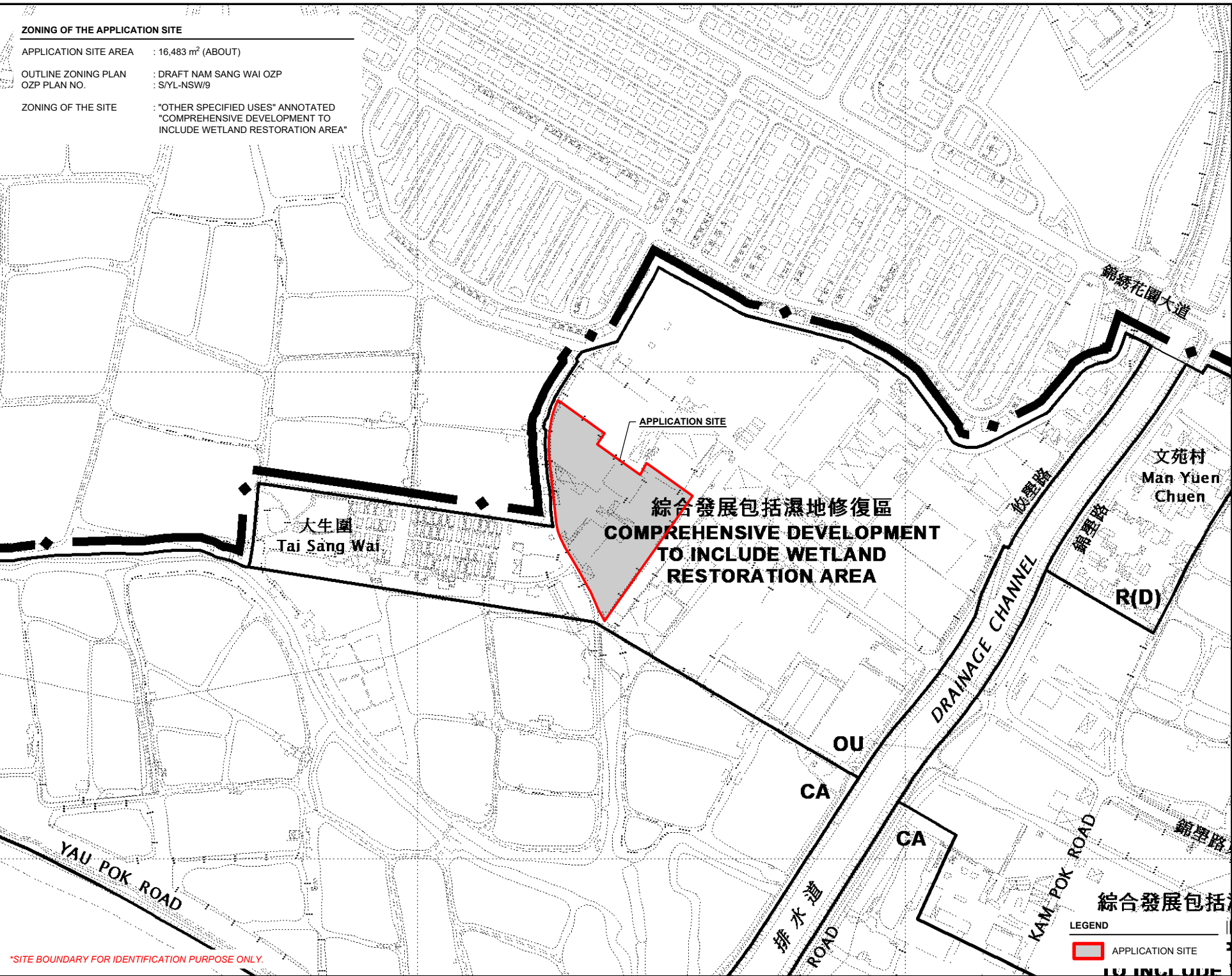
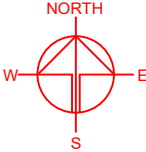


**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 16,483 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT NAM SANG WAI OZP  
OZP PLAN NO. : S/YL-NSW/9

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED  
"COMPREHENSIVE DEVELOPMENT TO  
INCLUDE WETLAND RESTORATION AREA"



PLANNING CONSULTANT  
**TAI WAH** | DEVELOPMENT CONSULTANTS LIMITED

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

SITE LOCATION  
LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE  
1 : 5000 @ A4

|                |                   |
|----------------|-------------------|
| DRAWN BY<br>MN | DATE<br>22.1.2025 |
| REVISED BY     | DATE              |
| APPROVED BY    | DATE              |

**LEGEND**

APPLICATION SITE

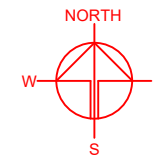
**TO INCLUDE**

DWG. TITLE  
**ZONING PLAN**

|                   |             |
|-------------------|-------------|
| DWG NO.<br>PLAN 2 | VER.<br>001 |
|-------------------|-------------|

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

|                         |                                 |
|-------------------------|---------------------------------|
| APPLICATION SITE AREA   | : 16,483 m <sup>2</sup> (ABOUT) |
| AREA OF PRIVATE LAND    | : 16,483 m <sup>2</sup> (ABOUT) |
| AREA OF GOVERNMENT LAND | : NOT APPLICABLE                |



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

LOTS 3719 S.Q SS.3 AND 3719  
S.Q RP (PART) IN D.D. 104, TAI  
SANG WAI, YUEN LONG, NEW  
TERRITORIES

SCALE

1 : 1500 @ A4

|          |           |
|----------|-----------|
| DRAWN BY | DATE      |
| MN       | 22.1.2025 |

|            |      |
|------------|------|
| REVISED BY | DATE |
|------------|------|

|             |      |
|-------------|------|
| APPROVED BY | DATE |
|-------------|------|

|            |                         |
|------------|-------------------------|
| DWG. TITLE | LAND STATUS OF THE SITE |
|------------|-------------------------|

|         |     |
|---------|-----|
| DWG NO. | VER |
| PLAN 3  | 00  |

### LEGEND

 APPLICATION SITE

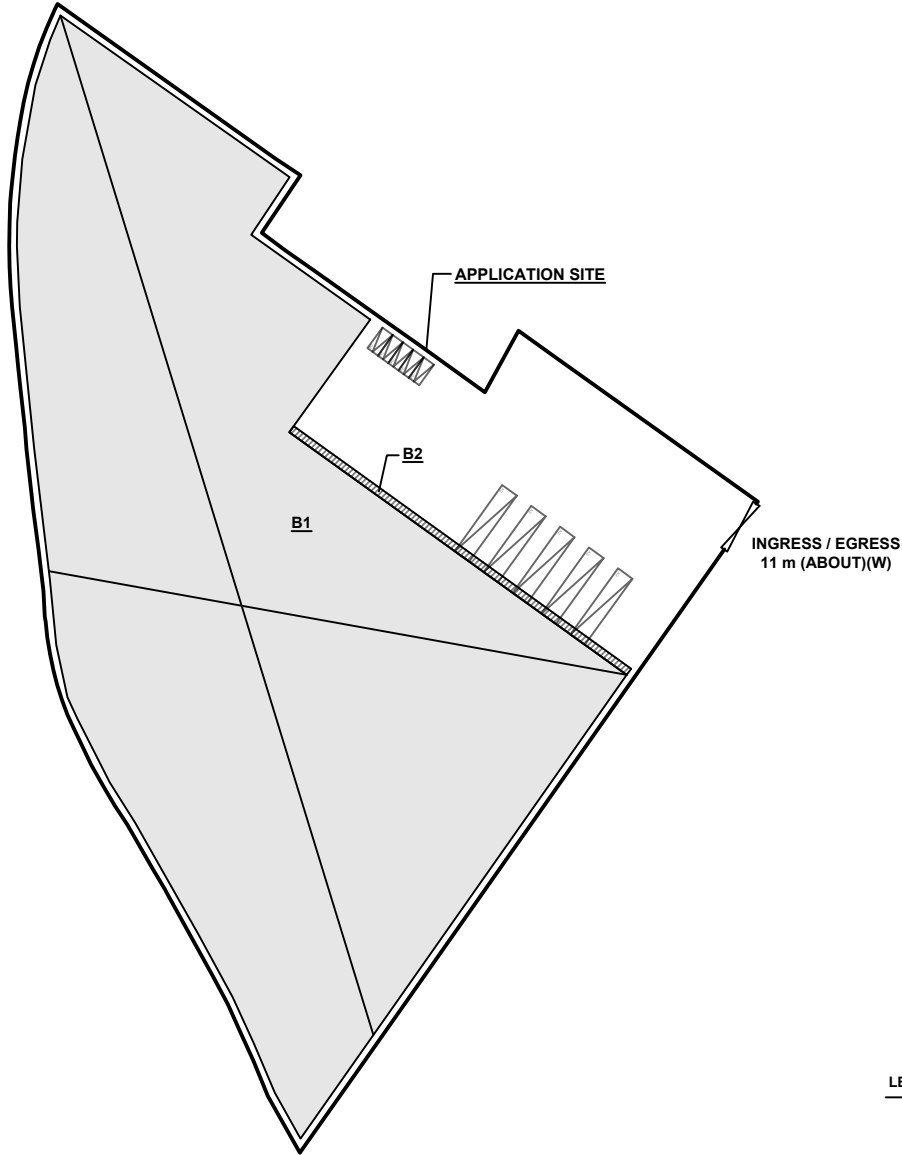
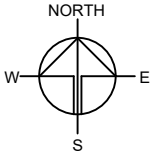
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



DEVELOPMENT PARAMETERS

|                       |                         |         |
|-----------------------|-------------------------|---------|
| APPLICATION SITE AREA | : 16,483 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 12,758 m <sup>2</sup> | (ABOUT) |
| UNCOVERED AREA        | : 3,725 m <sup>2</sup>  | (ABOUT) |
| PLOT RATIO            | : 1.5                   | (ABOUT) |
| SITE COVERAGE         | : 77 %                  | (ABOUT) |
| NO. OF STRUCTURE      | : 2                     |         |
| DOMESTIC GFA          | : N/A                   |         |
| NON-DOMESTIC GFA      | : 25,394 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 25,394 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 7 m - 13 m            | (ABOUT) |
| NO. OF STOREY         | : 1 - 2                 |         |

| STRUCTURE | USE   | COVERED AREA                  | GROSS FLOOR AREA              | BUILDING HEIGHT        |
|-----------|---|-------------------------------|-------------------------------|------------------------|
| B1        | WAREHOUSE (EXCLUDING D.G.G.)                              | 12,636 m <sup>2</sup> (ABOUT) | 25,272 m <sup>2</sup> (ABOUT) | 13 m (ABOUT)(2-STOREY) |
| B2        | SITE OFFICE, WASHROOM<br>RAIN SHELTER FOR L/UL ACTIVITIES | 122 m <sup>2</sup> (ABOUT)    | 122 m <sup>2</sup> (ABOUT)    | 7 m (ABOUT)(1-STOREY)  |
| TOTAL     |   | 12,758 m <sup>2</sup> (ABOUT) | 25,394 m <sup>2</sup> (ABOUT) |                        |



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

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

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**TAI WAH** | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

|                |                   |
|----------------|-------------------|
| DRAWN BY<br>MN | DATE<br>22.1.2025 |
| CHECKED BY     | DATE              |
| APPROVED BY    | DATE              |

DWG. TITLE

LAYOUT PLAN

|                   |             |
|-------------------|-------------|
| DWG NO.<br>PLAN 4 | VER.<br>001 |
|-------------------|-------------|

CONDITION OF THE APPLICATION SITE IN 1990

APPLICATION SITE AREA : 16,483 m<sup>2</sup> (ABOUT)  
DATE OF AERIAL PHOTO : 18/8/1990  
AERIAL PHOTO NO. : A22172  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

DETAILS OF POND

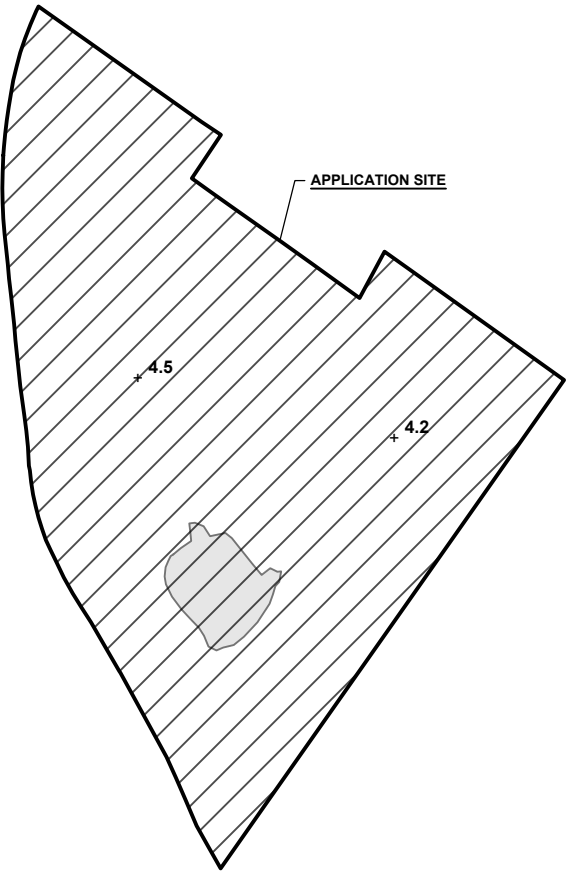
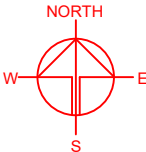
AREA OF POND : 592 m<sup>2</sup> (ABOUT)  
DEPTH OF POND : 0.5 m (ABOUT)

DETAILS OF SOILED GROUND

AREA OF SOILED GROUND : 15,891 m<sup>2</sup> (ABOUT)

PROPOSED FILLING OF LAND AND POND

APPLICATION SITE AREA : 16,483 m<sup>2</sup> (ABOUT)  
COVERED BY STRUCTURE : 12,758 m<sup>2</sup> (ABOUT)  
  
PROPOSED FILLING OF POND AREA : 592 m<sup>2</sup> (ABOUT)  
DEPTH OF POND FILLING : 0.5 m (ABOUT)  
  
PROPOSED FILLING OF LAND AREA : 16,483 m<sup>2</sup> (ABOUT)  
DEPTH OF LAND FILLING AREA : NOT MORE THAN 0.2 m  
PROPOSED SITE LEVEL : +4.2 mPD - +4.5 mPD (ABOUT)  
MATERIAL OF LAND FILLING : CONCRETE  
USE : PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA







LEGEND

 APPLICATION SITE

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

LEGEND

 APPLICATION SITE  
 FILLING OF POND AREA  
 FILLING OF LAND AREA  
 SITE LEVEL

PLANNING CONSULTANT

**TAI WAH** | DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 / 2000 @ A4

DRAWN BY

MN

DATE

22.1.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND AND POND

DWG NO.

PLAN 5

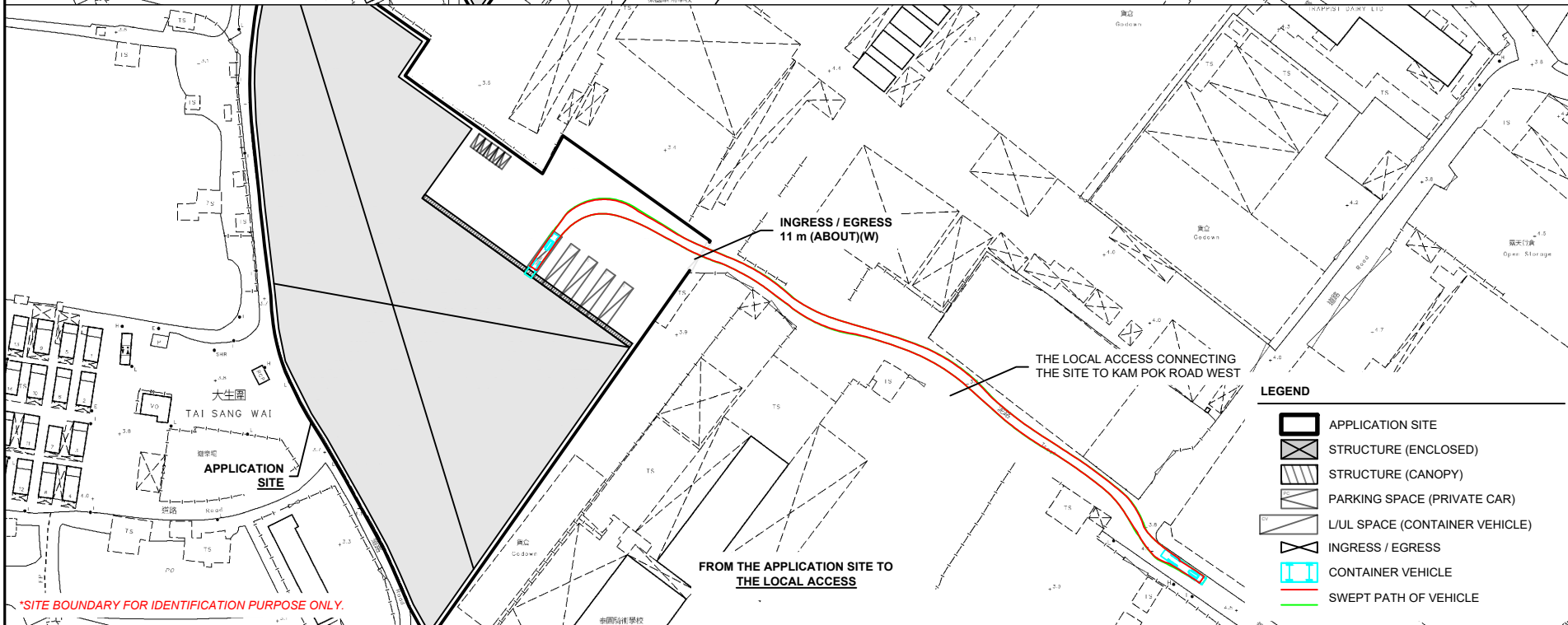
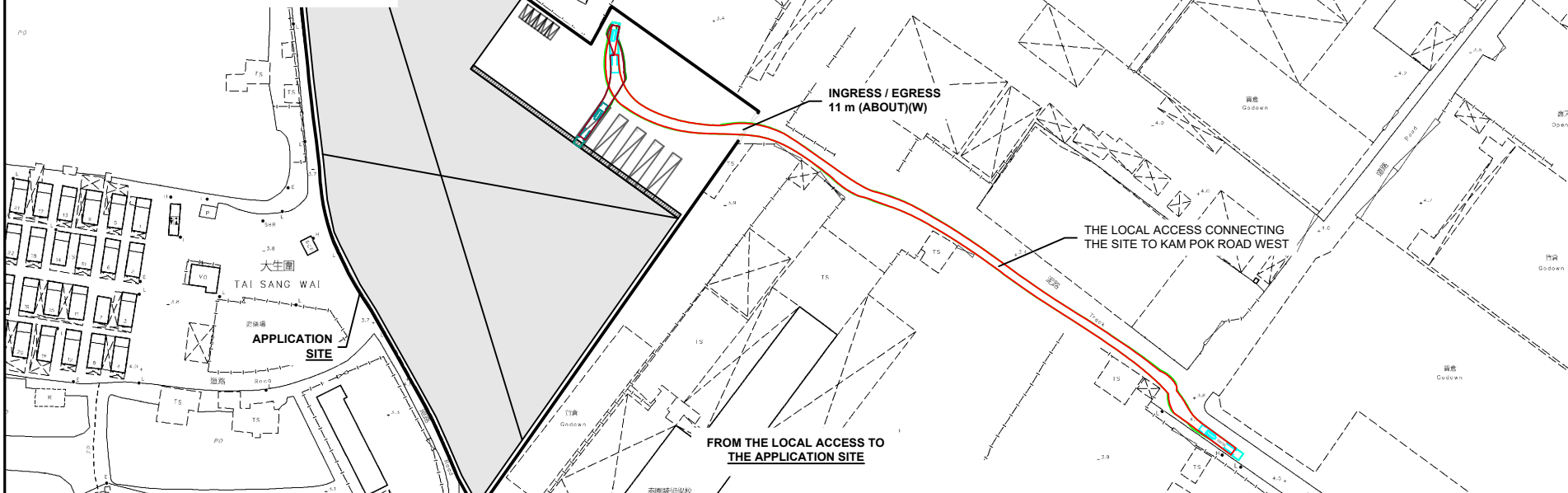
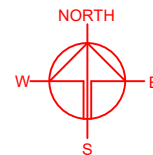
VER.

001

# SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



## LEGEND

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

PLANNING CONSULTANT

**TAI WAH** DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

22.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG. NO.

PLAN 6

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Our Ref. : DD104 Lot 3719 S.Q ss.3 & 3719 S.Q RP  
Your Ref. : TPB/A/YL-NSW/342

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

**By Email**

12 March 2025

Dear Sir,

**Supplementary 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” Zone, Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/342)**

We write to submit supplementary information for the subject application (**Appendix I**).

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

Yours faithfully,

Danny NG  
**Tai Wah Development Consultants Limited**

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM  
(Attn.: Mr. Michael SO

email: gtllam@pland.gov.hk)  
email: mckso@pland.gov.hk)

**Appendix I - Supplementary 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” Zone, Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

**(Application No. A/YL-NSW/342)**

1. The applied use is revised as ‘*Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years*’ (**Annex I** and **Plans 1 to 6**).
2. **Active Point Real Estate Investment Limited**, i.e. the applicant, is the affected business operator seeking for relocation of its existing business premises in Ngau Tam Mei. Please refer to the following further justifications in support of the application:

**To facilitate the relocation of the affected premises affected by government development**

- 2.1 The current application intends to facilitate the relocation of the applicant’s affected premises on various lots in D.D. 104 due to land resumption and to pave way for the development of the Ngau Tam Mei New Development Area (NTM NDA) (**Plan A1**). Details of the affected premises are enclosed at **Annex II**.
- 2.2 The affected premises falls within an area zoned “Industrial (Group D)” (“I(D)”) on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14 (**Plan A1**). Besides, the affected premises mostly situates within an area indicated as ‘Integrated Medical Teaching and Research Hospital and Third Medical School’ on the Broad Land Use Concept Plan in the development proposal of NTM NDA (**Plan A2**). As the concerned land parcel is expected to be resumed and reverted to the Government in the near future, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.

**Applicant’s effort in identifying suitable site for relocation**

- 2.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex III**). After a lengthy site-searching process, the application site (the Site) is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

**Same applied use as the affected premises**

- 2.4 The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development. The applied use is the same as that at the affected premises. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

**Table 1:** Difference between the affected premises and the Site

|                  | <b>Affected Premises<br/>(a)</b> | <b>The Site<br/>(b)</b> | <b>Difference<br/>(b) – (a)</b> |
|------------------|----------------------------------|-------------------------|---------------------------------|
| <b>Site Area</b> | 19,025 m <sup>2</sup>            | 16,483 m <sup>2</sup>   | -2,542 m <sup>2</sup> , -13%    |

- 2.5 Since the affected premises involve a relatively large scale of operation (i.e. 19,025 m<sup>2</sup>), various suitable sites have been identified to facilitate the relocation, including the subject site<sup>1</sup>. The proposed development with 2-storey warehouse is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry.
- 2.6 The Site is also geographically close to the border area with convenient access to nearby highway networks, which help facilitate the efficient cross-border movement of goods, reduce cross-district traffic cost for goods delivery and enhance the overall supply chain.

**To echo with Government's policy on upgrading and restructuring the open storage industry**

- 2.7 According to the Government's Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for industrial uses. The proposed development would echo with the Government's intention to consolidate brownfield operations in a more land-efficient manner.
- 2.8 The proposed development would also support the transformation of brownfield operations in the New Territories. The relocation of the open storage activities from the affected premises to the proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

---

<sup>1</sup> The affected business operator intends to relocate its business to other suitable sites under separate planning applications.



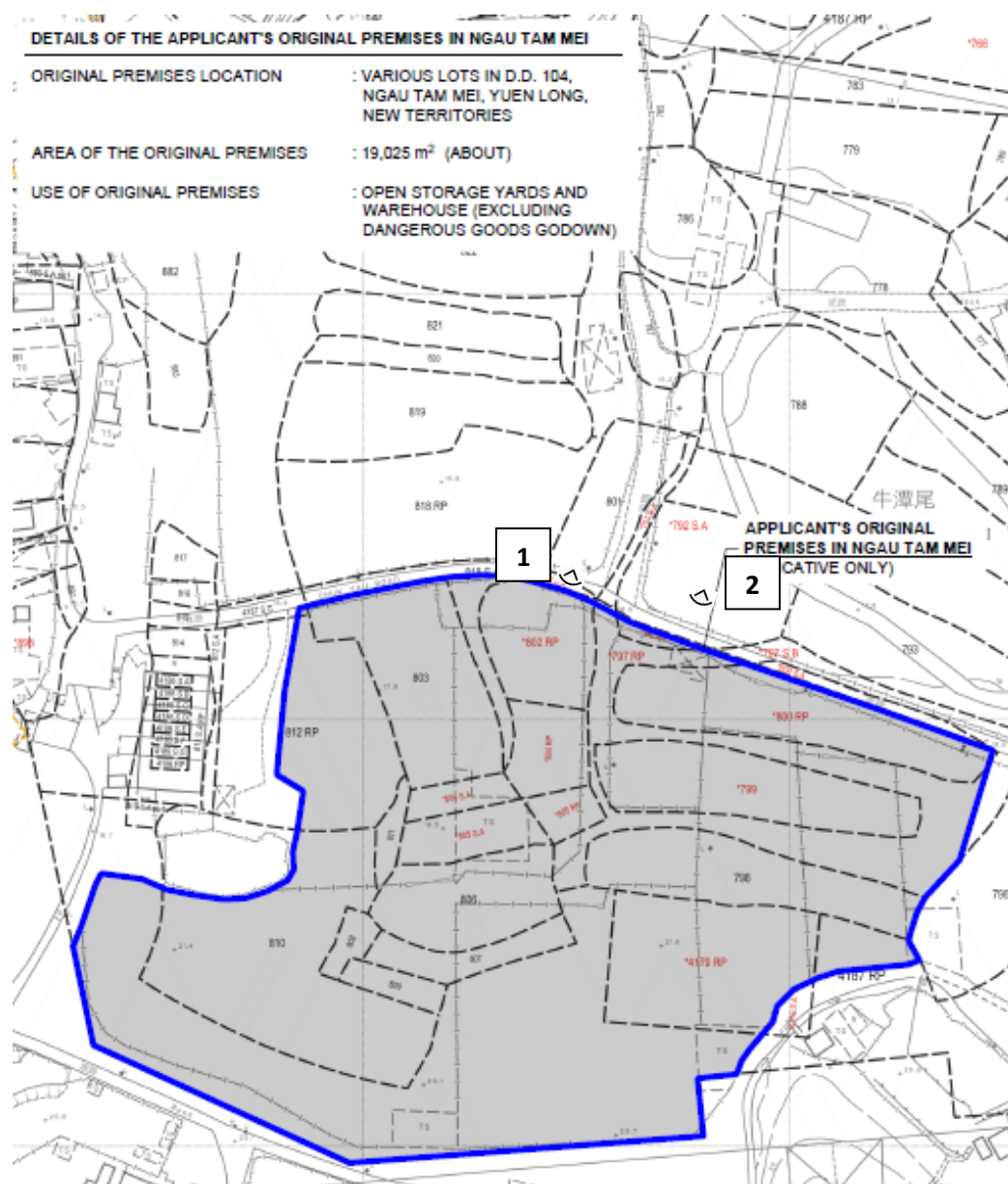
## **Annex II – Details of the Affected Business Premises**

Company Name: **Active Point Real Estate Investment Limited** 財溢地產投資有限公司

### **Details of Business Premises**

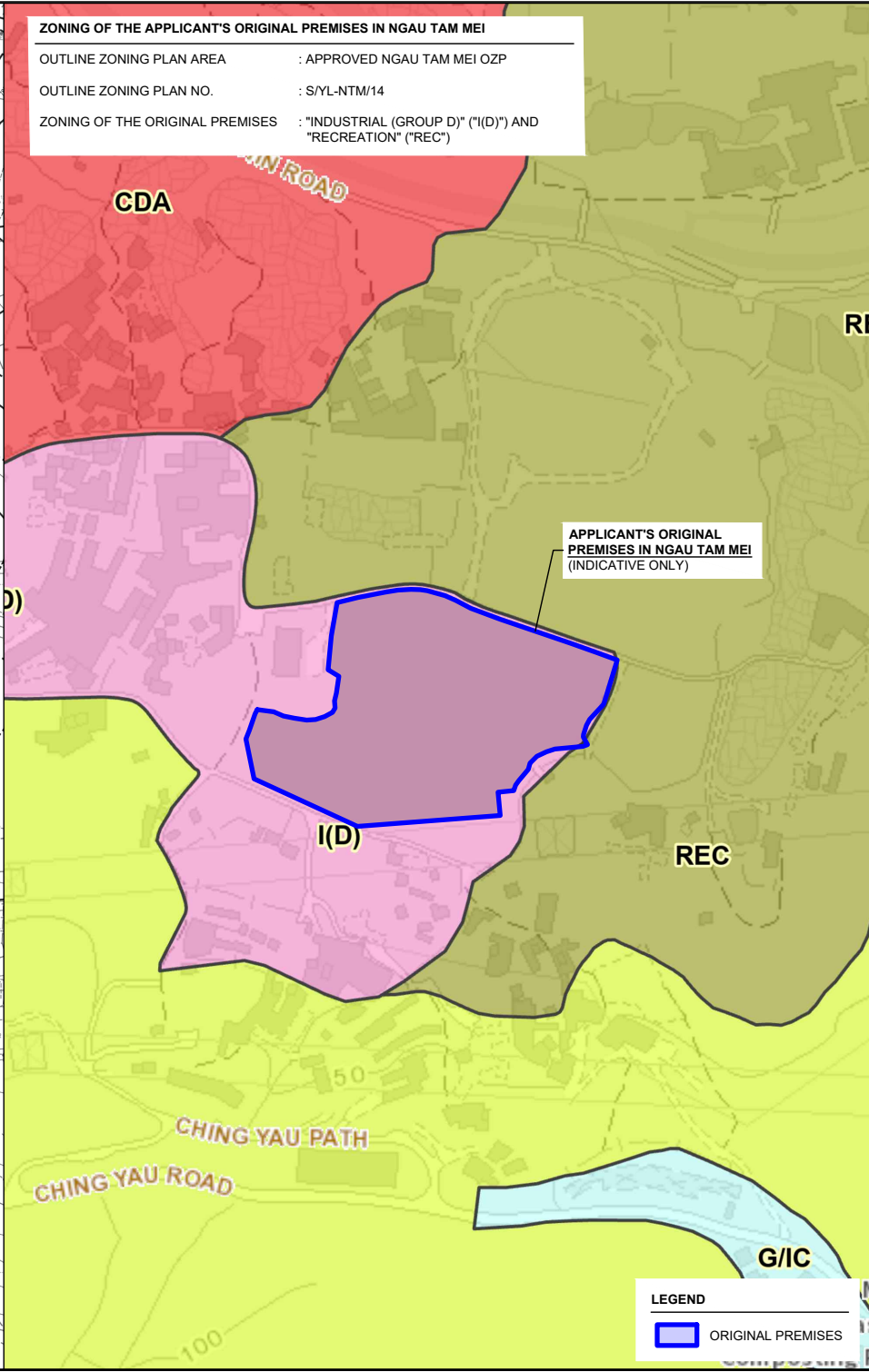
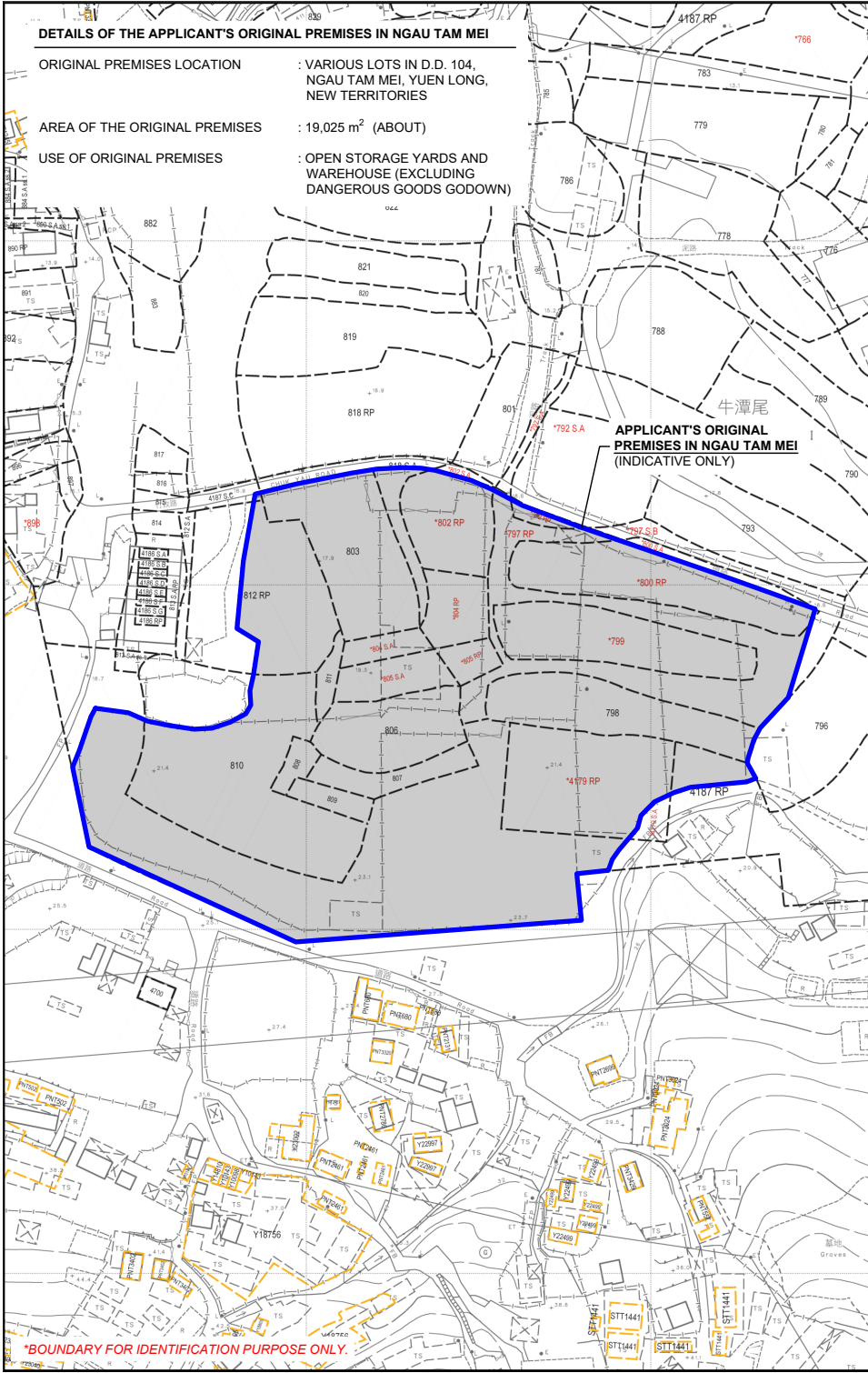
Location: Lots 792 RP, 797 RP, 798, 799, 800 RP, 802 RP, 803, 804 RP, 804 S.A, 805 RP, 805 S.A, 806, 807, 808, 809, 810 (Part), 811, 812 RP (Part), 818 S.A (Part), 4179 RP and 4187 RP (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Use of Premises: Open Storage Yards and Warehouse (Excluding Dangerous Goods Godown)









**NORTH**

W E S

PLANNING CONSULTANT

**TAI WAH** DEVELOPMENT CONSULTANTS LIMITED

PROJECT

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

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

SITE LOCATION

LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 / 4000 @ A4

DRAWN BY

MN

DATE

26.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (LOCATION & ZONING)

DWG NO.

PLAN A1

VER.

001



DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 19,025 m<sup>2</sup> (ABOUT)  
SOURCE OF BASE MAP : LEGISLATIVE COUNCIL  
LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)

APPLICANT'S ORIGINAL  
PREMISES IN NGAU TAM MEI  
(INDICATIVE ONLY)

SCALE - 1 : 5000

新田站(規劃中)  
San Tin Station  
(under planning)

新田市中心  
San Tin  
Town Centre

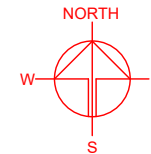
連接至新田科技城的擬議道路\*  
Proposed road connection  
to San Tin Technopole\*

LEGEND

- 研究範圍  
Study Area
- 結合活化河道的藍綠走廊  
Blue-Green Spine integrated with  
Revitalised River
- 北環線主線 (已規劃)  
Northern Link (NOL) Main Line (planned)
- 已規劃的牛潭尾車廠及上蓋發展  
Planned Railway Depot with  
Topside Development
- 綜合住宅社區  
Comprehensive Residential Neighbourhood
- 大學城@牛潭尾  
UniTown@NTM
- 綜合醫教研醫院  
Integrated Medical Teaching  
and Research Hospital
- 綠化地帶 (包含認可葬葬區)  
Green Belt  
(with Permitted Burial Grounds)

備註 Remarks :

\*擬議道路走線僅供參考。  
Proposed alignments is for reference only.



潭尾軍營  
Tam Mei Barracks

Ngau Tam Shan  
牛潭山

大學城@牛潭尾  
UniTown@NTM

規劃中的北都公路\*  
under planning\*  
Northern Metropolis Highway

連接至北都公路  
的擬議道路\*  
Proposed road  
connection to Northern  
Metropolis Highway\*

綜合醫教研醫院及第三所醫學院  
Integrated Medical Teaching  
and Research Hospital  
and Third Medical School

LEGEND

ORIGINAL PREMISES

新田公路 San Tin Highway

上竹園村  
Sheung Chuk  
Yuen Tsuen

已規劃的牛潭尾站  
Planned  
Ngau Tam Mei Station

綜合住宅社區  
Comprehensive  
Residential  
Neighbourhood

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

TAI  
WAH

DEVELOPMENT  
CONSULTANTS  
LIMITED

PROJECT

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

SITE LOCATION

LOTS 3719 S.Q. SS.3 AND 3719 S.Q. RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 / 5000 @ A4

DRAWN BY

MN

DATE

26.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NGAU TAM MEI NDA

DWG. NO.

PLAN A2

VER.

001



**Annex III – Details of Alternative Sites for Relocation**

| Alternative Sites/<br>The Site             | Site 1  | Site 2  | Site 3   | Site 4  | Site 5   | The Site   |
|--|---|---|--|---|--|--|
| <b>Location</b>                            | Various Lots in D.D. 86,<br>Man Kam To, N.T.  | Various Lots in D.D. 93,<br>Ma Tso Lung, N.T.   | Various Lots in D.D. 122,<br>Ping Shan, N.T.   | Various Lots in D.D. 129,<br>Lau Fau Shan, Yuen Long, N.T.  | Various Lots in D.D. 103,<br>Kam Tin, Yuen Long, N.T.  | Lots 3719 S.Q ss.3 and 3719<br>S.Q RP (Part) in D.D. 104, Tai<br>Sang Wai, Yuen Long, N.T.   |
| <b>Site Area</b>                           | 3,678 m <sup>2</sup> (about)  | 30,190 m <sup>2</sup> (about)   | 2,815 m <sup>2</sup> (about)   | 10,740 m <sup>2</sup> (about)   | 540 m <sup>2</sup> (about)   | 16,483 m <sup>2</sup> (about)  |
| <b>Accessibility</b>                       | Accessible from Lin Ma Hang<br>Road via a local access  | Accessible from Ma Tso Lung<br>Road via a local access  | Accessible from Long Ping Road<br>via a local access   | Accessible from Deep Bay Road<br>via a local access   | Accessible from Kam Tin Road<br>via a local access   | Accessible from Kam Pok Road<br>West via a local access  |
| <b>Distance from<br/>Original Premises</b> | 14.9 km (about)   | 10.1 km (about)   | 7.8 km (about)   | 16.4 km (about)   | 3.9 km (about)   | 2.5 km (about)   |
| <b>Outline Zoning Plan</b>                 | Draft Man Kam To<br>OZP No. S/NE-MKT/5  | Approved Ma Tso Lung & Hoo<br>Hok Wai OZP No. S/NE-MTL/3  | Approved Ping Shan OZP<br>No. S/YL-PS/20   | Approved Lau Fau Shan & Tsim<br>Bei Tsui OZP No. S/YL-LFS/11  | Approved Kam Tin South OZP<br>No. S/YL-KTS/15  | Draft Nam Sang Wai OZP<br>No. S/YL-NSW/9   |
| <b>Zoning</b>                              | “Green Belt” (“GB”)   | “Conservation Area” (“CA”)  | “CA”   | “GB”  | “Agriculture”  | “I(D)”   |
| <b>Existing Condition</b>                  | Covered by tree groups and<br>vegetation  | Mostly vacant, covered by<br>vegetation and occupied by<br>fishpond   | Woodland and partly vacant   | Covered by vegetation and<br>woodland   | Vacant and covered with<br>vegetation  | Paved, occupied with<br>structures for warehouse use   |
| <b>Surrounding Area</b>                    | Surrounded by residential<br>development and woodland   | Surrounded by vegetation,<br>pond, some residential and<br>G/IC uses  | Surrounded by woodland and<br>graves   | Surrounded by tree groups,<br>temporary structures for open<br>storage and residential uses   | Surrounded by open storage,<br>some G/IC uses, woodland and<br>residential structures  | Surrounded by open storage<br>and temporary structures for<br>warehouse use  |
| <b>Suitability for<br/>Relocation</b>      | <u>Not suitable</u> for relocation:<br>- much smaller than the<br>original premises<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Not suitable</u> for relocation:<br>- much larger than the<br>original premises<br>- within the “CA” zone<br>- tenancy for portion of<br>the site is not feasible<br>- not compatible with the<br>surrounding area | <u>Not suitable</u> for relocation:<br>- much smaller than the<br>original premises<br>- not compatible with the<br>surrounding area<br>- within the “CA” Zone<br>- tree felling is required | <u>Not suitable</u> for relocation:<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Not suitable</u> for relocation:<br>- in close proximity to<br>residential developments<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Suitable</u> for relocation:<br>- flat and vacant<br>- no agricultural activity<br>- in close proximity to the<br>original premises<br>- easily accessible<br>- compatible with<br>surrounding area |

Our Ref. : DD104 Lot 3719 S.Q ss.3 & 3719 S.Q RP  
Your Ref. : TPB/A/YL-NSW/342

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

**By Email**

6 May 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.Q ss.3 and 3719 S.Q RP (Part) in D.D. 104, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/342)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

Louis TSE

**Tai Wah Development Consultants Limited**

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM

email: gtlam@pland.gov.hk )

(Attn.: Mr. Michael SO

email: mckso@pland.gov.hk )

Response-to-Comment

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.Q ss.3 and 3719 S.Q RP (Part) in D.D. 104, Yuen Long, New Territories**

**(Application No. A/YL-NSW/342)**

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

- The affected business premises in Ngau Tam Mei has vacated the application site (the Site) to facilitate the impending government development project.
- A site search has been conducted by the applicant to identify a suitable site for longer-term re-establishment of the business. After a lengthy site-searching process, the Site of the current application is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

(ii) A RtoC Table:

| Departmental Comments   |   | Applicant's Responses  |
|---|---|--|
| <b>1. Comments of the District Planning Officer/Fanling, Sheung Shui &amp; Yuen Long East, Planning Department (DPO/FSYLE, PlanD)</b><br><b>(Contact Person: Mr. Alexander MAK; Tel: 3168 4048)</b> |   |  |
| (a)   | Please submit sufficient information regarding the land status of the affected original brownfield site in NTM (such as STT and STW covering the site), including but not limited to the relationship between the applicant of relevant STT and STW (if any) and the on site brownfield operator. | <p>The applicant (i.e. <b>Active Point Real Estate Investment Limited</b>) is the existing sole operator at the Ngau Tam Mei site. The signed authorisation letter, tenancy agreements with stamp certificate and electricity bills are provided for reference (<b>Annexes I to III</b>).</p> <p>The affected original business in Ngau Tam Mei is the subject of two Short Term Waiver (STW) applications (i.e. Nos. 5471 and 5472), which were approved by the Lands Department in January 2023 (<b>Annex IV</b>).</p> |
| (b)   | Please also reconfirm if the original brownfield site would be affected by the NOL development.   | The affected premises situates within an area indicated as 'Integrated Medical Teaching and Research Hospital and Third Medical School' on the Board Land Use Concept Plan in the development of Ngau Tam Mei New Development Area. As the concerned land parcel is expected to be resumed and reverted to the Government in the near future,  |

**S.16 Planning Application No. A/YL-NSW/342**

|     |  |  |
|-----|--|--|
|     |  | the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.  |
| (c) | Please clarify the type of goods being stored at the affected premises in NTM and the intended goods to be stored in the application sites.  | The proposed development is intended for storage of miscellaneous goods (i.e. apparel, packaged food, footwear, electronic goods, furniture etc.). No storage of dangerous goods will be allowed.  |
| (d) | Please clarify if dangerous goods would be stored on the Site and if workshop or open storage activities will be carried out at the sites.   | Please be confirmed that there will not be any dangerous goods stored on the Site, nor any workshop or open storage activities would be carried out on the Site.   |
| (e) | Please advise if you have any information regarding the known long-term planned development covering the sites.  | Although the sites fall within "OU(CDWRA)" zone, the sites currently do not fall within any known long-term planned development programme. Therefore, approval of the current application on a temporary basis of 3 years would better utilise land parcels and would not jeopardise the long-term planning intention of the "OU(CDWRA)" zone.   |
| (f) | Please advise if there is any commitment from the applicant to reinstate the Site to an amenity area upon the planning approval period.  | The applicant will reinstate the Site to an amenity area upon the planning approval period.  |
| (g) | Please advise if there is any boundary fencing (including its height and materials) to encircle the for all four sites.  | 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimise potential nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.  |
| (h) | It is observed that there is significant increase in operation areas of the relocated sites under the current applications and the original brownfield operation site. Please justify. | The increase in operation areas is intended to provide additional space to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for storage, which can impose a positive impact on the efficiency, competitiveness and growth of the logistic sectors, thereby |

|  |  |  |
|--|--|--|
|  |  | <p>contribute to the overall economic development Hong Kong.</p> <p>Furthermore, the substantial growth in online shopping has stimulated demand for local indoor storage space since the 2020s, the applicant had previously had plans on expanding the operation scale at the affected premises to alleviate the pressing demand for local storage spaces. However, the land resumption plan from the Government had put the applicant's business on hold. The applicant has both stopped putting in new funds in developing the original premise; and could not confirm the scale and timeframe of repositioning one's business operation. Thus, the applicant would like to reposition one's business into the application site as early as possible to prevent any economic loss, as well as to pave way for the future land resumption from the Government. The proposed scheme provides an excellent opportunity to support the applicant's original business expansion plan.</p> <p>Also, as the affected premises does not have enough spaces for vehicles to circulate within, the enlarged spaces of the Site could effectively provide spaces for circulation for container vehicles (CVs), as well as loading/unloading (L/UL) spaces for CVs so that no L/UL activities would occur outside the Site which might put passing vehicles and pedestrians in hazard.</p> <p>Besides, the proposed development would also support the transformation of brownfield operations in the New Territories. The proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.</p> |
|--|--|--|

**Annex I**

Authorisation Letter



## 委託書

致：海昌(香港)有限公司

本公司中傑投資有限公司 (China Hero Investment Limited) 為新界牛潭尾 D.D. 104 Lot 792RP, 796(P), 797RP(P), 798, 799, 800RP(P), 802RP, 803, 804RP, 804A, 805RP, 805A, 807, 809, 810(P), 811, 812RP(P), 818A(P), 4179RP, 4187RP(P)註冊業主。

現委託海昌(香港)有限公司 ( [REDACTED] )，負責人 [REDACTED]，電話：[REDACTED] 地址：[REDACTED]

[REDACTED] 出租及使用上述地段，並可向香港政府部門提出有關上述地段之申請或修正的一切有關文件及手續。

本委託書有效期至 2027 年 3 月 15 日止。

For and on behalf of  
CHINA HERO INVESTMENTS LIMITED  
中傑投資有限公司

  
.....  
Secretary

日期：2025 年 5 月 6 日

**Annex II**

Tenancy Agreement



# 租 約



此租約由下列雙方簽訂：-

出租人：海昌(香港)有限公司(下簡稱甲方)

商業登記證編號：38594477

地 址：[REDACTED]

與

承租人：財溢地產投資有限公司(下簡稱乙方)

商業登記編號：58470748

地 址：[REDACTED]

29095

租用土地：新界丈量約份第104約第792(P)、796(P)、797(P)、798、799、800(P)、802(P)、803、804、805、807、809、810(P)、811、812RP(P)、818A(P)、4179(P)、4187RP 號地段(面積約：211,356 呎)  
(在附圖上以顏色部份顯示作識別用)

本租約訂明：-

1. 甲方向乙方根據以下條件出租，而乙方向甲方根據以下條件租用土地：

- (1) 租期 24 個月，由 2021 年 3 月 15 日起 至 2023 年 3 月 14 日)為止，  
每 月 租金為港幣 [REDACTED]，上期繳交(收租時另發租單為憑)，租約按金為 [REDACTED]，訂立本租約前甲方已收乙方按金為 [REDACTED]，該筆租按將轉至本租約內，乙方需補付按金差額 [REDACTED] (按金差額收妥後另發收據為憑)。如乙方未有違反本租約各條款及本港之租務條例，該租按將於乙方將該地交吉交回甲方時無息退回乙方。
- (2) 如甲方未有意收回該地段作即時發展，於租約期滿日之前三個月甲乙雙方另議新租約。
- (3) 租金必須在每月之首日繳納，不得拖欠，如過期十五天，乙方仍未能將租金交到甲方，或乙方不履行租約內任何條件，則甲方有權自行進場收回該地及終止本租約。追討欠租及收地之法律費用，由乙方負責。
- (4) 租約期內，甲方可以 6 個月書面通知終止本租約，乙方須在通知之終結日期，將該地交吉回甲方。
- (5) 乙方同意在本租約期滿日或甲乙雙方任何一方通知之終結日前，將該地段無條件交吉回甲方，乙方不得硬要甲方承頂或賠償，雙方互不追究責任及賠償。已預繳之租金將於退租時扣除所有未付之差餉、地租及一切未付之費用後，無息退還乙方。
- (6) 甲方有權於任何時間進入該地進行探土等之發展前期建築工程，但必須事前七天通知乙方。
- (7) 有關該地之 差餉、地租、牌照費、豁免限制費，修理、水電及一切雜費，全部由乙方支付。



## 租 約

- (8) 甲方將該地租予乙方只准作符合政府租契及政府各部門所規定之用。在租期內乙方在該地內不得經營違法生意，同時乙方須負責監管該地以確保日後完整全部交吉交回甲方。
- (9) 乙方不得違反政府租契及政府各部門對土地用途之規定，並要遵從政府各部門如地政總署、規劃署、環境保護署等現有或所頒佈之法例守則及通告。
- (10) 甲方同意乙方向政府有關部門申請牌照或豁免限制書將土地用作露天貨倉。
- (11) 乙方須甲方同意，否則不得在該地加建任何上蓋，如因更改該地之用途而引起政府對該地徵收增加地租或其他牌照費、豁免限制費等或作出任何檢控而導致之罰款或要求回復原狀所導致之費用，概由乙方負責。
- (12) 乙方同意租約到期時及任何雙方同意的退租日，將該地無條件交回甲方。租按在乙方繳清所有租金至交吉日及無違反本租約任何條款，於交吉後七天內退回。
- (13) 乙方在租約到期或因任何原因提早解約時，在該地所設置各包括上蓋建設及耕作植物，限在交吉前清理，將土地交吉交回甲方，不得硬要甲方承頂或補償，未清理之各物及植物，作放棄論，甲方有權任意處理，乙方要負責清理搬走費用。
- (14) 不論上述為何，如政府在租約期內徵收該地，甲方須給予乙方兩個月的書面通知或政府給予之通知期(以較短者為準)，乙方須確保於政府提出的收地日或之前完全撤出該地並交吉交還該地予甲方，乙方於此同意甲方不需就政府收地及乙方因此而遭受的一切損失如搬遷等向乙方作出賠償，乙方亦同意甲方不需就該地上的任何物件因政府收地而向乙方作出賠償，而乙方則必須立即無條件交吉交還該地予甲方。
- (15) 倘若日後乙方逾時搬出或將該地交吉交回甲方，則甲方有權向乙方追討有關之金錢上損失及訴訟費用。
- (16) 如乙方違犯上列條款而引致甲方有任何損失，甲方有權向乙方索取賠償，恐口無憑據就壹式兩份各執壹紙為據，本租約必須以甲乙雙方及見證人全部簽名妥當始可作實生效。
- (17) 甲乙雙方須各自支付一半租約釐印費。



海昌(香港)有限公司

For and on behalf of  
Active Point Real Estate Investment Ltd.  
財溢地產投資有限公司

梁惠明

Authorized Signature(s)

財溢地產投資有限公司

\_\_\_\_\_

見證人簽署

訂立日期：2021年3月30日



For and on behalf of  
SEA WELL (HONG KONG) LIMITED  
海昌(香港)有限公司

Authorized Signature(s)



# 租 約

此租約由下列雙方簽訂：-

出租人：海昌(香港)有限公司(下簡稱甲方) 商業登記證編號：38594477

地址：[REDACTED]

與

承租人：財溢地產投資有限公司(下簡稱乙方) 商業登記證編號：58470748

地址：[REDACTED]

租用土地： 新界丈量約份第 104 約第 792(P)、796(P)、797(P)、798、  
799、800(P)、802(P)、803、804、805、807、809、810(P)、  
811、812RP(P)、818A(P)、4179(P)、4187RP 號地段，(面積約：  
211,356 呎)  
(在附圖上以顏色部份顯示作識別用)

本租約訂明：-

1. 甲方向乙方根據以下條件出租，而乙方向甲方根據以下條件租用土地：

- (1) 租期 兩年，由 2023 年 3 月 15 日 起 至 2025 年 3 月 14 日 為止，每 月 租金為港幣 [REDACTED] 元正  
[REDACTED]，上期繳交(收租時另發租單為憑)，租約按金為港幣 [REDACTED]，訂立本租約前甲方已收乙方之按金為港幣 [REDACTED] 正，該筆租按將轉至本租約內，倘若乙方在租金或其他一切雜費未付清時，甲方有權在該筆按金內扣除，乙方應清楚明白該筆按金不能用作現金來支付租金。如乙方未有違反本租約各條款及本港之租務條例，該租按將於乙方將該地交吉交回甲方時無息退回乙方。
- (2) 如甲方未有意收回該地段作即時發展，於租約期滿日之前三個月甲乙雙方另議新租約。
- (3) 租金必須在每月之首日繳納，不得拖欠，如過期十五天，乙方仍未能將租金交到甲方，或乙方不履行租約內任何條件，則甲方有權自行進場收回該地及終止本租約。追討欠租及收地之法律費用，由乙方負責。
- (4) 租約期內，甲方可以兩個月書面通知終止本租約，乙方須在通知之終結日期，將該地交吉回甲方。
- (5) 乙方同意在本租約期滿日或甲乙雙方任何一方通知之終結日前，將該地段無條件交吉回甲方，乙方不得硬要甲方承頂或賠償，雙方互不追究責任及賠償。已預繳之租金將於退租時扣除所有未付之差餉、地租及一切未付之費用後，無息退還乙方。
- (6) 甲方有權於任何時間進入該地進行探土等之發展前期建築工程，但必須事前七天通知乙方。
- (7) 有關該地之差餉、地租、牌照費、豁免限制費，修理、水電及一切雜費，全部由乙方支付。

## 租 約

- (8) 甲方將該地租予乙方只准作符合政府租契及政府各部門所規定之用。在租期內乙方在該地內不得經營違法生意，同時乙方須負責監管該地以確保日後完整全部交吉交回甲方。
- (9) 乙方不得違反政府租契及政府各部門對土地用途之規定，並要遵從政府各部門如地政總署、規劃署、環境保護署等現有或所頒佈之法例守則及通告。
- (10) 在租期內，甲方同意有乙方事前先通知及提供甲方要求的一切相關資料的情況下，乙方可自行向政府有關部門申請規劃、牌照或豁免限制書以將土地用作改變用途。
- (11) 乙方須甲方同意，否則不得在該地加建任何上蓋，如因更改該地之用途而引起政府對該地徵收增加地租或其他牌照費、豁免限制費等或作出任何檢控而導致之罰款或要求回復原狀所導致之費用，概由乙方負責。
- (12) 乙方同意租約到期時及任何雙方同意的退租日，將該地無條件交回甲方。租按在乙方繳清所有租金至交吉日及無違反本租約任何條款，於交吉後七天內退回。
- (13) 乙方在租約到期或因任何原因提早解約時，在該地所設置各包括上蓋建設及耕作植物，限在交吉前清理，將土地交吉交回甲方，不得硬要甲方承頂或補償，未清理之各物及植物，作放棄論，甲方有權任意處理，乙方要負責清理搬走費用。
- (14) 不論上述為何，如政府在租約期內徵收該地，甲方須給予乙方兩個月的書面通知或政府給予之通知期(以較短者為準)，乙方須確保於政府提出的收地日或之前完全撤出該地並交吉交還該地予甲方，乙方於此同意甲方不需就政府收地及乙方因此而遭受的一切損失如搬遷等向乙方作出賠償，乙方亦同意甲方不需就該地上的任何物件因政府收地而向乙方作出賠償，而乙方則必須立即無條件交吉交還該地予甲方。
- (15) 倘若日後乙方逾時搬出或將該地交吉交回甲方，則甲方有權向乙方追討有關之金錢上損失及訴訟費用。
- (16) 如乙方違犯上列條款而引致甲方有任何損失，甲方有權向乙方索取賠償，恐口無憑據就壹式兩份各執壹紙為據，本租約必須以甲乙雙方及見證人全部簽名妥當始可作實生效。
- (17) 甲乙雙方須各自支付一半租約釐印費。

備註：乙方同意於2023年8月15日或之前交吉交回附圖該地段內的紅色位置(25米X25米面積約5,000呎)予甲方自行管理，交吉後另簽補充



海昌(香港)有限公司



財溢地產投資有限公司

梁志明

訂立日期： 23 年 6 月 20 日

見證人簽署



稅務局  
印花稅署  
香港九龍啟德協調道5號稅務中心1樓

電話號碼 Tel. No.: 2594 3201  
傳真號碼 Fax No.: 2519 6740

INLAND REVENUE DEPARTMENT  
STAMP OFFICE  
1/F, Inland Revenue Centre, 5 Concorde Road,  
Kai Tak, Kowloon, Hong Kong.  
網址 Web site : [www.ird.gov.hk](http://www.ird.gov.hk)  
電郵 E-mail : [taxsdo@ird.gov.hk](mailto:taxsdo@ird.gov.hk)

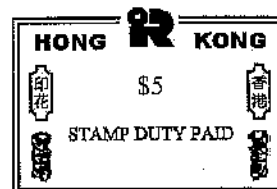
## 印花證明書 STAMP CERTIFICATE

此印花證明書是按《印花稅條例》發出，具有與傳統印花相等的法律地位

*This stamp certificate is issued under the Stamp Duty Ordinance  
and has the same legal status as conventional stamp*

(此證明書必須夾附於下列文書上，作為已加蓋印花的證明。 This certificate must be attached to the instrument shown below as evidence of stamping.)

文書編號 Instrument Ref. No.: 1-24-105971-0-1-5  
文書性質 Nature of Instrument: 租約 Lease  
文書簽立日期 Date of Instrument: 20/06/2023 (日 Day / 月 Month / 年 Year)  
每月租金 Monthly Rent: XXXXXXXXXX  
年期 Term (如適用 If applicable): 由 From: 15/03/2023 至 To: 14/03/2025  
物業地址 Property Address: DD104 lots 792(P), 796(P), 797(P)  
798, 799, 800(P), 802(P), 803, 804,  
805, 807, 809, 810(P), 811,  
812RP(P), 818A(P), 4179(P),  
4187RP NT



有關人士姓名及身份  
Name and capacity of parties:  
業主 Landlord(s):  
(1) 海昌(香港)有限公司  
租客 Tenant(s):  
(1) 財溢地產投資有限公司

茲證明上述文書已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

|  |  |
|--|--|
| 印花證明書編號 Stamp Certificate No.                    | : 24-1-0205088-0   |
| 加蓋印花日期 Date of Stamping                          | : 20/07/2023 (日 Day / 月 Month / 年 Year)                                |
| 已付印花稅 Stamp Duty Paid                            | : \$5.00   |
| 付款方式 Payment Method                              | : 電子付款 / 現金 Electronic Payment / Cash                                  |
| 簽註 / 表明 Endorsement / Denotation:                |  |
| - 複本或對應本: 文書正本已加蓋印花                              |  |
| Duplicate or Counterpart; Original stamped with: | <span style="background-color: black; color: black;">XXXXXXXXXX</span> |

印花稅署署長 譚大鵬  
TAM Tai-pang  
Collector of Stamp Revenue



**Annex III**  
Electricity Bills



ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

000734/000813

編賬號碼 Account Number

82857-56333-5

賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)

08-07-23

由 07-06-23 至 07-07-23  
共 31 日用電量

按金 \$6,900.00

電力費用  
Energy Charge  
\$1,504.23

燃料調整費  
Fuel Cost Adjustment  
\$899.60

其他  
Others  
-\$6.83

應繳總數

\$2,397.00

繳款限期

24-07-23

上次繳費\$6,900.00  
已於17-05-23收到  
謝謝

若未於繳費限期前付款，須另繳 5% 逾期  
附加費

電錶號碼 讀錶倍數 前次讀數 今次讀數  
10487604 1 12 1471

電力費用:

每度(¢)

度數

費用(\$)

103.1

1459

1,504.23

小計

1459

\$1,504.23

其他:

按金利息

-\$6.10

零數撥入下次

-\$0.73

小計

-\$6.83

燃料調整費:

小計 (1459 度)

\$899.60

平均每日  
用電量(度)



2023 發單月份

編賬號碼:

82857-56333-5

應繳總數:

\$2,397.00

存根

環保訊息:

2022年平均每度電  
二氧化碳當量排放:

0.39 千克



82857563335 0000239700H 02Y 7J

請參閱電費單背頁或中電網站了解更多中電資訊。For more information, please read overleaf or the last page of your electricity bill or visit our website.



ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

000126/000132

編號號碼 Account Number  
82857-56333-5  
賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)  
09-08-23

由 08-07-23 至 09-08-23  
共 33 日用電量

按金 \$6,900.00

|                       |                               |              |
|-----------------------|-------------------------------|--------------|
| 電力費用<br>Energy Charge | 燃料調整費<br>Fuel Cost Adjustment | 其他<br>Others |
| \$1,969.21            | \$1,128.14                    | \$2,516.65   |

應繳總數

\$5,614.00

電力費用:

| 每度(¢) | 度數   | 費用(\$)     | 其他:             |
|-------|------|------------|-----------------|
| 103.1 | 1910 | 1,969.21   | 上期結轉 \$2,397.00 |
| 小計    | 1910 | \$1,969.21 | 上期零數撥來 0.73     |
|       |      |            | 零數撥入下次 -0.93    |
|       |      |            | 逾期附加費 119.85    |
|       |      |            | 小計 \$2,516.65   |

燃料調整費:

小計(1910 度) \$1,128.14

上期結轉(請立即付款)

\$2,397.00

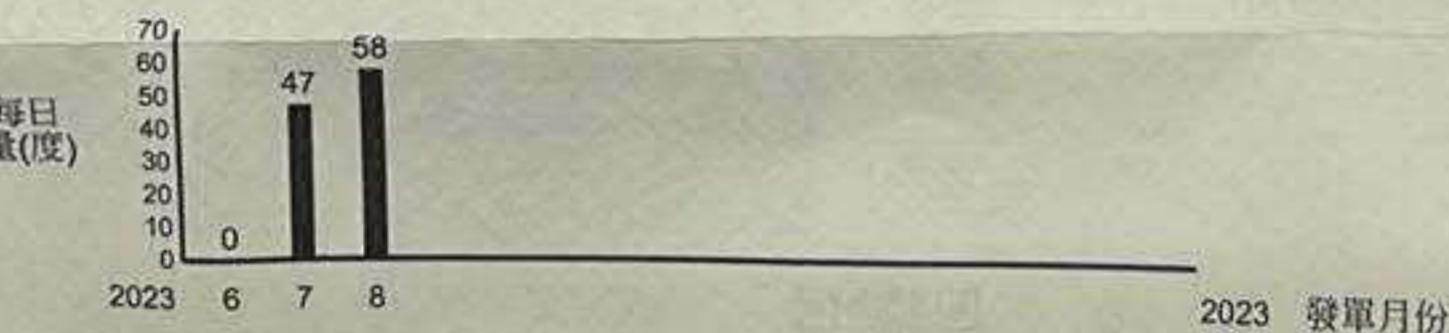
今期總數(請於 24-08-23 前繳付)

\$3,217.00

上次繳費\$6,900.00  
已於17-05-23收到  
謝謝

若未於繳費限期前付款,須另繳 5% 逾期  
附加費

|          |      |      |      |
|----------|------|------|------|
| 電錶號碼     | 讀錶倍數 | 前次讀數 | 今次讀數 |
| 10487604 | 1    | 1471 | 3381 |



「轉數快」繳費



號碼: 82857-56333-5

應繳總數:

\$5,614.00

存根

環保訊息:

2022年平均每度電  
二氧化碳當量排放:

0.39 千克

7563335J 0000561400H 02Y 2J

或中電網站了解更多中電資訊。For more information, please read overleaf or the last page of your electricity bill or visit our website.

或中電網站了解更多中電資訊





ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

001383/001538

編號號碼 Account Number  
82857-56333-5  
賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)  
10-04-24

由 09-03-24 至 09-04-24  
共 32 日用電量

按金 \$6,900.00

電力費用  
Energy Charge  
\$152.64

燃料調整費  
Fuel Cost Adjustment  
\$64.99

其他  
Others  
-\$24.63

應繳總數

\$193.00

繳款限期

25-04-24

上次繳費\$334.00  
已於19-03-24收到  
謝謝

若未於繳費限期前付款，須另繳 5% 逾期附加費

電錶號碼 讀錶倍數 前次讀數 今次讀數  
10487604 1 4911 5055

電力費用:

| 每度(¢) | 度數  | 費用(\$)   |
|-------|-----|----------|
| 106.0 | 144 | 152.64   |
| 小計    | 144 | \$152.64 |

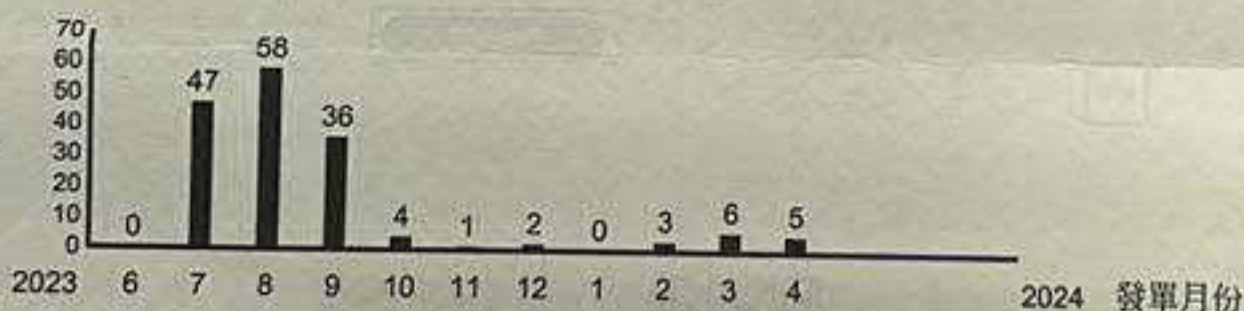
其他:

|                |          |
|----------------|----------|
| 節能回扣 (每度17.2¢) | -\$24.77 |
| 上期零數撥來         | 0.68     |
| 零數撥入下次         | -0.54    |
| 小計             | -\$24.63 |

燃料調整費:

小計 (144 度)  
\$64.99

平均每日  
用電量(度)



「轉數快」繳費



編號號碼:

82857-56333-5

應繳總數:

\$193.00

存根

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克



82857563335 0000019300H 024 2J

電費單背頁或中電網站了解更多中電資訊。For more information, please read overleaf or the last page of your electricity bill or visit our website.

no package



ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

000142/000166

編號號碼 Account Number

82857-56333-5

賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)

10-07-24

由 08-06-24 至 09-07-24

共 32 日用電量

按金 \$6,900.00

第 1/2 頁

電力費用  
Energy Charge  
\$108.12

燃料調整費  
Fuel Cost Adjustment  
\$44.77

其他  
Others  
\$69.11

應繳總數

\$222.00

請於 25-07-24 前繳付

上期結轉

\$146.00

今期總數

\$76.00

上次繳費 \$193.00

已於 20-04-24 收到  
謝謝

電力費用:

| 每度(¢) | 度數  | 費用(\$)   |
|-------|-----|----------|
| 106.0 | 102 | 108.12   |
| 小計    | 102 | \$108.12 |

其他:

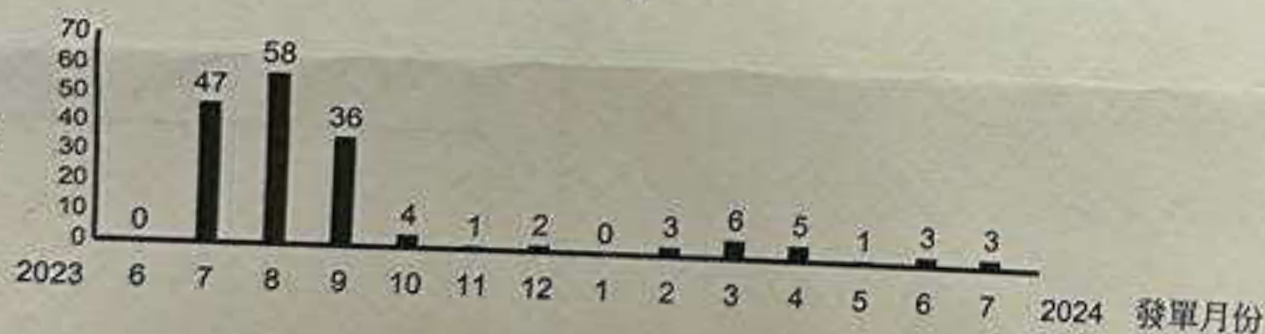
|                  |          |
|------------------|----------|
| 上期結轉             | \$146.00 |
| 節能回扣 (每度 17.2 ¢) | -17.54   |
| 按金利息             | -59.90   |
| 上期零數撥來           | 0.72     |
| 零數撥入下次           | -0.17    |
| 小計               | \$69.11  |

燃料調整費:

小計 (102 度)

\$44.77

平均每日  
用電量(度)



編號號碼:

82857-56333-5

應繳總數:

\$222.00

存根

「轉數快」繳費



環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克



2857563335 0000022200H 024 9J

費單背頁或中電網站了解更多中電資訊。 For more information, please read overleaf or the last page of your electricity bill or visit our website.



ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

005224/005621

編號號碼 Account Number

82857-56333-5  
賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)

09-08-24

由 10-07-24 至 09-08-24

共 31 日用電量

按金 \$6,900.00

|   |   |   |   |  |   |
|---|---|---|---|--|---|
|  電力費用<br>Energy Charge | + |  燃料調整費<br>Fuel Cost Adjustment | + |  其他<br>Others | = |
| \$173.84  |   | \$71.50   |   | -\$28.34   |   |

應繳總數

\$217.00

繳款限期

24-08-24

上次繳費\$222.00  
已於20-07-24收到  
謝謝

電力費用:

| 每度(¢) | 度數  | 費用(\$)   |
|-------|-----|----------|
| 106.0 | 164 | 173.84   |
| 小計    | 164 | \$173.84 |

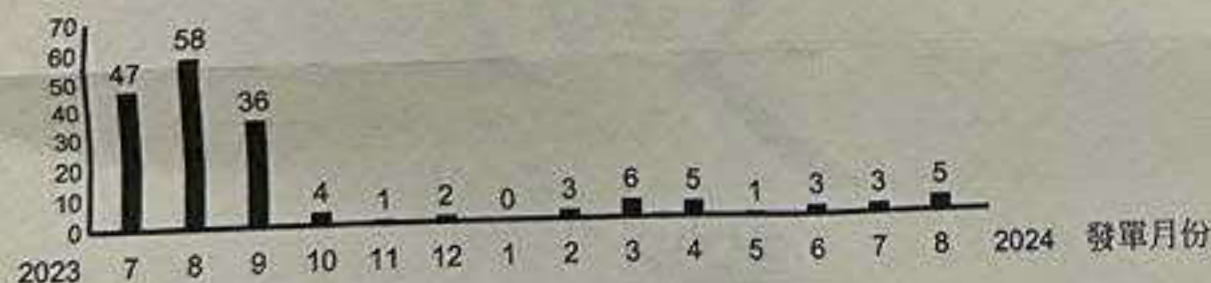
燃料調整費:

小計 (164 度) \$71.50

其他:

|                |          |
|----------------|----------|
| 節能回扣 (每度17.2¢) | -\$28.21 |
| 上期零數撥來         | 0.17     |
| 零數撥入下次         | -0.30    |
| 小計             | -\$28.34 |

平均每日  
用電量(度)



若未於繳費限期前付款, 須另繳 5% 逾期  
附加費

|          |      |      |      |
|----------|------|------|------|
| 電錶號碼     | 讀錶倍數 | 前次讀數 | 今次讀數 |
| 10487604 | 1    | 5261 | 5425 |

「轉數快」繳費



編號號碼:

82857-56333-5

應繳總數:

\$217.00

存根

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克



82857563335 00000217004 024 9J



請參閱電費單背頁或中電網站了解更多中電資訊。For more information, please read overleaf or the last page of your electricity bill or visit our website.



ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT LIMITED

000639/000756

編號號碼 Account Number

82857-56333-5  
賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)  
10-01-25

由 10-12-24 至 09-01-25  
共 31 日用電量

按金 \$6,900.00

|                       |   |                               |   |              |   |
|-----------------------|---|-------------------------------|---|--------------|---|
| 電力費用<br>Energy Charge | + | 燃料調整費<br>Fuel Cost Adjustment | + | 其他<br>Others | = |
| \$323.47              |   | \$135.78                      |   | -\$46.25     |   |

應繳總數

\$413.00

繳款限期

25-01-25

上次繳費 \$213.00  
已於 20-12-24 收到  
謝謝

電力費用:

|      | 度數  | 費用(\$)   |
|------|-----|----------|
| 電力費用 | 304 | 323.47   |
| 小計   | 304 | \$323.47 |

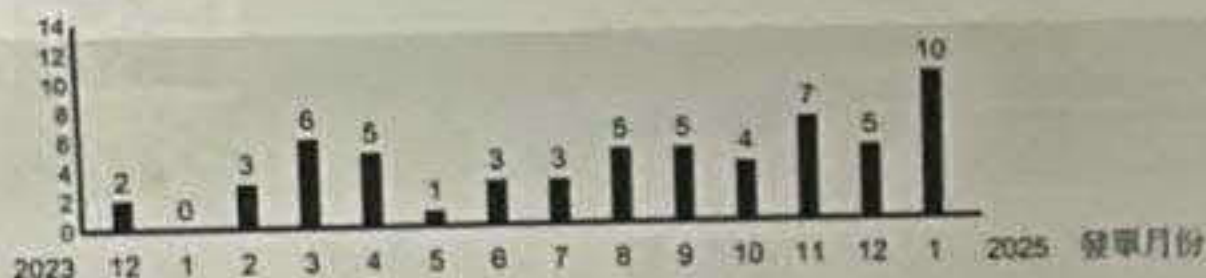
燃料調整費:

|            |          |
|------------|----------|
| 小計 (304 度) | \$135.78 |
|------------|----------|

其他:

|        |          |
|--------|----------|
| 節能回扣   | -\$46.21 |
| 上期零數撥來 | 0.01     |
| 零數撥入下次 | -0.05    |
| 小計     | -\$46.25 |

平均每日  
用電量(度)



編號號碼:

82857-56333-5

應繳總數:

\$413.00

存根

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克



82857563335 0000041300H 02Y 4J





ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

002364/002396

編賬號碼 Account Number

82857-56333-5  
賬類及商戶編號: 02

### 非住宅用電

發單日期(日-月-年)  
07-02-25

由 10-01-25 至 07-02-25  
共 29 日用电量

按金 \$6,900.00



電力費用  
Energy Charge

\$227.69



燃料調整費  
Fuel Cost Adjustment

\$98.15



其他  
Others

-\$34.84

應繳總數

\$291.00

繳款限期

22-02-25

上次繳費\$413.00  
已於23-01-25收到  
謝謝

若未於繳費限期前付款，須另繳 5% 逾期  
附加費

電錶號碼 10487604 讀錶倍數 1 前次讀數 6376 今次讀數 6588

#### 電力費用:

| 每度(¢) | 度數  | 費用(\$)   |
|-------|-----|----------|
| 107.4 | 212 | 227.69   |
| 小計    | 212 | \$227.69 |

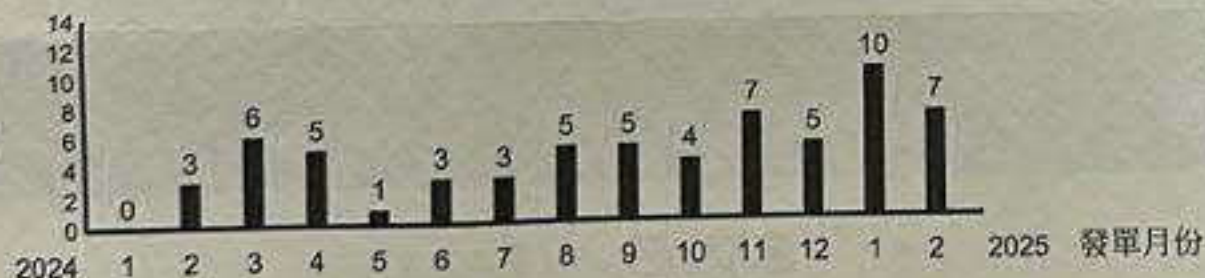
#### 燃料調整費:

小計 (212 度) \$98.15

#### 其他:

|                |          |
|----------------|----------|
| 節能回扣 (每度16.2¢) | -\$34.34 |
| 上期零數撥來         | 0.05     |
| 零數撥入下次         | -0.55    |
| 小計             | -\$34.84 |

平均每日  
用电量(度)



「轉數快」繳費



編賬號碼:

82857-56333-5

應繳總數:

\$291.00

存根

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克



82857563335 0000029100H 02Y 4J





註冊客戶及供電地址  
Registered Customer & Supply Address  
ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

001474/001665

編賬號碼 Account Number

**82857-56333-5**

賬類及商戶編號: 02

由 08-02-25 至 07-03-25  
共 28 日用電量

按金 \$6,900.00

 其他  
Others

**\$380.20**

**\$163.55**

**-\$38.75**

應繳總數

**\$505.00**

### 繳款限期

24-03-25

上次繳費\$291.00  
已於28-02-25收到  
謝謝

若未於繳費限期前付款，須另繳 5% 逾期附加費

| 電錶號碼     | 讀錶倍數 | 前次讀數 | 今次讀數 |
|----------|------|------|------|
| 10487604 | 1    | 6588 | 6942 |

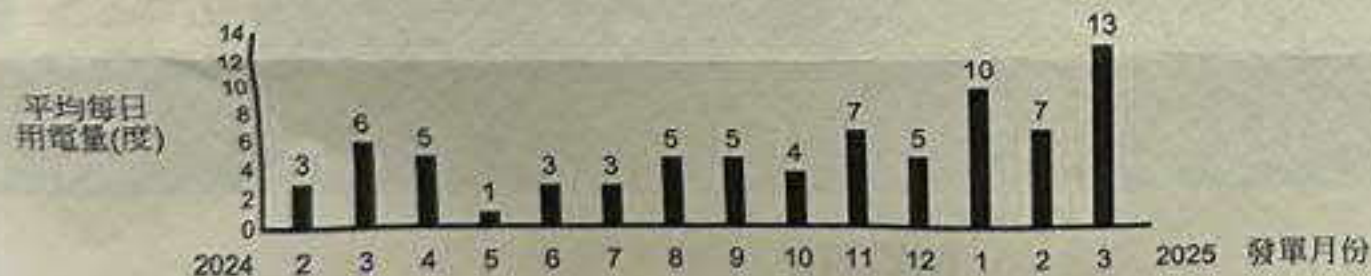
電力費用:

|       |     |          |               |          |
|-------|-----|----------|---------------|----------|
| 每度(¢) | 度數  | 費用(\$)   | 節能回扣(每度15.2¢) | -\$53.81 |
| 107.4 | 354 | 380.20   | 上期零數撥來        | 0.55     |
| 小計    | 354 | \$380.20 | 零數撥入下次        | -0.04    |

燃料調整費:  
小計 (354 度)

其他:

|                |                  |
|----------------|------------------|
| 節能回扣 (每度15.2¢) | - \$53.81        |
| 上期零數撥來         | 0.55             |
| 零數撥入下次         | - 0.04           |
| 逾期附加費          | 14.55            |
| 小計             | <b>- \$38.75</b> |



### 「轉數快」繳費



編配號碼：

82857-56333-5

應繳總數：

**\$505.00**

## 存根

環保訊息：

2023年平均每度電  
二氧化碳當量排放：

0.39 千瓦



82857563335J 0000050500H 02Y 7J

請參閱電費單背面或中電網站了解更多中電資訊。 For more information, please read overleaf or the last page of your electricity bill or visit our website.



ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

註冊客戶及供電地址

Registered Customer & Supply Address

ACTIVE POINT REAL ESTATE INVESTMENT  
LIMITED

002031/002240

編賬號碼 Account Number

82857-56333-5

賬類及商戶編號: 02

非住宅用電

發單日期(日-月-年)

09-04-25

由 08-03-25 至 09-04-25

共 33 日用電量

按金 \$6,900.00

電力費用  
Energy Charge  
\$242.72

+

燃料調整費  
Fuel Cost Adjustment  
\$103.43

+

其他  
Others  
-\$37.15

=

應繳總數

\$309.00

繳款限期

24-04-25

上次繳費\$505.00  
已於20-03-25收到  
謝謝

若未於繳費限期前付款，須另繳 5% 逾期  
附加費

電錶號碼 讀錶倍數 前次讀數 今次讀數  
10487604 1 6942 7168

電力費用:

每度(¢)

度數

費用(\$)

107.4

226

242.72

小計

226

\$242.72

燃料調整費:

小計 (226 度)

\$103.43

其他:

節能回扣 (每度16.2¢)

-\$36.61

上期零數撥來

0.04

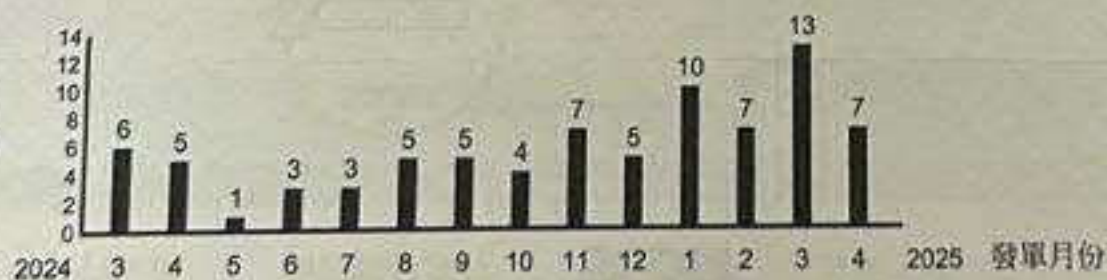
零數撥入下次

-0.58

小計

-\$37.15

平均每日  
用電量(度)



「轉數快」繳費



編賬號碼:

82857-56333-5

應繳總數:

\$309.00

存根

環保訊息:

2024年平均每度電  
二氧化碳當量排放:

0.38 千克



82857563335 0000030900H 02Y 4J



請參閱電費單背頁或中電網站了解更多中電資訊。 For more information, please read overleaf or the last page of your electricity bill or visit our website.



**Annex IV**

Short Term Waiver

Please quote our reference in your reply  
來函請註明本處檔案編號



地政總署  
元朗地政處  
DISTRICT LANDS OFFICE,  
YUEN LONG  
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓  
7/F – 11/F., Yuen Long Government Offices,  
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Web Site: [www.landso.gov.hk/](http://www.landso.gov.hk/)

電話 Tel: 2443 3347  
圖文傳真 Fax: 2442 1070  
電郵地址 Email: [gendlowl@landso.gov.hk](mailto:gendlowl@landso.gov.hk)  
本署檔號 Our Ref.: ( 51 ) in DLOYL 475/YAT/2018  
來函檔號 Your Ref:

中傑投資有限公司

掛號服務

(丈量約份第 104 約地段第 792 號餘段、第 798 號、第 799 號、第 800 號餘段及第 802 號餘段的註冊業權人)

不得用以損害任何一方權益  
以及訂定合約方才作實

敬啟者：

擬議短期豁免書第 5471 號

丈量約份第 104 約地段第 792 號餘段、第 798 號、第 799 號、第 800 號  
餘段及第 802 號餘段（該地段）

本人已獲指示就該地段上擬建的構築物向貴公司提出建議短期豁免書，讓貴公司使用該地段興建構築物作貨倉(危險品倉庫除外)用途。

2. 短期豁免書（下稱「豁免書」）的基本條款如下：

豁免期：由 2023 年 2 月 1 日起，其後按季續定豁免書（終止豁免書須由其中一方給予對方 3 個月通知）。

用途：只可作「貨倉(危險品倉庫除外)」用途。

上蓋面積：(i) 由 2023 年 2 月 1 日起，建築面積不得超過 2,820 平方米；

(a) 在第 792 號餘段的建築面積不得超過 10 平方米；

(b) 在第 798 號的建築面積不得超過 882 平方米；

(c) 在第 799 號的建築面積不得超過 978 平方米；

(d) 在第 800 號餘段的建築面積不得超過 950 平方米；

(ii) 由 2023 年 2 月 1 日起構築物高度不得超過 13 米；

本信息及其任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未經許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

- (iii) 除事先獲得地政專員的批准或同意時施加其認為適當的條款及條件，貴公司不得更改構築物的擬建位置、面積、高度及物料等。

豁免書費用：

- (i) 由 2023 年 2 月 1 日起，每季港幣 [REDACTED] 元；

- (ii) (a) 根據政府於 2019 年 10 月發出的新聞公報，在 2019-2020 財政年度第三及第四季（即 2019 年 10 月 1 日至 2020 年 3 月 31 日）（包括首尾兩天），就本豁免書而言，貴公司可享有 50% 的豁免書費用寬減。地政總署按照該新聞公報的內容，並考慮上述豁免書所准許的用途，是否屬於政府現時一次過推出多項紓困措施的目標範圍，給予貴公司豁免書費用寬減。政府如認為土地用途有所更改或所作用途不屬於政府的紓困目標範圍，即有權撤銷和終止豁免書費用寬減，屆時會以平郵方式把書面通知郵寄到上址。政府就豁免書持有人的土地用途是否不屬於政府紓困目標範圍所作的決定，為最終且具約束力的決定。政府之後會恢復向豁免書持有人徵收上述豁免書原訂的豁免書費用。

- (b) 根據政府於 2020 年 4 月 8 日、2020 年 9 月 15 日、2021 年 2 月 24 日、2021 年 8 月 25 日、2022 年 2 月 23 日、2022 年 9 月 16 日及 2022 年 10 月 19 日的公布，2020-2021、2021-2022、2022-2023 整個財政年度以及 2023-2024 年財政年度第一季豁免書費用將寬減 75%。就本豁免書而言，貴公司可享有上述寬減額，寬減期由 2020 年 4 月 1 日至 2023 年 6 月 30 日（包括首尾兩天）。地政總署考慮到該處所按上述短期豁免書所作的用途，屬於政府現時一次過推出多項紓困措施的目標範圍，因而給予豁免書費用寬減。政府如認為土地用途有所更改，或所作用途不屬於政府的紓困目標範圍，有權即時撤銷和終止相關時段的豁免書費用寬減，屆時會以平郵方式郵寄書面通知到上址。政府就豁免書持有人的土地用途是否不屬於政府紓困目標範圍所作的決定，為最終且具約束力的決定。政府之後會恢復徵收上述短期豁免書原訂的豁免書費用。



- (iii) 由 2023 年 2 月 1 日至 2023 年 6 月 30 日的費用合共港幣 [REDACTED] 元須於簽立豁免協議前繳付。倘續定豁免書，其後費用須每季上期繳付；
- (iv) 貴公司須就任何欠款支付利息，年利率為香港現時的發鈔銀行，即香港上海匯豐銀行有限公司、渣打銀行（香港）有限公司及中國銀行（香港）有限公司當時的最優惠貸款利率加兩厘；
- (v) 豁免書費用會不時檢討，但事先會給貴公司不少於 3 個曆月的書面通知。

行政費用： 港幣 [REDACTED] 元（不會退還）。

按金： 港幣 [REDACTED] 元（豁免書費用檢討後或會上調）。

- 特別條件：
- (i) 貴公司須遵守城市規劃委員會發出的規劃許可（如適用）內所載列的批准條件及《城市規劃條例》任何修訂法例的規定。
  - (ii) 貴公司須遵守《建築物條例》、根據該條例訂定的任何規例及任何修訂法例的規定。對於任何在該地段或其任何部分上現存的構築物或建築物，無論是否按照上述豁免書的條款或條件，用作本信准許的用途時的合適程度、實質狀況或狀態或安全程度，政府沒有給予明示或隱含的保證。此短期豁免書之發出，並不表示當局在執行《建築物條例》及有關規例的條文時會對上述土地現有的任何構築物作出寬大處理。如發現違例情況，當局會根據該條例或其他成文法則採取適當的行動。
  - (iii) 貴公司須符合有關防火措施的規定，並以達致消防處處長滿意的程度為準。
  - (iv) 在本短期豁免書終止時，貴公司須自費拆卸和移除在該地段上的一切構築物，並以達致地政專員滿意的程度為準。
  - (v) 即使本信載有任何相反的規定，貴公司也必須為擬於該地段上搭建的構築物提交圖則給建築事務監督審批。該等構築物必須在各方面符合《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定。



- (vi) 上述豁免書的有效期限屆滿或提早終止時，政府重收土地的權利隨即恢復，其後一旦有違反上述契約時，政府即可行使重收土地的權利，猶如上述短期豁免書建議從來沒有發出一樣。
- (vii) 即使本信載有任何相反的規定，本建議在下列情況下即告終止：
  - (a) 有違反、不履行或不遵守本信列述的條款和條件時隨即終止；
  - (b) 本信第 2 段指明在該地段上的構築物的准許用途一旦改變、停止或更改時隨即終止；
  - (c) 根據任何條例收回該地段或其任何部分的命令生效時隨即終止；
  - (d) 該地段任何部分的註冊業權人有改變時隨即終止。

上述豁免書依據本信此處列述的第 (vii) (a)、(b)、(c) 或 (d) 項而終止時，凡因此而造成的損失或損害，政府一概不會向貴公司支付任何補償。

- (viii) 儘管批出上述豁免書，惟一旦建築事務監督認為任何已建造在該地段上的構築物或建築物對生命或財產構成迫切危險或已變得危險或可變得危險（建築事務監督的決定是最終的決定，並對貴公司有約束力），政府保留權利可根據《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例對該等構築物或建築物採取適當的行動處理。
- (ix) 即使本建議其他條文另有規定，包括任何看來是對並非本建議其中一方的某人賦予利益的條文，本建議無意也沒有給予任何不是本建議其中一方的人任何權利根據《合約（第三者權利）條例》強制執行本建議的條文，凡不是本建議其中一方的人一概沒有權利根據《合約（第三者權利）條例》強制執行本建議的條文。
- (x) 憑藉《建築物條例（新界適用）條例》、任何根據該條例訂立的規例以及任何予以修訂的法例獲得豁免而不受《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的條文規限的任何類別的構築物，一概不得建造在該地段上。



(xi) 凡構築物不是在各方面完全符合《城市規劃條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定的，一概不得建造在此等條件指明的地段上；凡把此等條件指明的地段用作發展或別的用途，不是在各方面完全符合《城市規劃條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定的，也一概不得進行。

(xii) 貴公司須符合政府的一切合法規定。

3. 除上述豁免書費用、行政費用及按金外，土地註冊處會徵收一項註冊費。是項註冊費會在短期豁免書協議備妥可供註冊時向貴公司收取。

4. 本建議只適用於貴公司(中傑投資有限公司)。倘在豁免書協議辦妥令此宗建議交易生效前，有關地段出現任何交易，此等基本條款即視為已撤銷。

5. 建議的交易有可能撤銷。倘交易其後得以完成，須受擬備並發給貴公司簽立的豁免書協議載列的最終條款及條件規限。貴公司在簽立豁免書協議之前或之後，因建議交易而支付的任何開支，一概由貴公司自行承擔，政府不會為該等開支承擔任何法律責任。

6. 如貴公司有意接納此建議短期豁免書，請於本信日期起計 28 天內，填妥第 7 頁的回條及繳付下列繳款單：

(i) 第 074-945-005534-7 號上所載由 2023 年 2 月 1 日至 2023 年 6 月 30 日的豁免書費用港幣 [REDACTED] 元；

(ii) 第 074-170-000799-1 號上所載的行政費用港幣 [REDACTED] 元；

(iii) 第 074-88-003339-6 號上所載的按金港幣 [REDACTED] 元；

然後將本信交回本人。本處隨後會擬備豁免書協議供貴公司簽署。現隨函附上本函另一副本，以供存照。本處收到妥為簽署的接納書當天，亦即政府與貴公司之間訂立具約束力合約的日期。

7. 本人必須強調，除非及直至上述豁免書費用、按金、行政費用和其他須繳付的費用已繳付，以及貴公司與政府妥善簽立正式的豁免書協議及協議在土地註冊處註冊，否則不存在任何對政府具約束力的短期豁免書協議。

8. 此外，如果貴公司無意接納此建議短期豁免書，貴公司須於本信日期起計 28 天內以書面通知本人。

9. 假如在上述指定限期內，貴公司沒有交回全部妥為簽署的接納書，並清繳上文第 6 段所載的各式繳款單，貴公司即視為已撤回短期豁免書，本建議書亦告失效。

10. 請注意，如貴公司已在該地段興建短期豁免書（如已簽立者）所載列的上述建築物或構築物以外的任何建築物或構築物，貴公司須立即拆卸這些建築物或構築物。如發現未經本人許可，貴公司已在該地段興建擬議短期豁免書（如已簽立者）所載列的建築物或構築物以外的任何建築物或構築物，政府便會即時終止本擬議短期豁免書（如已簽立者），並立即執行契約條款行動，移除建於該地段的建築物和構築物，而不會另行通知。政府的一切權利都會明文保留。

11. 上述擬議基本條款是假設有關構築物於 2023 年 2 月 1 日建於該地段。如不然，請告知有關日期。如其後發現有關構築物在 2023 年 2 月 1 日前的任何時間建於該地段，政府便會就在 2023 年 2 月 1 日前建於該地段的任何上述構築物，對貴公司提出損失和損害賠償方面的申索。政府的一切權利都會明文保留。

12. 若果貴公司對本信內容有疑問，請致電元朗地政處 2443 3347 與地政主任吳梓祺先生聯絡。

13. 政府明確地保留一切的權利。

元朗地政專員

（葉偉淇



代行)

2023 年 1 月 17 日

副本分送： 差餉物業估價署署長  
寮屋管制隊/元朗地政處  
首席技術員/元朗



致：元朗地政專員

檔號：（ 51 ） in DLOYL 475/YAT/2018

擬議短期豁免書第 5471 號

丈量約份第 104 約地段第 792 號餘段、第 798 號、第 799 號、第 800 號  
餘段及第 802 號餘段（該地段）

貴處 2023 年 1 月 17 日來函收悉。來函所定義的字詞，會用於下文表述的內容。

本公司接納來函所載的建議，並同意全部合約條款。本公司亦同意並確認，本接納書一經簽立，即與政府訂立具約束力的合約，由貴處收到本接納書當天起生效。

另外，本公司確認已清繳 (i) 首筆豁免書費用、(ii) 行政費及 (iii) 按金的繳款單。

日期：\_\_\_\_\_年\_\_\_\_\_月\_\_\_\_\_日

\_\_\_\_\_  
中傑投資有限公司 印章、  
獲授權代表簽署並以正楷填寫職位及  
姓名

姓名：

職位：

香港身分證號碼：

電話號碼：

見證人：\_\_\_\_\_  
(簽署並以正楷填寫姓名)

地址：\_\_\_\_\_  
\_\_\_\_\_

電話號碼：\_\_\_\_\_

Please quote our reference in your reply  
來函請註明本處檔案編號



地政總署  
元朗地政處  
DISTRICT LANDS OFFICE,  
YUEN LONG  
LANDS DEPARTMENT

電話 Tel: 2443 3347  
圖文傳真 Fax: 2442 1070  
電郵地址 Email: gendloyl@landsd.gov.hk  
本署檔號 Our Ref.: (21) in DLOYL 590/YAT/2022  
來函檔號 Your Ref.

我們矢志努力不懈，提供盡善盡美的土地行政服務。  
We strive to achieve excellence in land administration.

新界元朗橋樂坊二號元朗政府合署七樓至十一樓  
7/F - 11/F., Yuen Long Government Offices,  
No. 2 Kiu Lok Square, Yuen Long, N.T.

網址 Web Site: [www.landsgd.gov.hk/](http://www.landsgd.gov.hk/)

中傑投資有限公司

掛號服務

(丈量約份第 104 約地段第 797 號餘段、第 804 號段餘段、第 805 號餘段、第 4179 號 A 分段及第 4179 號餘段的註冊業權人)

不得用以損害任何一方權益  
以及訂定合約方才作實

敬啟者：

擬議短期豁免書第 5472 號

丈量約份第 104 約地段第 797 號餘段、第 804 號段餘段、第 805 號餘段、  
第 4179 號 A 分段及第 4179 號餘段（該地段）

本人已獲指示就該地段上擬建的構築物向貴公司提出建議短期豁免書，讓貴公司使用該地段興建構築物作貨倉(危險品倉庫除外)用途。

2. 貴公司以大埔新批約編號 4024、4902 及 4992 方式，向政府持有該地段，而按照相關租契的條件，未經政府事先發出牌照或許可，貴公司不得在該地段上建有任何建築物。貴公司在短期豁免書申請書所載列擬建的建築物或構築物會違反契約條件，政府有權對貴公司採取契約執法行動(包括重收該地段)。

3. 短期豁免書(下稱「豁免書」)的基本條款如下：

豁免期：由 2023 年 2 月 1 日起，其後按季續定豁免書(終止豁免書須由其中一方給予對方 3 個月通知)。

用途：只可作「貨倉(危險品倉庫除外)」用途。

上蓋面積：(i) 由 2023 年 2 月 1 日起，建築面積不得超過 2,922 平方米；

(a) 在第 797 號餘段的建築面積不得超過 1,362 平方米；

(b) 在第 804 號餘段的建築面積不得超過 151 平方米；

(c) 在第 805 號餘段的建築面積不得超過 103 平方



米；

(d) 在第 4179 號 A 分段的建築面積不得超過 46 平方米；

(f) 在第 4179 號餘段的建築面積不得超過 1,260 平方米；

(ii) 由 2023 年 2 月 1 日起；

(a) 在第 797 號餘段、第 4179 號 A 分段及第 4179 號餘段的構築物高度不得超過 13 米；

(b) 在第 804 號餘段及第 805 號餘段的構築物高度不得超過 4.5 米；

(v) 除事先獲得地政專員的批准或同意時施加其認為適當的條款及條件，貴公司不得更改構築物的擬建位置、面積、高度及物料等。

豁免書費用： (i) 由 2023 年 2 月 1 日起，每季港幣 [REDACTED] 元；

(ii) (a) 根據政府於 2019 年 10 月發出的新聞公報，在 2019-2020 財政年度第三及第四季（即 2019 年 10 月 1 日至 2020 年 3 月 31 日）（包括首尾兩天），就本豁免書而言，貴公司可享有 50% 的豁免書費用寬減。地政總署按照該新聞公報的內容，並考慮上述豁免書所准許的用途，是否屬於政府現時一次過推出多項紓困措施的目標範圍，給予貴公司豁免書費用寬減。政府如認為土地用途有所更改或所作用途不屬於政府的紓困目標範圍，即有權撤銷和終止豁免書費用寬減，屆時會以平郵方式把書面通知郵寄到上址。政府就豁免書持有人的土地用途是否不屬於政府紓困目標範圍所作的決定，為最終且具約束力的決定。政府之後會恢復向豁免書持有人徵收上述豁免書原訂的豁免書費用。

(b) 根據政府於 2020 年 4 月 8 日、2020 年 9 月 15 日、2021 年 2 月 24 日、2021 年 8 月 25 日、2022 年 2 月 23 日、2022 年 9 月 16 日及 2022 年 10 月 19 日的公布，2020-2021、2021-2022、2022-2023 整個財政年度以及 2023-2024 年財政年度第一季豁免書費用將寬減 75%。就本豁免書而言，貴公司



可享有上述寬減額，寬減期由 2020 年 4 月 1 日至 2023 年 6 月 30 日（包括首尾兩天）。地政總署考慮到該處所按上述短期豁免書所作的用途，屬於政府現時一次過推出多項紓困措施的目標範圍，因而給予豁免書費用寬減。政府如認為土地用途有所更改，或所作用途不屬於政府的紓困目標範圍，有權即時撤銷和終止相關時段的豁免書費用寬減，屆時會以平郵方式郵寄書面通知到上址。政府就豁免書持有人的土地用途是否不屬於政府紓困目標範圍所作的決定，為最終且具約束力的決定。政府之後會恢復徵收上述短期豁免書原訂的豁免書費用。

- (iii) 由 2023 年 2 月 1 日至 2023 年 6 月 30 日的費用合共港幣 [REDACTED] 元須於簽立豁免協議前繳付。倘續定豁免書，其後費用須每季上期繳付；
- (iv) 貴公司須就任何欠款支付利息，年利率為香港現時的發鈔銀行，即香港上海匯豐銀行有限公司、渣打銀行（香港）有限公司及中國銀行（香港）有限公司當時的最優惠貸款利率加兩厘；
- (v) 豁免書費用會不時檢討，但事先會給貴公司不少於 3 個曆月的書面通知。

行政費用： 港幣 [REDACTED] 元（不會退還）。

按金： 港幣 [REDACTED] 元（豁免書費用檢討後或會上調）。

- 特別條件：
- (i) 貴公司須遵守城市規劃委員會發出的規劃許可（如適用）內所載列的批准條件及《城市規劃條例》任何修訂法例的規定。
  - (ii) 貴公司須遵守《建築物條例》、根據該條例訂定的任何規例及任何修訂法例的規定。對於任何在該地段或其任何部分上現存的構築物或建築物，無論是否按照上述豁免書的條款或條件，用作本信准許的用途時的合適程度、實質狀況或狀態或安全程度，政府沒有給予明示或隱含的保證。此短期豁免書之發出，並不表示當局在執行《建築物條例》及有關規例的條文時會對上述土地現有的任何構築物作出寬大處理。如發現違例情況，當局會根據該條例或其他成文法則採取適當的行動。
  - (iii) 貴公司須符合有關防火措施的規定，並以達致消防處處長滿意的程度為準。

- (iv) 在本短期豁免書終止時，貴公司須自費拆卸和移除在該地段上的一切構築物，並以達致地政專員滿意的程度為準。
- (v) 即使本信載有任何相反的規定，貴公司也必須為擬於該地段上搭建的構築物提交圖則給建築事務監督審批。該等構築物必須在各方面符合《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定。
- (vi) 上述豁免書的有效期限屆滿或提早終止時，政府重收土地的權利隨即恢復，其後一旦有違反上述契約時，政府即可行使重收土地的權利，猶如上述短期豁免書建議從來沒有發出一樣。
- (vii) 即使本信載有任何相反的規定，本建議在下列情況下即告終止：
  - (a) 有違反、不履行或不遵守本信列述的條款和條件時隨即終止；
  - (b) 本信第 2 段指明在該地段上的構築物的准許用途一旦改變、停止或更改時隨即終止；
  - (c) 根據任何條例收回該地段或其任何部分的命令生效時隨即終止；
  - (d) 該地段任何部分的註冊業權人有改變時隨即終止。

上述豁免書依據本信此處列述的第 (vii) (a)、(b)、(c) 或 (d) 項而終止時，凡因此而造成的損失或損害，政府一概不會向貴公司支付任何補償。

- (viii) 儘管批出上述豁免書，惟一旦建築事務監督認為任何已建造在該地段上的構築物或建築物對生命或財產構成迫切危險或已變得危險或可變得危險（建築事務監督的決定是最終的決定，並對貴公司有約束力），政府保留權利可根據《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例對該等構築物或建築物採取適當的行動處理。



- (ix) 即使本建議其他條文另有規定，包括任何看來是對並非本建議其中一方的某人賦予利益的條文，本建議無意也沒有給予任何不是本建議其中一方的人任何權利根據《合約（第三者權利）條例》強制執行本建議的條文，凡不是本建議其中一方的人一概沒有權利根據《合約（第三者權利）條例》強制執行本建議的條文。
- (x) 憑藉《建築物條例（新界適用）條例》、任何根據該條例訂立的規例以及任何予以修訂的法例獲得豁免而不受《建築物條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的條文規限的任何類別的構築物，一概不得建造在該地段上。
- (xi) 凡構築物不是在各方面完全符合《城市規劃條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定的，一概不得建造在此等條件指明的地段上；凡把此等條件指明的地段用作發展或別的用途，不是在各方面完全符合《城市規劃條例》、任何根據該條例訂立的規例以及任何予以修訂的法例的規定的，也一概不得進行。
- (xii) 貴公司須符合政府的一切合法規定。

4. 除上述豁免書費用、行政費用及按金外，土地註冊處會徵收一項註冊費。是項註冊費會在短期豁免書協議備妥可供註冊時向貴公司收取。

5. 本建議只適用於貴公司(中傑投資有限公司)。倘在豁免書協議辦妥令此宗建議交易生效前，有關地段出現任何交易，此等基本條款即視為已撤銷。

6. 建議的交易有可能撤銷。倘交易其後得以完成，須受擬備並發給貴公司簽立的豁免書協議載列的最終條款及條件規限。貴公司在簽立豁免書協議之前或之後，因建議交易而支付的任何開支，一概由貴公司自行承擔，政府不會為該等開支承擔任何法律責任。

7. 如貴公司有意接納此建議短期豁免書，請於本信日期起計 28 天內，填妥第 7 頁的回條及繳付下列繳款單：

- (i) 第 074-944-00535-5 號上所載由 2023 年 2 月 1 日至 2023 年 6 月 30 日的豁免書費用港幣 [REDACTED] 元；
- (ii) 第 074-170-00080-9 號上所載的行政費用港幣 [REDACTED] 元；
- (iii) 第 074-818-003341-8 號上所載的按金港幣 [REDACTED] 元；

然後將本信交回本人。本處隨後會擬備豁免書協議供貴公司簽署。現隨函附上本



函另一副本，以供存照。本處收到妥為簽署的接納書當天，亦即政府與貴公司之間訂立具約束力合約的日期。

8. 本人必須強調，除非及直至上述豁免書費用、按金、行政費用和其他須繳付的費用已繳付，以及貴公司與政府妥善簽立正式的豁免書協議及協議在土地註冊處註冊，否則不存在任何對政府具約束力的短期豁免書協議。

9. 此外，如果貴公司無意接納此建議短期豁免書，貴公司須於本信日期起計 28 天內以書面通知本人。

10. 假如在上述指定限期內，貴公司沒有交回全部妥為簽署的接納書，並清繳上文第 7 段所載的各式繳款單，貴公司即視為已撤回短期豁免書，本建議書亦告失效。

11. 請注意，如貴公司已在該地段興建短期豁免書（如已簽立者）所載列的上述建築物或構築物以外的任何建築物或構築物，貴公司須立即拆卸這些建築物或構築物。如發現未經本人許可，貴公司已在該地段興建擬議短期豁免書（如已簽立者）所載列的建築物或構築物以外的任何建築物或構築物，政府便會即時終止本擬議短期豁免書（如已簽立者），並立即執行契約條款行動，移除建於該地段的建築物和構築物，而不會另行通知。政府的一切權利都會明文保留。

12. 上述擬議基本條款是假設有關構築物於 2023 年 2 月 1 日建於該地段。如不然，請告知有關日期。如其後發現有關構築物在 2023 年 2 月 1 日前的任何時間建於該地段，政府便會就在 2023 年 2 月 1 日前建於該地段的任何上述構築物，對貴公司提出損失和損害賠償方面的申索。政府的一切權利都會明文保留。

13. 若果貴公司對本信內容有疑問，請致電元朗地政處 2443 3347 與地政主任吳梓祺先生聯絡。

14. 政府明確地保留一切的權利。

元朗地政專員

（葉偉淇



代行)

2023 年 1 月 17 日

副本分送： 差餉物業估價署署長  
寮屋管制隊/元朗地政處  
首席技術員/元朗



致：元朗地政專員

檔號：（ 21 ） in DLOYL 590/YAT/2022

擬議短期豁免書第 5472 號

丈量約份第 104 約地段第 797 號餘段、第 804 號段餘段、第 805 號餘段、  
第 4179 號 A 分段及第 4179 號餘段（該地段）

貴處 2023 年 1 月 17 日來函收悉。來函所定義的字詞，會用於下文表述的內容。

本公司接納來函所載的建議，並同意全部合約條款。本公司亦同意並確認，本接納書一經簽立，即與政府訂立具約束力的合約，由貴處收到本接納書當天起生效。

另外，本公司確認已清繳 (i) 首筆豁免書費用、(ii) 行政費及 (iii) 按金的繳款單。

日期：\_\_\_\_\_年\_\_\_\_\_月\_\_\_\_\_日

\_\_\_\_\_  
中傑投資有限公司 印章、  
獲授權代表簽署並以正楷填寫職位及  
姓名

姓名：

職位：

香港身分證號碼：

電話號碼：

見證人：\_\_\_\_\_  
(簽署並以正楷填寫姓名)

地址：\_\_\_\_\_  
\_\_\_\_\_

電話號碼：\_\_\_\_\_

**Relevant Extracts of the Town Planning Board Guidelines for**  
**Application for Developments within Deep Bay Area under Section 16 of the Town**  
**Planning Ordinance**  
**(TPB PG-No. 12C)**

**Wetland Buffer Area (WBA)**

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.
- (c) Applications for new open storage or port back-up uses within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for those uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

## Appendix A

### List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

# other than free-standing building

\* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan



**Previous s.16 Application covering the Application Site**

**Rejected Application**

| <b>Application No.</b> | <b>Use(s)/Development(s)</b>  | <b>Date of Consideration<br/>(Town Planning Board<br/>(TPB))</b> | <b>Rejection Reason(s)</b> |
|------------------------|---|--|----------------------------|
| A/YL-NSW/161           | Temporary Vehicle Park<br>(Container Vehicles, Goods<br>Vehicles and Private Cars) for<br>a Period of 3 Years | 7.10.2005  | (1) to (5)                 |

**Rejection Reasons:**

- (1) The proposed development was not in line with the planning intention for the area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area", which was 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 and to phase out sporadic open storage and port back-up uses.
- (2) The proposed development was incompatible with the rural character of the surrounding area including fish ponds, agricultural land and village settlement as well as "Conservation Area" zone to the south and west.
- (3) The proposed development was not in line with the Town Planning Board Guidelines for Application for Developments within Deep Bay Area (TPB PG-No. 12B) in that there was no sufficient information in the submission to demonstrate that the development would not have adverse disturbance impact on the ecological integrity and ecological value of the fish ponds within the Wetland Conservation Area in the Deep Bay Area.
- (4) The proposed development was not in line with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13C) in that there was insufficient information in the submission to demonstrate that the development would not have adverse ecological, environmental, traffic, drainage and visual impacts to the surrounding areas.
- (5) The approval of the application would set an undesirable precedent for similar open storage uses, the cumulative effect of approving such applications would result in a general degradation of the environment of the area and the ecological function of the Wetland Buffer Area.

**Similar s.16 Applications within the “OU(CDWRA)” Zone  
on the Nam Sang Wai Outline Zoning Plan in the Past Five Years**

**Approved Applications**

| <b>Application No.</b> | <b>Use(s)/Development(s)</b>  | <b>Date of Consideration<br/>(Rural and New Town<br/>Planning Committee<br/>(RNTPC))</b> |
|------------------------|---|--|
| A/YL-NSW/334           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land          | 11.4.2025  |
| A/YL-NSW/343           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years          | 2.5.2025   |
| A/YL-NSW/344           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years | 2.5.2025   |
| A/YL-NSW/346           | Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years | 2.5.2025   |

**Government Departments' General Comments**

**1. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

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

- no in-principle objection to the application; and
- advisory comments are at **Appendix V**.

**2. Drainage**

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

- no objection in principle to the application from the public drainage point of view;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring from the applicant:
  - (a) the submission of a drainage impact assessment before the commencement of any construction works or operations including site formation/land and pond filling works to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
  - (b) in relation to (a) above, the provision of drainage facilities before the commencement of any operation to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
  - (c) in relation to (b) above, the implemented drainage facilities shall be maintained at all times during the planning approval period.

**3. Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to the fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

**4. Building Matters**

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

- no objection to the application;
- it is noted that two structures and associated filling of land and pond are proposed in the application; and
- advisory comments are at **Appendix V**.

## 5. **Landscape**

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

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo, the application site (the Site) is situated in an area of miscellaneous rural fringe landscape character and under category 4 area in TPB PG-No.13G. The Site is also located within the Wetland Buffer Area in TPB PG-No. 12C. The Site comprises temporary structures, open storage, low-rise residential blocks within the “Residential (Group C)” zone to the north and ponds within the “Conservation Area” zone to the south. The proposed use is generally not incompatible with the landscape character of “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” zone; and
- according to the site photos, the Site is hard paved with some temporary structures. No significant landscape resources is identified within the Site. Significant adverse landscape impact on landscape resources within the Site arising from the proposed use is not anticipated.

## 6. **District Officer’s Comments**

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

- no comment on the application; and
- his office has not received any comment from locals upon close of consultation.

## 7. **Other Departments**

The following government departments have no objection to or no adverse comment on the application and their advisory comments, if any, are at **Appendix V**:

- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services;
- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD; and
- Chief Engineer/Construction, Water Supplies Department.



**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) at the application site (the Site);
- (b) failure to reinstate the Site as required under the relevant approval condition upon expiry of the planning permission might constitute an authorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) the permission is given to the development/uses and structures under the application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - there are unauthorised structures within the private lots. The lots owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot of the Site. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - the Site is connected to Kam Pok Road West via a local access road which is not managed by the Transport Department. The land status of the local access road should be checked with LandsD by the applicant. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access, including the local track, connecting the Site and Kam Pok Road West; and
  - adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;

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

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised on the following points:
  - i. the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
  - ii. the location of where the proposed FSIs to be installed should be clearly marked on the layout plans; and
- if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(h) to note the comments of the Director of Environmental Protection that:

- the applicant shall follow the revised “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by the Environmental Protection Department (EPD);
- the applicant shall follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECC PN 1/23 “Drainage Plans subject to Comment by EPD”;
- the applicant shall provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use; and
- the applicant shall meet the statutory requirements under relevant environmental legislation;

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

- before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW) under the BO. An Authorised Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures are erected on leased land without the approval of the BA,



they are UBW under the BO and should not be designated for any proposed use under the application;

- for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO; and
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R.

FAIRVIEW PARK PROPERTY MANAGEMENT LTD.  
錦綉花園物業管理有限公司

本司檔案編號：FAIV/25/GM/L016

郵寄及傳真 (2877 0245)

敬啟者：

規劃申請編號 A/YL-NSW/342

擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關的填土和填塘工程（為期 3 年）

本司，錦綉花園物業管理有限公司，為錦綉花園（「本屋苑」）物業管理人，現就以上編號為 A/YL-NSW/342 的規劃申請，提出強烈反對並表達以下意見：

1. 根據申請人所提交的資料，有關地點臨近錦綉大道，該申請獲批會令該路段使用率陡增，而錦綉大道為私家道路，這無疑將會令已十分繁重的道路負荷百上加斤，從而加速路面耗損，變相令私家道路扮演公共交通的角色，但有關維修費用卻須由本屋苑業戶承擔，做成極之不公情況，業戶們對此亦多次表示強烈不滿。
2. 另外，錦綉花園的交匯處是全港最多出入口的迴旋處，現時交通長期處於超負荷狀態；規劃申請編號 A/YL-NSW/342 項目無可避免地使用該迴旋處。
3. 該申請項目用途是臨時貨倉，換言之前往該處之車輛將會令已經超出負荷的迴旋處承受更大的壓力；更令人擔憂的是這些車輛穿梭於繁忙的迴旋處極容易造成混亂及發生交通意外，而有關的事故，將會阻斷錦綉花園唯一的對外通道，對本屋苑居民及其他錦綉大道使用者造成極大困擾。

另一方面，鑒於錦綉大道周邊越來越多的新發展項目陸續推出，而這些項目無可避免將使用錦綉大道，故我們藉此一併建議政府按新批地書（號碼：2265）內一般條款第 4 條收回該條原屬私家道路，但實際上卻用作公共道路的錦綉大道。事實上政府有責任為新發展項目周邊地區提供完善的公共交通配套，而不是把該等責任，例如管理及維修道路支出，轉嫁於道路擁有人及錦綉花園住戶承擔。

此致

城市規劃委員會秘書  
香港北角渣華道 333 號  
北角政府合署 15 樓

錦綉花園物業管理有限公司  
總經理 連子豐 謹啟  
持牌物業管理人(第 1 級)  
(牌照號碼 P1-573294)

2025 年 4 月 1 日



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**From:** [REDACTED]  
**Sent:** 2025-04-05 星期六 07:59:58  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/YL-NSW/342 DD 104 Tai Sang Wai

A/YL-NSW/342

Lots 3719 S.Q s.s.3 and 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long

Site area: About 16,483sq.m

Zoning: "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area"

Applied use: Warehouse / 10 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Strong Objections. Relocation of brownfield operations to sites in proximity to high density residential nodes is not appropriate, particularly with regard to the movement of large vehicles.

The planned use is not only incompatible with the zoning, the area is not included in the Cat 2 provision that encourages such operations to operate in clusters.

The application should be rejected.

Mary Mulvihill