

2025年 8月 28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 2025-08-28.
The Town 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

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

General Note and Annotation for the Form

填寫表格的一般指引及注解

"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

250 1874

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by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TKL/816
	Date Received 收到日期	2025-08-28

- 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)

Smart Long Development Limited 皓朗發展有限公司

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

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

R-riches Planning Limited 盈卓規劃有限公司

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 518 RP, 519 and 520 in D.D. 77, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,923 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 N/A sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" Zone
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

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

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)#&
於 _____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)&
於 _____ (日/月/年)在指定報章就申請刊登一次通知&
- ☒ posted notice in a prominent position on or near application site/premises on
11/07/2025 - 25/07/2025 (DD/MM/YYYY)&
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 06/08/2025 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積 2.923sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積 N/Asq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目 N/A
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積 N/Asq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積 N/Asq.m <input 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) N/A	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目 Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 N/A Light Goods Vehicle Parking Spaces 輕型貨車泊車位 N/A Medium Goods Vehicle Parking Spaces 中型貨車泊車位 N/A Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 N/A Others (Please Specify) 其他 (請列明)	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 N/A Coach Spaces 旅遊巴車位 N/A Light Goods Vehicle Spaces 輕型貨車車位 N/A Medium Goods Vehicle Spaces 中型貨車車位 N/A Heavy Goods Vehicle Spaces 重型貨車車位 N/A Others (Please Specify) 其他 (請列明) Container Vehicle 1	

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,923 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <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) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

8. Declaration 聲明

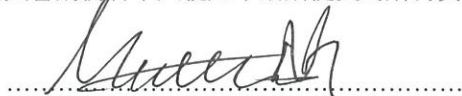
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature

簽署


☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Matthew NG

Director (Planning and Development)

Name in Block Letters

姓名（請以正楷填寫）

Position (if applicable)

職位（如適用）

Professional Qualification(s)

專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

MRTPI, MPJA, MCIP, I, CMILT

on behalf of

代表

R-riches Planning Limited 盈卓規劃有限公司

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

Date 日期

15/08/2025

(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。

Gist of Application 申請摘要 (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.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 518 RP, 519 and 520 in D.D. 77, Ta Kwu Ling, New Territories
Site area 地盤面積	2,923 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	N/A	<input type="checkbox"/> m 米 (Not more than 不多於)
		N/A	<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	N/A % <input type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		N/A
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		N/A
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		N/A
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		1
	Taxi Spaces 的士車位		N/A
	Coach Spaces 旅遊巴車位		N/A
	Light Goods Vehicle Spaces 輕型貨車車位		N/A
	Medium Goods Vehicle Spaces 中型貨車車位		N/A
	Heavy Goods Vehicle Spaces 重型貨車車位		N/A
	Others (Please Specify) 其他 (請列明)		
	Container Vehicle		1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plans showing location/zoning/land status of the Site; Plans showing location/zoning of the original premises; Plan showing the development of FTN NDA; Plan showing alternative sites for relocation; TPB PG No. 13G; Aerial photo of the Site; Plan showing filling of land at the Site; and Swept path analysis.		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS IN “AGRICULTURE” ZONE,**

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

PLANNING STATEMENT

Applicant

Smart Long Development Limited

Consultancy Team

R-riches Planning Limited



August 2025

Version 1.0

FILE CONTROL

FILE NAME : *DD77 Lot 518 RP & VL - Planning Statement (20250804) Ver1.0*
FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD77 Lot 518 RP &
VL – OS in TKL\Submission (Aug 25)\Planning Statement*
REVISION NO. : *1.0*

APPLICANT : *Smart Long Development Limited*
TYPE OF APPLICATION : *S.16 Planning Application*
PROPOSED USE : *Proposed Temporary Open Storage of Construction Materials
and Machinery and Associated Filling of Land for a Period of 3
Years*
SITE LOCATION : *Various Lots in D.D. 77*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20250814)	LT (20250814)

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 77, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14. The Site occupies an area of 2,923 m² (about). No structure is proposed at the Site. The uncovered area is reserved for open storage area, vehicle parking, loading/unloading (L/UL) spaces and circulation area.
- The Site is accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - the applicant's original premises is affected by Government's land resumption for the Development of Fanling North (FLN) New Development Area (NDA);
 - the applicant has spent effort in identifying suitable sites for relocation;
 - the applied use is the same as the applicant's original premises;
 - no significant adverse impact is anticipated from the proposed development; and
 - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone.
- Details of development parameters are as follows:

Site Area	2,923m ² (about)
Covered Area	Not Applicable
Uncovered Area	2,923 m ² (about)
Open Storage Area	1,642 m ² (about)
Height of Stacking	Not more than 3 m

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界打鼓嶺丈量約份第 77 約多個地段的規劃申請，於上述地點作「擬議臨時露天存放建築材料和機械及相關填土工程（為期 3 年）」（擬議發展）。
- 申請地點所在的地區在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「農業」地帶。申請地盤面積為 2,923 平方米（約）。申請地點不設構築物。申請地點的露天地方將用作露天存放建築材料和機械、車輛停泊／上落貨位及流轉空間。
- 申請地點可從坪輦路經五洲南路、五洲路及一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
 - 申請人原來的經營處所受到政府的粉嶺北新發展區收地發展影響；
 - 申請人曾經致力尋找合適的搬遷地點；
 - 申請用途與申請人先前受影響的發展場地用途一致；
 - 擬議發展不會對周邊地區帶來重大負面影響；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「農業」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	2,923 平方米（約）
上蓋總面積：	不適用
露天地方面積：	2,923 平方米（約）
露天存放面積：	1,642 平方米（約）
堆疊高度	不超過 3 米

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Smart Long Development Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 518 RP, 519 and 520 in D.D. 77, Ta Kwu Ling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'. The Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings and supplementary information are provided with the planning statement (**Plans 1 to 11, Appendices I and II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

¹ **Smart Long Development Limited** 皓朗發展有限公司, the applicant, is authorized by **Tiptop Transportation Co** 冠昇運輸公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Fanling North. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

The applicant's original premises are affected by the development of FLN NDA

2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in FLN due to land resumption and to pave way for the development of FLN NDA. The site of the affected premises (i.e., *Lots 168 RP (Part), 168 S.A (Part), 170 RP (Part) and 181 RP (Part) in D.D. 52 and Adjoining Government Land (GL), Fanling, New Territories.*) currently partly falls within an area zoned "Other Specified Uses" annotated "Bus Depot" zone and area shown as 'Road' on the Approved Fanling North OZP No. S/FLN/4; and partly falls within "Other Specified Uses" annotated "Port Back-up Uses" zone and area shown as 'Road' on the Approved Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/18 (**Plan 4**).

2.2 With reference to the implementation programme, the original premises falls within the Remaining Phase Development of the FLN NDA (**Plan 5**). Therefore, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators 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 original 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 (**Appendix II** and **Plan 6**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to the original premises and easily accessible.

Applied use is the same as the original premises

2.4 The Site involves the operation of open storage of construction materials and machinery. The applied use is the same as the affected business premises in FLN. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1 - Difference between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	2,143 m ²	2,923 m ²	+780 m ² , +36%

Although the site area is slightly larger than that of the Original Premises, the entire Site is uncovered. The actual area designated for the open storage operation is 1,642 m² (about (**Plan 9**), which is similar to that of the Original Premises. The additional space is intended to provide a substantial amount of circulation space within the Site so as to enhance the overall efficiency of the Site, as well as to minimise the potential adverse traffic impact to the

surrounding road network. It is also intended to alleviate the pressing demand for open storage space, as well as to support the local construction industry. The increase in site area can offer an excellent opportunity to enhance the operational efficiency by providing additional space for the storage of construction materials and machinery, which can impose a positive impact on the efficiency, competitiveness and growth of the construction sector, thereby contribute to the overall economic development of Hong Kong.

- 2.5 Circulation space is reserved at the Site for manoeuvring of vehicle in order to increase the Site's overall efficiency, as well as to minimise the potential adverse traffic impacts to the surrounding road network.

Approval of the application would not frustrate the long-term planning intention of the "AGR" zone

- 2.6 Although the Site situates in an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, the Site is currently vacant without active agricultural activities (**Plan 8**). Hence, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.7 Similar applications for/partly for 'open storage' use (Nos. A/NE-TKL/642, 671, 695, 707, 714, 724, 734, 743, 745, 746, 758, 762 and 763) were approved by the Board between 2020 and 2024 within the same "AGR" zone on the OZP. All similar applications were approved on a temporary basis for a period of 3 years. As such, the approval of the current application is line with the Board's previous decision and would not set an undesirable precedent within the "AGR" zone.
- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the "AGR" zone.

The proposed development is not incompatible with surrounding land uses

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 8**). The surrounding area is considered to be predominated rural in character comprising open storage/ storage yards, warehouses, workshops and vacant/unused land, the proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site Location

- 3.1 The Site is located at approximately 350 m east of Ping Che Road. It is approximately 1.2 km south of Heung Yuen Wai Highway; 3.5 km south of Heung Yuen Wai Boundary Control Point; 7.3 km southeast of Man Kam To Boundary Control Point; 7.6 km northeast of Sheung Shui MTR Station; and 8 km northeast to the original premises.

Accessibility

- 3.2 The Site is accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant and fenced off, generally flat and partly covered with vegetation. The existing site level of the Site varies from +14.3mPD to 14.6mPD (about) (**Plans 1, 3, 8 and 10**).

Surrounding Area

- 3.4 The Site and its surroundings are predominantly rural in character comprising open storage/storage yards, warehouses, workshops and vacant/unused land (**Plans 1, 3 and 8**).
- 3.5 To its immediate north is the Ping Yuen River. To its further north across Ping Yuen River are some vacant land covered by vegetation.
- 3.6 To its immediate east are the area falls within "Open Storage" zone. To its further east and northeast are area occupied by open storage yards and temporary structures for warehouse and workshop.
- 3.7 To its immediate south is the local access connecting to Ng Chow Road. To its further south are land covered by vegetation and woodland.
- 3.8 To its immediate west is unused/vacant land covered with vegetation. To its further west are area falls within "Industrial (Group D)" zone.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 used within the "AGR" zone, which requires planning permission from the Board.

Planning Intention

- 4.2 The planning intention of the "AGR" zone is *primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.*

Restriction on Filling of Land

- 4.3 According to the Remarks of the "AGR" zone on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/10 without the permission from the Board under S.16 of the Ordinance.*

Previous Applications

- 4.4 The Site is the subject of one previous S.16 planning application for 'hobby farm' use submitted by different applicant, which was approved by the Board in May 2019.

Similar Applications

- 4.5 Similar applications for/partly for 'open storage' use (Nos. A/NE-TKL/642, 671, 695, 707, 714, 724, 734, 743, 745, 746, 758, 762 and 763) were approved by the Board between 2020 and 2024 within the same "AGR" zone on the OZP. Approval of the current application would not set an undesirable precedent within the "AGR" zone.

Town Planning Board Guidelines (TPB PG-No.) 13G

- 4.6 The Site falls within **Category 3 area**, which are those outside Category 1, 2 and 4 areas. Within these areas, "existing" and approved open storage and port back-up uses are to be contained and further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous approvals (irrespective of whether the application is submitted by the

applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, a planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 4.7 The Site falls within Category 3 area of *TPB PG-No. 13G (Plan 7)*, the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the development of FLN NDA. Approval of the current application is in line with *TPB PG-No. 13G* and would not set an undesirable precedent within the Category 3 area. It should be considered on individual merits given the special background of the applicant.

Land Status

- 4.8 The Site consists of an area of 2,923 m² (about) (**Plan 3**). The private land portion of the Site comprises 3 private lots, i.e. *Lots 518 RP, 519 and 520 in D.D. 77* with total area of 2,923 m² (about) of Old Schedule Lot held under Block Government Lease (**Plan 3**).

5. DEVELOPMENT PROPOSAL

Development Details

- 5.1 The Site consists of an area of 2,923 m² (about). Details of the development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	2,923 m ² (about)
Covered Area	Not Applicable
Uncovered Area	2,923 m ² (about)
Open Storage Area	1,642 m ² (about)
Height of Stacking	Not more than 3m

Filling of Land at the Site

- 5.2 The existing site level varies from +14.3 mPD to +14.6 mPD. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for area for open storage area, vehicle parking, L/UL and circulation spaces (**Plan 10**). The filling of land is considered necessary and has been kept to minimal to meet the operation need. The applicant will strictly follow the proposed scheme and no further filling of land will be carried out during the planning approval period. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

Operation Mode

- 5.3 The Site will be used for open storage of construction materials (i.e. bricks, roofing materials, tiles, steel columns, etc.) and machinery (i.e. elevated platform, digging machine, generator etc.). The open storage activities will only be stored at the designated area (i.e. about 1,642 m²) with stacking height of not more than 3m. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.4 It is estimated that the Site would accommodate not more than 2 staff. As no shopfront is proposed at the Site, visitor is not anticipated at the Site. The proposed development is solely designated for open storage purposes, no dangerous goods will be stored and no workshop activities will be carried out within the Site during the planning approval period.

Minimal Traffic Impact

- 5.5 The Site is accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access (**Plan 1**). A 7.3 m-wide (about) vehicular ingress/egress is proposed at the southwestern of the Site. A total of 3 parking and L/UL spaces will be provided at the Site

(Plan 9). Details of the parking and L/UL provision are shown at **Table 3** below.

Table 3 – Provision of Parking and L/UL Spaces

Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	2
Type of L/UL Space	No. of Space
L/UL Spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	1

5.6 Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will queue back to or reverse onto/from the Site to the public road (**Plan 11**). Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian safety.

5.7 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 4** below.

Table 4 – Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction				
	PC		CV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	2	0	0	0	2
Trips at <u>PM Peak</u> (18:00 – 19:00)	0	2	0	0	2
Average trip per hour (10:00 – 18:00)	0	0	1	1	2

5.8 As the vehicular trip generated/attracted by the proposed development are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated.

Minimal Environmental Impact

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

5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN)*

2/24 to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

- 5.11 The applicant will implement good practices under ProPECC PN 1/23 when designing on-site sewage system within the Site. 2.5 m high (about) solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

Minimal Landscape Impact

- 5.12 The Site is currently vacant and fenced off, generally flat and partly covered with vegetation. No tree has been identified at the Site. Due to the proposed open storage area, provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation at the Site.

Minimal Drainage Impact

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

Fire Safety Aspect

- 5.14 The applicant will submit a fire service installations (FSI) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. The applicant will implement the accepted FSI proposal at the Site.

6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business in FLN, which will be affected by the development of FLN NDA (**Plans 4 to 5**). Whilst the applicant attempted to relocate the original premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II and Plan 6**). Since the applied use is the same as the affected business premises, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "AGR" zone, the Site is currently vacant without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "AGR" zone and better utilise deserted land in the New Territories. The proposed development is therefore considered not incompatible with the surrounding areas.
- 6.3 The Site and its surroundings are predominantly rural in character comprising open storage/storage yards, warehouses, workshops and vacant/unused land. Despite the fact that the Site falls within Category 3 area of *TPB PG-NO. 13G*, given that the application's special background of the application to facilitate the development of FLN NDA and similar applications for the same applied use have been approved by the Board within the same "AGR" zone on the OZP, approval of the current application would not set an undesirable precedent within the "AGR" zone, and should be considered on its own merits.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and implementation of FSI and drainage proposals will be provided upon obtaining relevant planning permission. The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant issued by EPD to minimise all possible environmental impacts on nearby potential sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited

August 2025

LIST OF APPENDICES

Appendix I	Details of the affected business premises
Appendix II	Details of alternative sites for relocation

Appendix I

Details of the affected business premises

Appendix I – Details of the Affected Business Premises

Operator Name: **Tiptop Transportation Co 冠昇運輸公司**

Details of the Affected Business Premises

Location: Lots 168 RP (Part), 168 S.A (Part), 170 RP (Part) and 181 RP (Part) in D.D. 52 and Adjoining Government Land, Fanling, New Territories

Use of Premises: Temporary Open Storage of Construction Materials and Machinery



Site Photo of the Affected Business Premises



Letter from the Lands Department

Tel: 3547 0700
Fax: 3547 0756
Email: lrp1@landsd.gov.hk

Our Ref: () in LD NDA/PC/11/1164
Your Ref: ()

註明本署備用
quote our reference in your reply

地政總局
新發展區
NEW DEVELOPMENT
LANDS DEPT

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

新界上水顯徑路18號上水警署19樓1901至1903室
Units 1901-19, Level 19, Landmark Tower,
18 Tang San Avenue, Sheung Shui, New Territories

網址 Website: www.land.gov.hk

郵寄及現場

(經辦人: 馬麗芬)

馬女士:

古洞北／粉嶺北新發展區整下階段發展

丈量約份第52的地段第168號餘段、第170號餘段、
第181號餘段、第182號餘段及附近政府土地

露天／戶外業務清拆編號: X6/104-106 & X6/111-114

貴公司在上述經營的露天／戶外業務，因上述工務計劃影響而須根據現行政策，在上述經營露天／戶外業務的經營者，如經調查確定符合後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠。

故現請貴公司於2024年4月19日或之前向本辦事處提供下列文件（用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

(1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書

(2) 有關業務在2014年1月16日至今的營運單據:

(a) 報稅單或繳稅單 (b) 營業損益表
(c) 火險保單單據 (d) 僱員保險單據
(e) 器材保養單據 (f) 商業登記證
(g) 供電單據 (h) 電話單據
(i) 供水單據 (j) 資訊服務單據

Memorandum of Understanding

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	冠昇運輸公司 Tiptop Transportation Co
公司註冊證明書 / 商業登記證號碼	35549518-000
規劃許可申請人 (乙方)	皓朗發展有限公司 Smart Long Development Limited
公司註冊證明書 / 商業登記證號碼	890991

甲方 為位於丈量約份第 52 約多個地段的業務經營者，由於受到粉嶺北新發展區之收地計畫影響，需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 77 約地段第 518 號餘段、第 519 號及第 520 號作「擬議臨時露天存放建築材料和機械及相關填土工程（為期 3 年）」。

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

備注：上述地段將因應規劃許可的需要而有所修訂。



冠昇運輸公司 (甲方)

業務經營者簽署



皓朗發展有限公司 (乙方)

規劃許可申請人簽署

2025 年 8 月 4 日

Appendix II

Details of alternative sites for relocation

Appendix II – Alternative Sites for the Relocation of the Applicant's Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 77, Ta Kwu Ling, New Territories
Site Area	4,242m ² (about)	540 m ² (about)	30,190 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	2,923 m ² (about)
Accessibility	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access
Distance from the Original Premise	20 km (about)	24.2 km (about)	17.5 km (about)	33 km (about)	30.4 km (about)	8 km (about)
Outline Zoning Plan	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
Zoning	"Other Specified Uses" annotated "Innovation and Technology" ("OU(I&T)")	"Agriculture" ("AGR")	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Green Belt" ("GB")	"Comprehensive Development Area" ("CDA")	"Agriculture" ("AGR")
Existing Condition	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Vacant and covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Vacant, flat and formed
Surrounding Area	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by temporary structures for warehouses, workshops and open storage uses; and vacant land covered by vegetation and hard-paving
Suitability for Relocation	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - Much larger than the original premises - Within the closed area - Falls within the "CA (1)" zone - Narrow roads nearby, unfriendly for larger vehicles - Not compatible with surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - much larger than the original premises - within the "GB" zone - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - No active agricultural activities - Not incompatible with the surrounding area - Assessible from public road - In close proximity from the original premise and Border Control Points

LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Original Premises – location and zoning
Plan 5	Plan showing the Development Phasing of the Fanling North New Development Area
Plan 6	Plan showing the alternative sites for relocation
Plan 7	Plan showing TPB PG-No. 13G
Plan 8	Aerial photo of the Site
Plan 9	Layout plan
Plan 10	Plan showing the filling of land at the Site
Plan 11	Swept path analysis

APPLICATION SITE AREA : 2,923 m² (ABOUT)

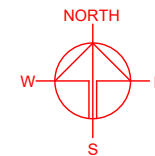
ACCESSIBLE FROM PING CHE ROAD VIA NG CHOW SOUTH ROAD, NG CHOW ROAD AND A LOCAL ACCESS

Ping Che Kat Tin

— APPLICATION SITE

ACCESSIBLE FROM PING CHE
ROAD VIA NG CHOW SOUTH
ROAD, NG CHOW ROAD AND A
LOCAL ACCESS

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**



PLANNING CONSULTANT



PROJECT	
---------	--

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA
KWU LING, NEW TERRITORIES

SCALE
1 : 3000 @ A4

DRAWN BY	DATE
MN	30.7.2025

CHECKED BY	DATE
------------	------

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

DWG. TITLE
LOCATION PLAN

DWG NO.	VER.
PLAN 1	00

LEGEND



APPLICATION SITE

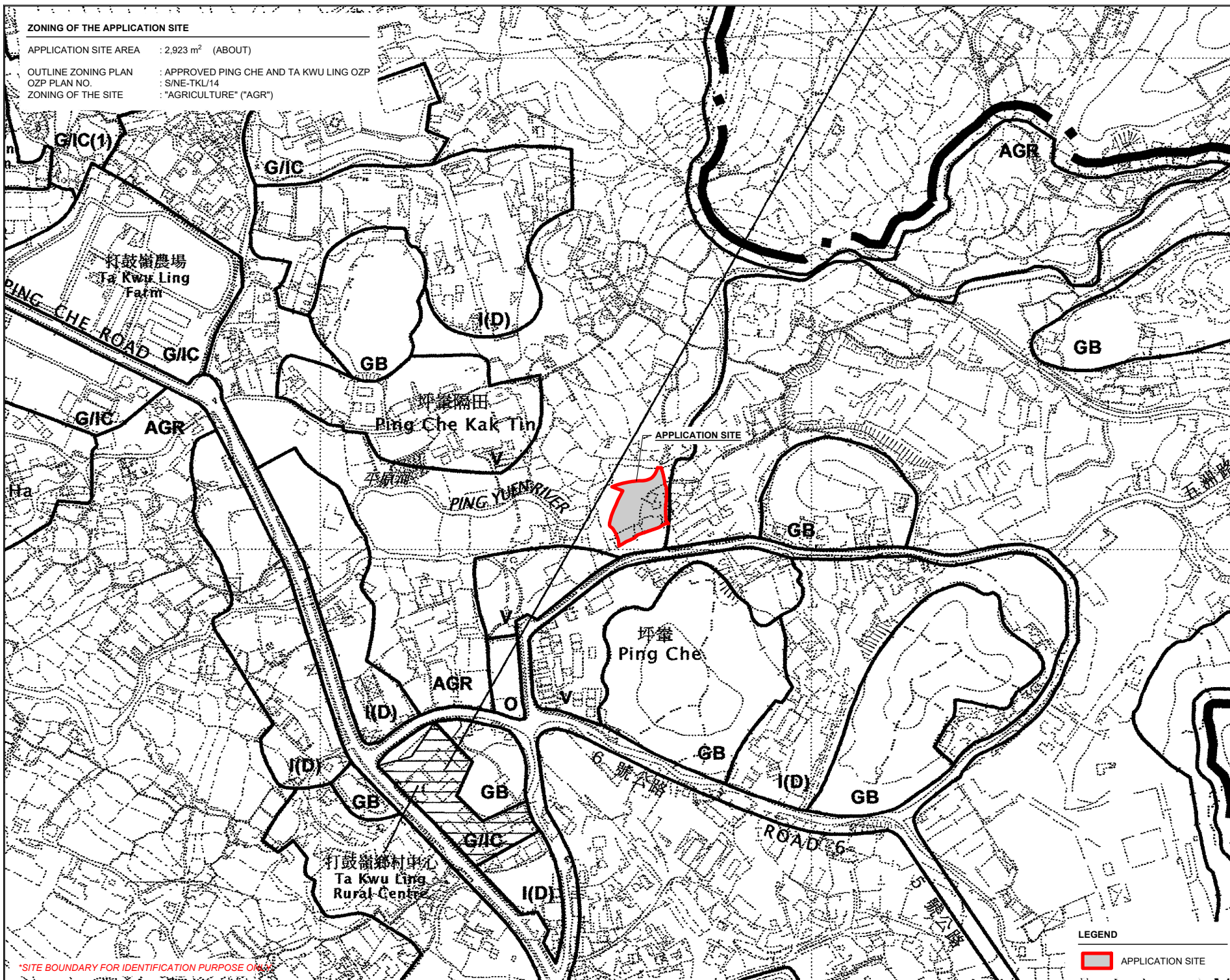
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,923 m² (ABOUT)

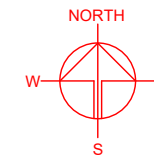
OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP

OZP PLAN NO. : S/NE-TKL/14

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

30.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING PLAN

DWG. NO.

PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,923 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,923 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,923 m ² (ABOUT)
AREA OF PRIVATE LAND	: 2,923 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: NOT APPLICABLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

- APPLICATION SITE



SCALE 1 : 1000 @ A4	
DRAWN BY MN	DATE 30.7.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS	
DWG NO. PLAN 3	VER. 001

 APPLICATION SITE

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 2,143 m² (ABOUT)
 USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES
 LOCATION : VARIOUS LOTS IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)

THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

ORIGINAL PREMISES
 IN FANLING
 (INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN FANLING

OUTLINE ZONING PLAN AREA : APPROVED FANLING NORTH OZP
 OUTLINE ZONING PLAN NO. : S/FLN/4
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "BUS DEPOT" AND AREA SHOWN AS "ROAD"

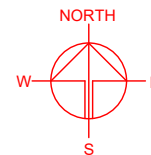
OUTLINE ZONING PLAN AREA : APPROVED FU TEI AU AND SHA LING OZP
 OUTLINE ZONING PLAN NO. : S/NE-FTA/18
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "PORT BACK-UP USES"

路口 (有待詳細設計)
 ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

ORIGINAL PREMISES
 IN FANLING
 (INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 2000 / 5000 @ A4

DRAWN BY

MN

DATE

30.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF FANLING NORTH NEW DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : REMAINING PHASE DEVELOPMENT

ORIGINAL PREMISES
IN FANLING
(INDICATIVE ONLY)

LEGEND:

- BOUNDARY OF FANLING NORTH NEW DEVELOPMENT AREA
- PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)
- PWP ITEM NOS. 747CL & 759CL - ADVANCE WORKS AND FIRST STAGE WORKS FOR DEVELOPMENT AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (FIRST PHASE WORKS)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

■ ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 159
RESUMPTION PLAN NO. : DNM5323a (SHEETS 2 AND 3)
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
IN FANLING
(INDICATIVE ONLY)

LEGEND

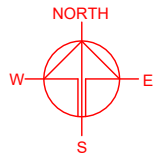
■ ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 205
RESUMPTION PLAN NO. : DNM5339a (SHEET 5)
SOURCE OF PLAN : LANDS DEPARTMENT

LEGEND

■ ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 / 1500 @ A4

DRAWN BY

MN

DATE

30.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - PHASING & RESUMPTION

DWG NO.

PLAN 5

VER.

001

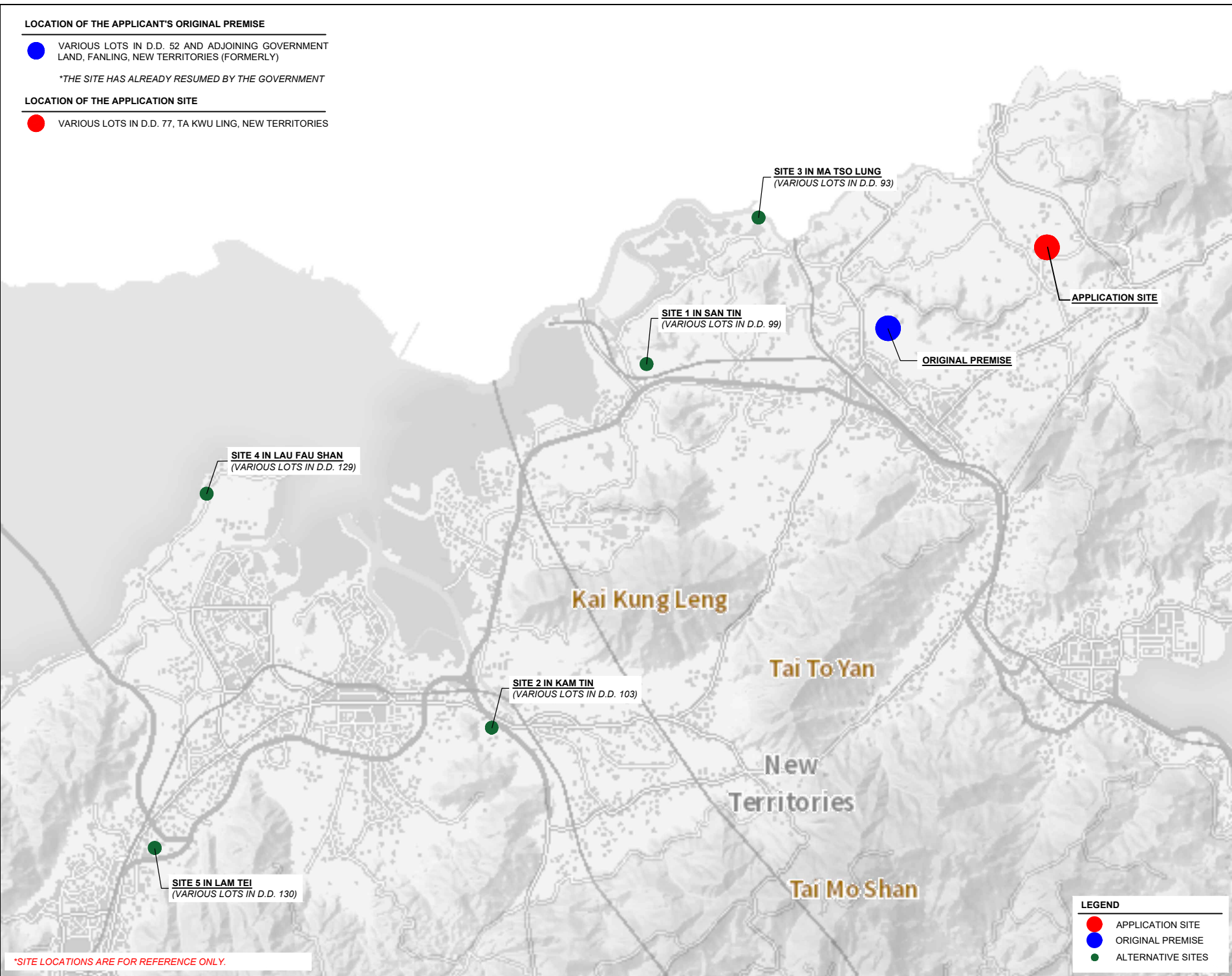
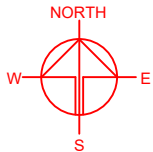
LOCATION OF THE APPLICANT'S ORIGINAL PREMISE

VARIOUS LOTS IN D.D. 52 AND ADJOINING GOVERNMENT LAND, FANLING, NEW TERRITORIES (FORMERLY)

*THE SITE HAS ALREADY RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

INDICATIVE @ A4

DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

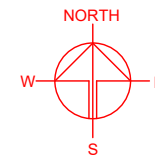
DWG. TITLE
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR
APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES
UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 2,923 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA







Ping Che Kat
Tin Children's
Playground

APPLICATION SITE

Temple

TPB Guidelines No. 13G

-  Category 1 Areas
-  Category 2 Areas
-  Category 3 Areas
-  Category 4 Areas

Ping Che

PING CHE

Mini-Soccer

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

30.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 7

VER.

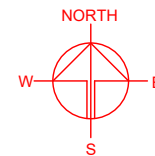
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,923 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



the
Tin

Ping Che Kat
Tin Children's
Playground

APPLICATION SITE

Temple

Ping Che
Mini-Soccer

PING CHE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

30.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO

DWG NO.

PLAN 8

VER.

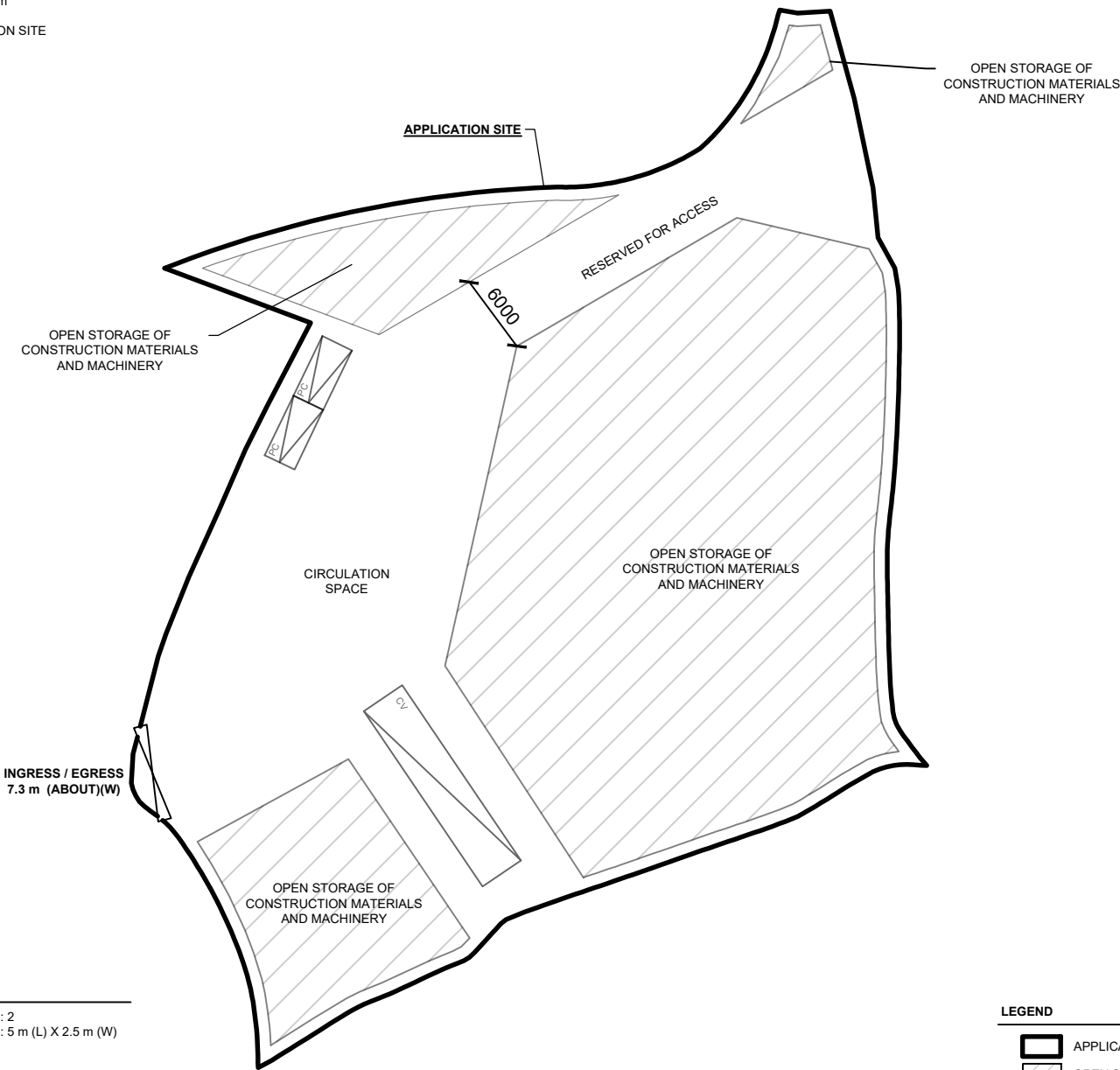
001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,923 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 2,923 m² (ABOUT)

OPEN STORAGE AREA : 1,642 m² (ABOUT)
HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

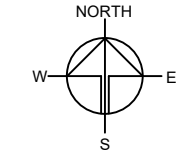
LOADING/UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 1
DIMENSION OF L/UL SPACE : 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

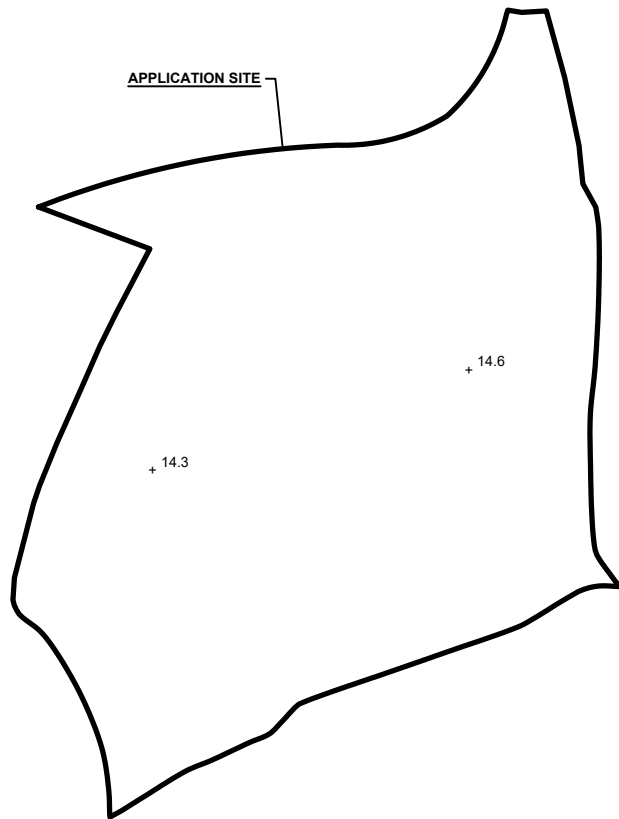
DRAWN BY	DATE
MN	1.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN



DWG NO. PLAN 9	VER. 001
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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,923 m² (ABOUT)
EXISTING SITE LEVELS : +14.3 mPD TO +14.6 mPD (ABOUT)



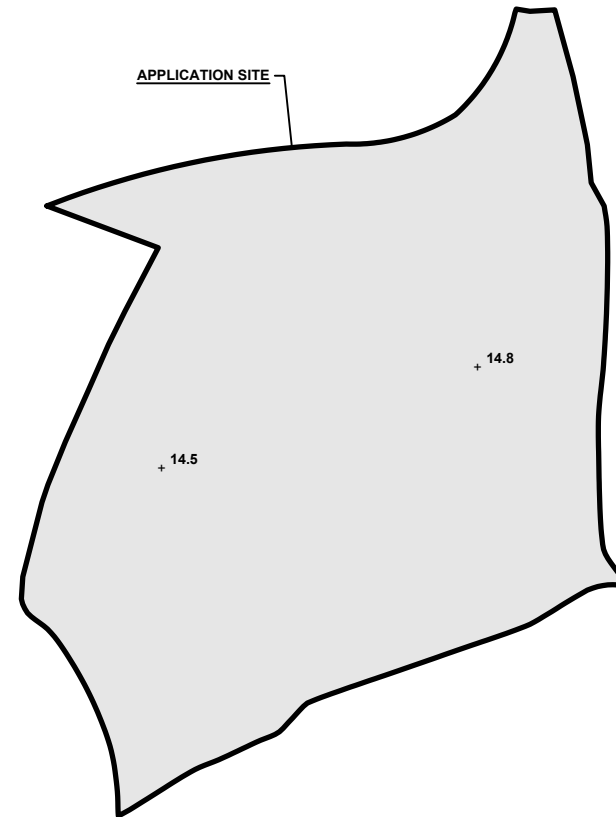
LEGEND

 APPLICATION SITE
 + 14.6 EXISTING SITE LEVEL




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

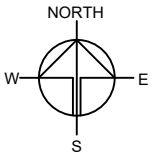
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA : 2,923 m² (ABOUT)
PROPOSED FILLING AREA : 2,923 m² (ABOUT)
DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m
PROPOSED SITE LEVELS : +14.5 mPD TO +14.8 mPD (ABOUT)
MATERIAL OF LAND FILLING : CONCRETE
USE : PARKING AND LOADING / UNLOADING SPACE,
SITE FORMATION OF OPEN STORAGE AREA
AND CIRCULATION SPACE



LEGEND

 APPLICATION SITE
 FILLING OF ASPHALT AREA
 + 14.8 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA
KWU LING, NEW TERRORIES

SCALE

1 : 750 @ A4

DRAWN BY MN DATE 30.7.2025

REVISED BY DATE

APPROVED BY DATE

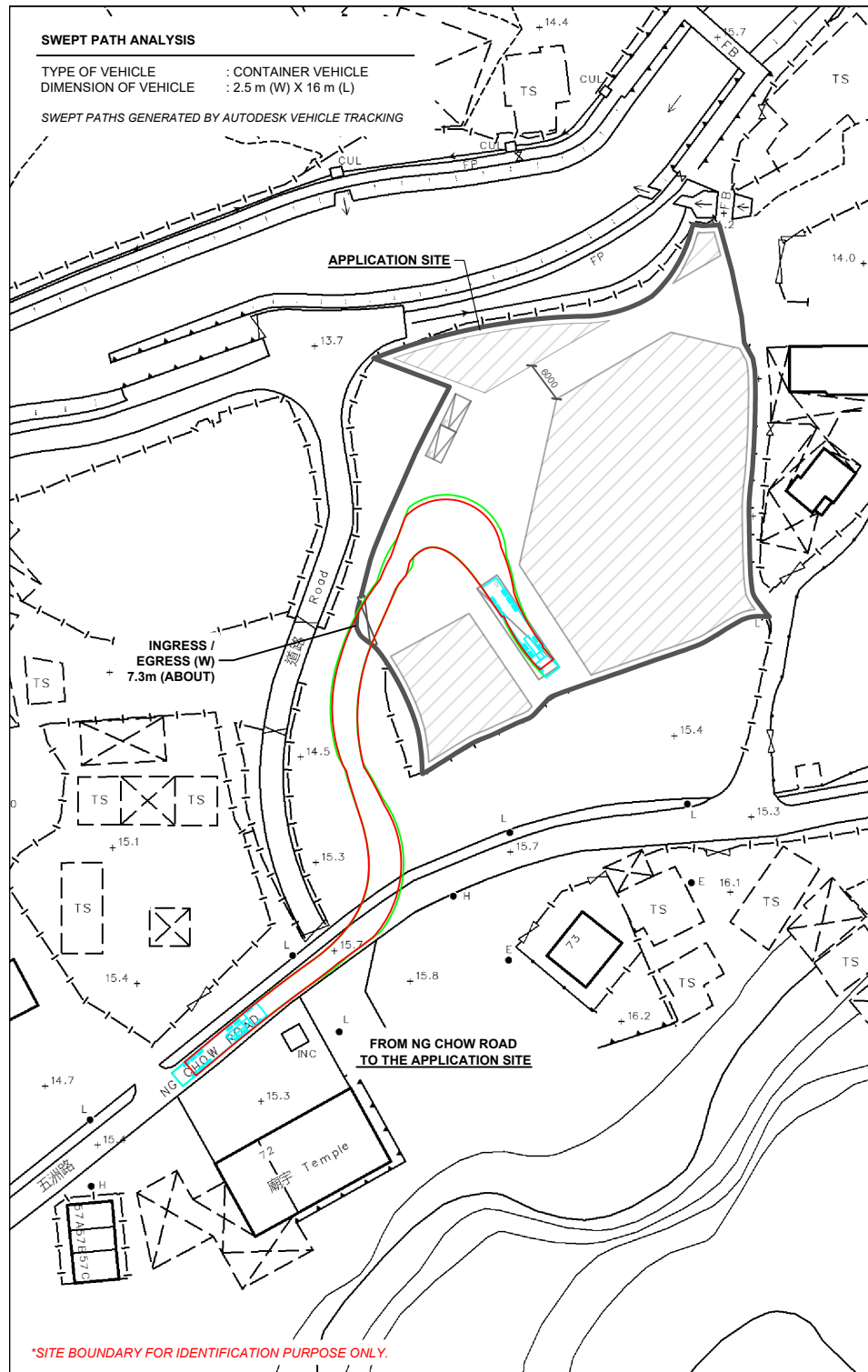
DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 10 VER. 001

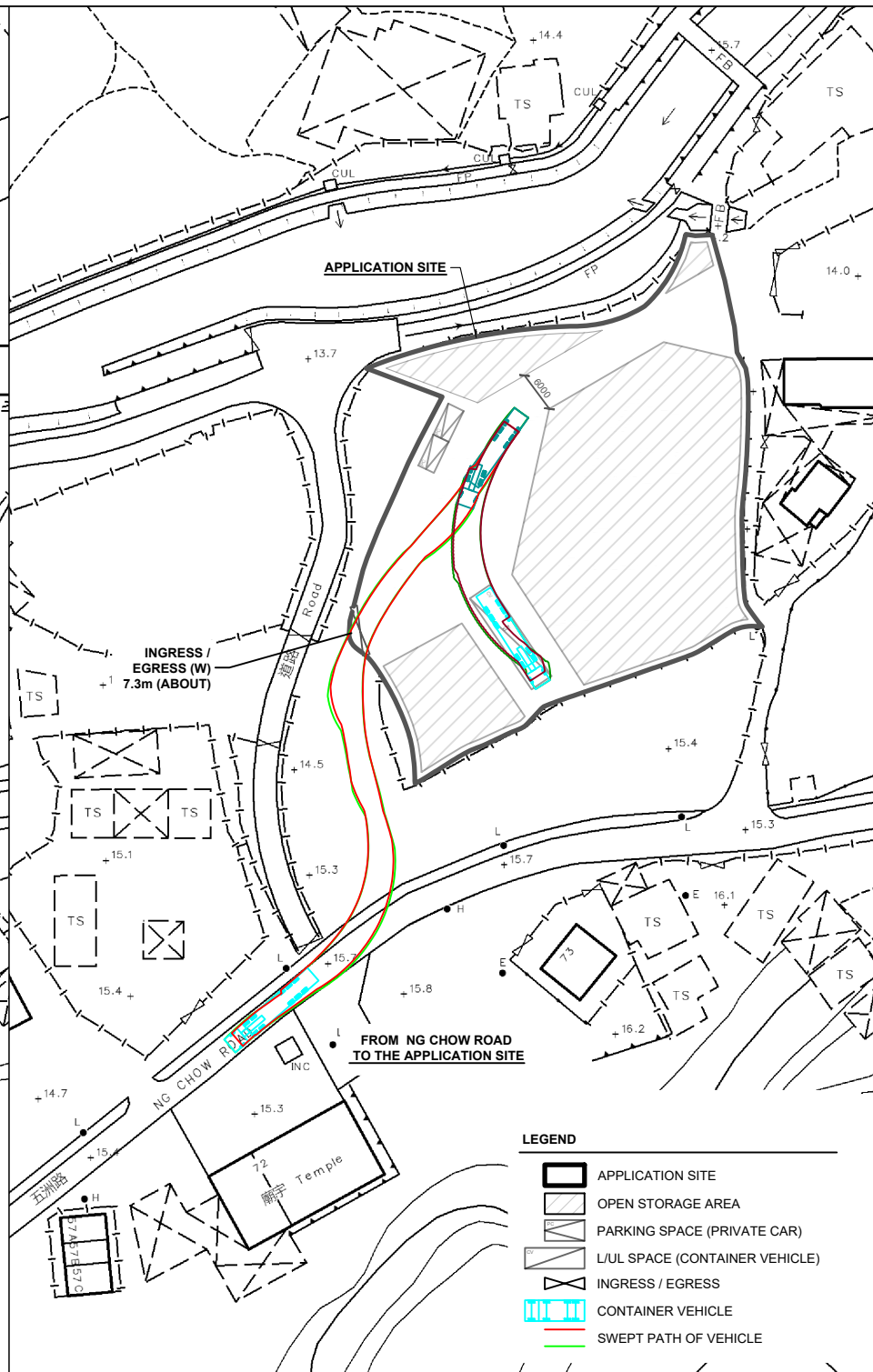
SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

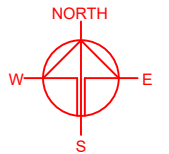


*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- LUL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

1.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 11

VER.

001

Our Ref. : DD77 Lot 518 RP & VL
Your Ref. : TPB/A/NE-TKL/816

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

By Email

10 October 2025

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 518 RP, 519 and 520 in D.D.77, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/816)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 518 RP, 519 and 520 in D.D.77, Ta Kwu Ling, New Territories**

(Application No. A/NE-TKL/816)

(i) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Environmental Protection (DEP)		
(a)	<p>Since residential dwellings are identified within 100m for the site boundary and use of heavy vehicle is involved, we are unable to lend support to the subject application from the environmental planning perspective. In case the application is approved, please remind the applicant to (i) follow the requirements of the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses & Open Storage Sites' ('COP') and (ii) implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts (https://www.epd.gov.hk/epd/english/environmentinhk/eia_planning/guide_ref/rpc.html) during land filling.</p>	<p>Restricted operation hours (i.e. from 09:00 to 19:00 Monday to Saturday, no operation on Sunday and public holiday) will take place at the application site (the Site) during the planning approval period. The Site will be surrounded by 2.5m high (about) solid metal fencing along the site boundary to minimize the potential nuisance to the surrounding areas. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or silt on the boundary wall. In addition, all maintenance will be conducted by the applicant on a regular basis.</p> <p>As the current application is intended to facilitate the relocation of the applicant's affected premises in Fanling North due to land resumption by the Government and to pave way for the development of Fanling North New Development Area, the proposed filling of land is considered necessary and has been kept to minimal to meet operational needs. The applicant will strictly follow the latest '<i>Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites</i>' issued by the</p>

		Environmental Protection Department during land filling to minimize adverse environmental impacts and nuisance to the surrounding areas.
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	Based on the site photos taken on 5.9.2025 and the aerial photo of 2024, the Site is generally vacant, flat, fenced off and partially covered with some existing tree(s)/vegetation of common species. However, it is stated Part 6(A)(e)(iii) of Application Form No. S16-III that no tree felling will be involved. According to para. 5.12 of the Planning Statement in the updated Appendix 1a, no trees have been identified within the Site. The applicant should clarify whether the development proposal would cause any adverse impact to the existing tree(s) and advise the proposed tree treatment with associated mitigation measures, if any.	Due to the proposed open storage area, provision of vehicle parking, loading/unloading (L/UL) and circulation space, the majority of the Site will be disturbed. As such, it is not to proposed to retain any of the existing tree(s)/vegetation at the Site.
3. Comments of the District Planning Officer, Sha Tin, Tai Po and North District, Planning Department (DPO/STN, PlanD)		
(a)	Please clarify if the affected business operation has already been cleared from the original site/resumed by the government.	The affected premises in Fanling has already been resumed and reverted to the Government in April 2024 (Annex I).
(b)	Based on our recent site photos, the application site is hard-paved and partly covered with grass. Please clarify if there is a need to apply for regularisation of filling of land, and provide the details of the existing filling works such as	Portion of the Site (i.e. 2,153m ²) has already been filled with concrete of not more than 0.1m in depth. The current application serves to regularise the existing hard-paved area. Upon planning permission has been granted from the Town Planning Board (the Board), the entire Site is proposed to be filled with concrete of not more than 0.2m in depth for

	the depth of land filling, materials used, etc.	area for open storage, vehicle parking, L/UL and circulation spaces (Plan 1). The filling of land is considered necessary and has been kept to minimal to meet the operation need.
4. Comments of the Commissioner for Transport (C for T)		
(a)	The applicant shall advise the provision of pedestrian facilities and management measures to ensure pedestrian safety;	Staff will be deployed by the applicant to direct vehicle entering/exiting the Site. 'STOP AND GIVE WAY' and 'BEWARE OF PEDESTRIANS' signs will be erected at the ingress/egress to ensure pedestrian safety to/from the Site.
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	No gate is proposed at the Site's ingress/egress to facilitate smooth entry of vehicles onto the Site. Staff will be deployed at the ingress/egress to direct vehicles entering/exiting the Site. All L/UL activities should take place within the Site, where is with sufficient space for manoeuvring, in order to avoid queuing of vehicle outside the Site.
(c)	The applicant shall advise the measures for preventing illegal parking of visitors' vehicles outside the subject site; and	Please be confirmed that the provisions of parking and L/UL spaces are sufficient to meet the operational need. As the proposed development is for 'open storage' use with no shopfront, no visitor is anticipated at the Site. Therefore, illegal parking by visitor should not be anticipated.
(d)	The proposed vehicular access between Ng Chow South Road & Ng Chow Road intersection and the application site is not managed by TD. The applicant should seek comments from the responsible party.	Noted.

5. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD)		
(a)	The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) and other private lot but no right of access via GL is granted to the Site;	The applicant will apply the non-exclusive right of way under the Short Term Waiver (STW) application for the occupation of Government land (GL) accordingly.
(b)	It is noted that no structure is proposed in the planning application but there are structures erected on Lot 519 in DD. 77 as further elaborated below;	The structures erected on Lot 519 in D.D. 77 will be demolished by the applicant after planning approval has been granted by the Board. No structure is proposed at the Site.
(c)	<p>The following irregularity covered by the planning application has been detected by his office:</p> <p><u>structures within the said private lot covered by the planning application</u></p> <p>there are structures erected within Lot 519 in DD. 77. The lot owner should advise any toleration was given by competent authority to these structures. His office reserves the rights to take necessary lease enforcement action against any breaches without prior notice; and</p>	

Annex I
Land Resumption Notice

ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NO. 7828CL
REMAINING PHASE OF SITE FORMATION AND
ENGINEERING INFRASTRUCTURE WORKS
AT KWU TUNG NORTH NEW DEVELOPMENT AREA AND
FANLING NORTH NEW DEVELOPMENT AREA
FANLING NORTH NEW DEVELOPMENT AREA
(ROAD WORKS)

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 208 (Portion), 209 (Portion), 226 S.A (Portion), 227 (Portion), 228 (Portion), 231 (Portion), 237 (Portion), 238 RP (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 245 S.B RP (Portion) [also known as 245B RP (Portion)], 246 RP (Portion), 249 (Portion), 250, 251, 252 (Portion), 253, 254 (Portion), 255 (Portion), 256 (Portion), 257 (Portion), 258 (Portion), 260 RP (Portion), 261 (Portion), 266 (Portion), 268, 270 (Portion), 272, 300 (Portion), 305 (Portion), 306 RP (Portion), 307 (Portion), 330, 332 (Portion), 333 (Portion), 334 (Portion), 335 (Portion), 358 (Portion), 359 (Portion), 404 (Portion), 407 (Portion), 408 (Portion), 410 (Portion), 411 (Portion), 412 (Portion), 413, 414 (Portion), 415 (Portion), 421 (Portion), 425 (Portion), 426 (Portion), 427 (Portion), 428 (Portion), 429 (Portion), 431 (Portion), 432 (Portion), 433 (Portion), 434 (Portion), 435 (Portion), 448 (Portion), 450 (Portion), 477 RP (Portion), 479 (Portion), 480 RP, 481 RP (Portion), 482 (Portion), 483 (Portion), 484 S.A (Portion), 484 RP (Portion), 485 S.A, 485 S.B, 485 S.C, 485 S.D (Portion), 496 RP (Portion), 503 (Portion), 504 (Portion), 517 RP (Portion), 518 RP (Portion), 521 RP (Portion), 523 RP (Portion), 524 RP (Portion), 527 RP (Portion), 532 RP (Portion), 533 RP (Portion), 534 RP (Portion), 539 (Portion), 540 (Portion), 541 (Portion), 542 (Portion), 543 (Portion), 545 (Portion), 546 (Portion), 547 (Portion), 548 (Portion), 551 (Portion), 552 (Portion), 553 (Portion), 562 (Portion), 565 RP (Portion), 566 RP (Portion), 567 RP (Portion), 571 RP (Portion), 572 RP (Portion), 573 RP (Portion), 574 (Portion), 583 (Portion), 584 RP (Portion), 608 (Portion), 609 (Portion), 610 RP (Portion), 611 RP (Portion), 622 S.A ss.1 (Portion), 622 S.B ss.1 (Portion), 624 S.A (Portion), 625 S.A (Portion), 625 S.B, 625 S.C, 626 (Portion), 628 RP (Portion), 629 RP (Portion), 647 RP (Portion), 648 RP (Portion), 803 RP (Portion), 804 RP, 807 S.A (Portion), 807 RP, 808 S.A RP, 808 RP, 2013 S.A RP (Portion), 2013 S.B RP (Portion), 2013 S.C RP (Portion), 2015 (Portion), 2016 S.A RP (Portion), 2016 S.B RP (Portion), 2017 S.A RP, 2018 S.B (Portion), 2019 S.A (Portion), 2019 RP (Portion), 2020 RP (Portion) [formerly known as 2020 (Portion)], 2021 RP [formerly known as 2021 (Portion)], 2022 S.A (Portion), 2029 S.A, 2030 S.A, 2030 S.B, 2031 S.A, 2031 S.B, 2032 S.A, 2033, 2034 (Portion), 2035 S.B (Portion), 2035 RP, 2036 (Portion), 2037 (Portion), 2038 (Portion), 2039 S.A, 2042 S.A (Portion), 2043 (Portion), 2044 S.A (Portion), 2044 S.B, 2045 (Portion), 2046 S.A (Portion), 2047 S.A, 2050 S.A, 2052 S.A, 2053 S.A, 2055 S.A, 2059 S.A, 2074 (Portion), 2077 (Portion), 2079, 2080 S.A (Portion), 2124 RP (Portion), 2125 RP (Portion), 2130 S.A (Portion), 2131 RP (Portion), 4541 S.A, 4644 (Portion) and 4666 (Portion) all in Demarcation District No. 51;

Lots Nos. 86 S.A RP (Portion), 87 RP (Portion), 98 S.A (Portion), 100 (Portion), 101 (Portion), 102 S.A, 103 S.A, 104 S.B (Portion), 104 RP (Portion), 111 RP, 112 RP, 117 S.A RP (Portion), 122 (Portion), 147 (Portion), 148 (Portion), 149 (Portion), 154 S.B RP (Portion), 164 (Portion), 167 S.A (Portion), 167 RP (Portion), 168 S.A (Portion), 168 RP (Portion), 170 RP (Portion), 171 RP (Portion), 172 RP (Portion), 181 RP (Portion), 182 RP, 183 RP (Portion), 184 RP (Portion), 186 RP (Portion), 187 RP (Portion), 190 RP (Portion), 192 (Portion), 193 (Portion), 194 S.A RP (Portion), 195 RP (Portion), 199 S.E (Portion), 210 (Portion), 212 (Portion), 230 S.A RP (Portion), 230 S.B RP (Portion), 231 RP (Portion), 252 S.B (Portion), 264 (Portion), 265, 266 (Portion), 268 RP, 270 (Portion), 301 (Portion), 302 RP (Portion), 314 RP, 320 RP (Portion), 321 (Portion), 325 RP, 326, 329 S.B RP (Portion), 330

RP (Portion), 334 (Portion), 335 (Portion), 336 (Portion), 337 (Portion), 338 (Portion), 339 (Portion), 340 (Portion), 341 (Portion), 342 (Portion), 343 (Portion), 344 (Portion), 345 (Portion), 347 (Portion), 348 (Portion), 351 (Portion), 367 (Portion), 368 RP, 445 RP (Portion), 446 (Portion), 447, 448 RP (Portion), 449 (Portion), 450 RP, 451 RP (Portion), 452 (Portion), 453, 454 S.A (Portion), 454 S.B RP, 455 RP, 456 RP, 457 (Portion), 458 RP, 461 RP (Portion), 462 (Portion), 463 (Portion), 464 S.A RP (Portion), 465 RP, 466 (Portion), 469 (Portion), 472 RP (Portion), 475 (Portion), 476 RP, 804 (Portion), 805 RP (Portion), 806 (Portion), 809 (Portion), 1193A (Portion) and 1207 (Portion) all in Demarcation District No. 52;

Lots Nos. 1130 RP (Portion), 1131 RP (Portion), 1134 (Portion), 1135 S.A (Portion), 1135 S.B (Portion), 1136 S.A ss.1 (Portion), 1149 S.A (Portion), 1150 RP (Portion), 1152 S.A (Portion), 1153 S.A (Portion), 1154 S.B (Portion), 1156 S.A, 1157 S.A ss.1 (Portion), 1157 S.B ss.1 (Portion), 1157 S.C (Portion) and 1162 S.A ss.1 all in Demarcation District No. 83; and

Fanling Sheung Shui Town Lot No. 182 S.B [formerly known as Fanling Sheung Shui Town Lot No. 182 RP (Portion)] and Fanling Sheung Shui Town Lot No. 182 RP (Portion).

and shown coloured orange on the Resumption Plan No. DNM5323 and Modification Resumption Plan No. DNM5354 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5384 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 7827 published on 29 December 2023 and 5 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>		<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	}	Monday to Friday 9.00 a.m. to 7.00 p.m.
North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories		
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	}	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.

This notice was affixed on or near the said land on 11 January 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 11 April 2024, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 12 April 2024.

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

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

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

11 January 2024

Joanne LOU Chief Estate Surveyor/New Development Area

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

RESUMPTION OF LAND FOR THE
DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA AND
FANLING NORTH NEW DEVELOPMENT AREA—
REMAINING PHASE

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plan No. DNM5339a:—

Lots Nos. 172 RP (Portion), 174, 175, 176, 178, 179 RP, 180, 182, 209 (Portion), 227 (Portion), 228 (Portion), 229, 230, 231 (Portion), 232 S.A., 232 S.B., 233, 234, 235, 236, 237 (Portion), 238 RP (Portion), 239 (Portion), 240 (Portion), 241 (Portion), 242, 245 S.B. RP (Portion) [also known as 245B RP (Portion)], 246 RP (Portion), 248, 249 (Portion), 252 (Portion), 256 (Portion), 257 (Portion), 258 (Portion), 259, 260 S.A., 260 RP (Portion), 261 (Portion), 262, 263, 264, 265, 270 (Portion), 306 RP (Portion), 332 (Portion), 333 (Portion), 334 (Portion), 335 (Portion), 358 (Portion), 359 (Portion), 396 (Portion), 397, 398, 399 (Portion), 400 (Portion), 401, 402, 403, 404 (Portion), 406 (Portion), 407 (Portion), 414 (Portion), 416 (Portion), 418 (Portion), 419, 420 (Portion), 421 (Portion), 422, 424 (Portion), 425 (Portion), 428 (Portion), 429 (Portion), 430, 431 (Portion), 432 (Portion), 433 (Portion), 434 (Portion), 435 (Portion), 437 RP, 442, 443, 444, 445, 446, 447, 448 (Portion), 450 (Portion), 451, 452, 453, 455, 456 RP, 457, 458 S.B. RP, 482 (Portion), 483 (Portion), 484 S.A. (Portion), 484 RP (Portion), 485 S.D. (Portion), 485 RP, 486, 532 RP (Portion), 533 RP (Portion), 534 RP (Portion), 538, 539 (Portion), 540 (Portion), 541 (Portion), 542 (Portion), 543 (Portion), 544, 545 (Portion), 546 (Portion), 547 (Portion), 548 (Portion), 549, 550, 551 (Portion), 552 (Portion), 553 (Portion), 554, 555, 556, 557 S.A., 557 RP, 558 S.A., 558 RP, 559, 560, 561, 562 (Portion), 566 RP (Portion), 608 (Portion), 609 (Portion), 610 RP (Portion), 611 RP (Portion), 612, 613 RP, 614 RP, 619 RP, 620 RP, 621 RP, 622 S.A. ss.1 (Portion), 622 S.A. RP, 622 S.B. ss.1 (Portion), 622 S.B. RP, 624 S.A. (Portion), 624 RP, 625 S.A. (Portion), 625 RP, 626 (Portion), 627 RP, 628 RP (Portion), 629 RP (Portion), 636 RP, 646 RP (Portion), 647 RP (Portion), 648 RP (Portion), 650 RP, 651 RP, 652, 653, 654, 655 RP (Portion), 656, 657 (Portion), 741, 791 RP, 792 RP, 793, 806, 807 S.A. (Portion), 2013 S.A. RP (Portion), 2013 S.B. RP (Portion), 2013 S.C. RP (Portion), 2014, 2015 (Portion), 2016 S.A. RP (Portion), 2016 S.B. RP (Portion), 2018 S.A., 2018 S.B. (Portion), 2018 RP, 2019 S.A. (Portion), 2019 RP (Portion), 2020 RP (Portion), 2021 S.A., 2022 S.A. (Portion), 2022 S.B., 2022 RP, 2023, 2024, 2025, 2026, 2027 S.A., 2027 S.B., 2028, 2029 RP, 2030 RP, 2031 RP, 2032 RP, 2034 (Portion), 2035 S.A., 2035 S.B. (Portion), 2036 (Portion), 2037 (Portion), 2038 (Portion), 2039 RP, 2041, 2042 S.A. (Portion), 2042 S.B., 2043 (Portion), 2044 S.A. (Portion), 2044 RP, 2045 (Portion), 2046 S.A. (Portion), 2046 S.B., 2046 RP, 2047 S.B., 2047 S.C. (Portion), 2047 RP, 2048, 2049 S.A., 2049 RP, 2050 RP, 2052 RP, 2053 S.B., 2053 RP, 2054, 2055 RP, 2056, 2057, 2058, 2059 RP, 2060 RP, 2061 S.B., 2061 S.C., 2061 RP, 2062 S.A., 2062 S.B., 2062 RP, 2063 S.A., 2063 RP, 2064, 2066, 2067, 2069 RP, 2070 RP, 2071, 2072, 2073, 2074 (Portion), 2075, 2076, 2077 (Portion), 2078, 2080 S.A. (Portion), 2080 RP, 2081 S.A., 2081 RP, 2082 S.A., 2082 RP, 2083 S.A., 2083 S.B., 2083 S.C., 2083 RP, 2084, 2085 S.A., 2085 RP, 2086 S.A., 2086 RP, 2087 S.A., 2087 S.B., 2087 RP, 2088 S.A., 2088 S.B., 2088 RP, 2089 S.A., 2089 RP, 2090, 2091 S.A., 2091 RP, 2092, 2093, 2094 S.A., 2094 RP, 2095 S.A., 2095 RP, 2096 S.A. ss.1, 2096 S.A. RP, 2096 S.B., 2096 RP, 2097 RP, 2124 RP (Portion), 2125 RP (Portion), 2127 S.A. RP, 2127 S.B. RP, 2128, 2129, 2130 S.A. (Portion), 2130 S.B., 2130 RP, 2131 RP (Portion), 2133 RP, 2134 RP, 2135, 2136 RP, 2137 S.A., 2137 RP, 2138 S.A., 2138 RP, 2139 S.A., 2139 RP, 2140, 2141 S.A., 2141 RP, 2144 RP, 4541 RP, 4644 (Portion), 4666 (Portion), 4849 S.A. (Portion), 4849 S.B., 4849 S.C., 4849 S.D. ss.1, 4849 S.D. RP, 4849 S.E. ss.1 (Portion), 4849 S.E. RP, 4849 S.F. ss.1 (Portion), 4849 S.F. RP (Portion), 4849 S.G. (Portion), 4849 S.H. and 4849 RP all in Demarcation District No. 51;

Lots Nos. 55 (Portion), 56, 74 RP, 75 RP (Portion), 76, 77 RP, 78 S.A. RP, 78 S.B. RP, 79 RP, 80 RP, 81, 82 S.A. RP [also known as 82A RP], 86 S.A. RP (Portion), 87 RP (Portion), 89, 90 S.A., 90 S.B., 92, 93, 94 RP, 95 S.B., 96 S.B., 97, 98 S.A. (Portion), 99, 100 (Portion), 101 (Portion), 104 S.A., 104 S.B. (Portion), 104 RP (Portion), 117 S.A. RP (Portion), 118 S.A. RP, 130 S.A. RP, 131 S.A. RP, 132, 133, 134 RP, 135, 147 (Portion), 149 (Portion), 150, 151, 152, 153 RP, 154 S.B. RP (Portion), 159 S.C. RP, 160 S.B., 161, 162, 163, 164 (Portion), 166 RP,

167 S.A (Portion), 167 RP (Portion), 168 S.A (Portion), 168 RP (Portion), 170 RP (Portion), 171 RP (Portion), 172 RP (Portion), 173 RP, 174 RP, 176 RP, 177 RP, 179 RP, 181 RP (Portion), 187 RP (Portion), 194 S.A RP (Portion), 195 RP (Portion), 210 (Portion), 212 (Portion), 231 RP (Portion), 318, 319 RP, 320 RP (Portion), 321 (Portion), 329 S.B RP (Portion), 330 RP (Portion), 331 S.A RP, 331 RP, 332 RP, 333 RP, 334 (Portion), 335 (Portion), 336 (Portion), 337 (Portion), 338 (Portion), 339 (Portion), 340 (Portion), 341 (Portion), 342 (Portion), 343 (Portion), 344 (Portion), 345 (Portion), 346, 347 (Portion), 348 (Portion), 350, 351 (Portion), 352, 353 S.A, 353 RP, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365 RP, 366 RP, 367 (Portion), 369, 370, 371, 372 RP, 373, 374, 375 RP, 376, 377 S.A RP, 377 S.B RP, 378, 379, 380, 381 RP, 397 RP, 398 RP, 399, 400, 401, 402, 403, 404, 405 S.A, 405 RP, 406, 407, 408, 409 RP, 410 RP, 414 S.AB RP [also known as 414AB RP], 414 S.C RP [also known as 414C RP], 415 RP, 416 RP, 420 RP, 421, 422, 423 RP, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 436 RP, 437, 438, 439, 440, 441, 442, 443, 444, 445 RP (Portion), 446 (Portion), 449 (Portion), 451 RP (Portion), 452 (Portion), 454 S.A (Portion), 457 (Portion), 459, 462 (Portion), 463 (Portion), 464 S.A RP (Portion), 466 (Portion), 467, 468, 474, 475 (Portion), 477, 478, 479, 480, 481, 482 S.A, 482 RP, 483, 484 S.A, 486 S.A RP, 528 S.A RP (Portion), 529 S.A RP, 804 (Portion), 805 RP (Portion), 806 (Portion), 809 (Portion), 810, 811, 812 RP, 813 RP, 814, 815, 816 RP, 817 RP, 1193A (Portion), 1207 (Portion), 1208, 1210, 1319, 1322 S.A, 1322 RP, 1380, 1381 RP and 1454 all in Demarcation District No. 52;

Lots Nos. 1130 RP (Portion), 1131 RP (Portion), 1132, 1133, 1134 (Portion), 1135 S.A (Portion), 1135 S.B (Portion), 1135 RP, 1136 S.A ss.1 (Portion), 1136 S.A RP, 1136 RP, 1149 S.A (Portion), 1149 RP, 1150 RP (Portion), 1152 S.A (Portion), 1152 RP, 1153 S.A (Portion), 1153 RP, 1154 S.A, 1154 S.B (Portion), 1154 RP, 1156 S.B, 1156 RP, 1157 S.A ss.1 (Portion), 1157 S.A ss.2, 1157 S.A RP, 1157 S.B ss.1 (Portion), 1157 S.B RP, 1157 S.C (Portion), 1157 S.D ss.1, 1157 S.D RP, 1157 S.E, 1157 RP, 1158 S.A ss.1, 1158 S.A RP, 1158 S.B ss.1, 1158 S.B RP, 1158 S.C, 1158 RP, 1159 S.A, 1159 RP, 1160 S.A ss.1, 1160 S.A RP, 1160 S.B, 1160 RP, 1161 S.A, 1161 RP, 1162 S.A RP, 1162 S.B, 1162 S.C ss.1, 1162 S.C ss.2 S.A, 1162 S.C ss.2 RP, 1162 S.D ss.1, 1162 S.D RP, 1175 S.A, 1175 RP, 1176, 1177 S.A and 1177 RP all in Demarcation District No. 83;

Lots Nos. 41, 43 S.B (Portion), 45, 46 S.B, 49 and 53 (Portion) all in Demarcation District No. 88;

Lots Nos. 739 S.A, 739 S.B ss.1, 739 S.B RP, 739 S.C (Portion), 739 RP (Portion), 741 S.A (Portion), 741 S.B, 741 S.C (Portion), 741 S.D, 741 S.E (Portion), 741 S.F (Portion), 741 S.G, 741 S.H, 741 RP (Portion), 742 S.A, 742 S.B, 742 RP, 743 S.A, 743 RP, 744 RP, 745 S.A, 745 RP, 746 RP, 749 RP, 857 (Portion), 858, 859 (Portion), 860 (Portion), 861 (Portion), 862, 863, 864, 865, 868, 871 RP (Portion), 872 RP (Portion), 879 S.A RP (Portion), 880 S.C RP (Portion), 903 S.B (Portion), 904 S.A, 904 S.B, 904 S.C, 904 S.D (Portion), 904 S.E (Portion), 904 S.F (Portion), 904 S.G (Portion), 905, 906, 908 S.A, 908 S.B, 908 RP, 909 S.A, 910 (Portion), 911 S.C RP (Portion), 912 S.A ss.1 (Portion), 912 RP (Portion), 913, 914 S.A ss.1 (Portion), 914 RP, 915 S.A ss.1 (Portion), 915 RP (Portion), 916 (Portion), 917 (Portion), 918 (Portion), 919 (Portion), 920, 923 (Portion) and 2222 (Portion) all in Demarcation District No. 92;

Lots Nos. 4 (Portion), 5, 6 S.A, 6 RP (Portion), 7, 8 S.A, 9, 10 S.A, 10 RP, 12 S.A, 13, 14 S.A, 14 RP, 16 S.A ss.2 (Portion), 16 S.A ss.3 (Portion), 16 S.A ss.4, 16 S.A ss.5 (Portion), 16 S.A ss.6 (Portion), 16 S.A ss.7 (Portion), 16 S.A ss.8, 16 S.A ss.9, 16 S.A ss.10, 16 S.A ss.11, 16 S.A ss.12, 16 S.A ss.13, 16 S.A ss.14 (Portion), 17 S.A RP, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 (Portion), 29 (Portion), 38 S.A (Portion), 38 S.B (Portion), 38 RP (Portion), 39 S.A (Portion), 39 RP (Portion), 40 (Portion), 42 RP, 43 (Portion), 44 (Portion), 45 (Portion), 53 (Portion), 59 (Portion), 61 (Portion), 62 (Portion), 63, 64, 65 (Portion), 66 (Portion), 67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78 S.A, 78 RP, 79, 80, 81 (Portion), 82 (Portion), 83 (Portion), 84 (Portion), 85 (Portion), 86 (Portion), 87 (Portion), 88 (Portion), 89 (Portion), 90 (Portion), 91 (Portion), 94 S.A RP (Portion), 95 S.A ss.2, 95 S.A RP (Portion), 96 S.A (Portion), 97 S.A ss.1, 97 S.A RP, 98 S.A, 98 RP (Portion), 99 (Portion), 100 S.A (Portion), 100 RP, 102 (Portion), 104 (Portion), 106 (Portion), 111 S.A (Portion), 111 S.B (Portion), 111 RP (Portion), 112 (Portion), 118 (Portion), 119 (Portion), 122 (Portion), 123 (Portion), 124 (Portion), 126, 127, 128, 129, 131, 132 (Portion), 133 (Portion), 139 (Portion), 140, 143 (Portion), 145 (Portion), 148, 149, 150 (Portion), 151 (Portion), 152 (Portion), 153 (Portion), 154 (Portion), 157, 158, 161 (Portion), 162, 163 (Portion), 164 S.A (Portion), 166 S.B, 167 S.A RP, 168 S.A RP, 169 RP, 170, 171, 172 (Portion), 173, 174, 175, 176, 177, 178, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190 S.A, 191, 193, 194 S.A, 195 S.A RP (Portion), 196 RP, 197 S.A (Portion), 198

RP (Portion), 199 S.A., 200 S.A., 201 S.A (Portion), 203 (Portion), 204 (Portion), 205 (Portion), 206, 207 (Portion), 208 S.A (Portion), 208 S.B (Portion), 208 RP (Portion), 210 S.A., 211 S.A RP, 212 S.A., 212 RP, 213, 214 S.A., 214 RP, 215, 216, 217, 218, 219, 220, 221 S.A RP, 222 S.A RP (Portion), 223, 224, 225, 229, 231 S.B RP (Portion), 233 S.A (Portion), 234 S.A ss.1 (Portion), 234 S.A RP, 235 S.A ss.1 (Portion), 235 S.A RP, 236 S.A RP (Portion), 237 S.B (Portion) [also known as 237B (Portion); and also known as 237 (Portion)], 238 (Portion), 240 (Portion), 241 (Portion), 242, 244, 245 (Portion), 246, 247 (Portion), 249 (Portion), 252 (Portion), 253 (Portion), 255 (Portion), 256 (Portion), 257, 258, 259 (Portion), 261, 262, 263, 264, 265 S.A., 265 RP, 266, 268 (Portion), 270 (Portion), 271 S.A RP (Portion), 272 (Portion), 273, 276 (Portion), 280 (Portion), 283 (Portion), 285, 286, 287, 288, 289 (Portion), 292 S.A (Portion), 292 RP (Portion), 306 (Portion), 308 (Portion), 314 RP (Portion), 321 S.B, 321 S.C, 321 S.D, 321 S.E, 321 RP, 322 RP, 323, 325 S.A., 325 S.B, 325 RP, 328 S.A., 328 RP (Portion), 329 (Portion), 331, 334 S.A., 334 S.B, 334 S.C, 334 S.D, 334 S.E, 334 S.F, 334 RP, 335 S.A (Portion), 335 S.B, 335 S.C, 335 S.D, 335 S.E, 335 S.F, 335 S.G, 335 S.H, 335 S.I, 335 S.J, 335 RP (Portion), 337 (Portion), 338, 341 RP, 346 S.A (Portion), 346 S.B (Portion), 349 (Portion), 351, 352, 353 S.A., 353 S.B, 353 S.C, 353 S.D, 355 (Portion), 356 (Portion), 357, 359, 360, 372 RP (Portion), 373 RP (Portion), 691 S.C ss.2 (Portion), 691 S.C ss.3, 691 S.C ss.4, 691 S.C ss.5, 691 S.C ss.6, 691 S.C ss.7, 691 S.C ss.8, 691 S.C ss.9, 691 S.C RP (Portion), 694 (Portion), 695 (Portion), 696 (Portion), 697, 698, 699, 700, 701, 702 (Portion), 703 (Portion), 711 RP (Portion), 713 RP, 714 RP, 715 RP, 716 RP, 717 RP, 719 RP (Portion), 720 RP (Portion), 722 RP (Portion), 723 RP, 724, 725 S.A., 725 S.B, 725 RP (Portion), 726 RP (Portion), 727 RP (Portion), 728 S.A., 728 S.B, 728 S.C, 728 S.D, 728 S.E, 728 S.F, 728 S.G RP (Portion), 728 S.H, 728 S.J, 728 S.K, 728 S.L, 728 S.M, 728 S.N, 728 RP, 729 S.A ss.1, 729 S.A ss.2 S.A., 729 S.A ss.2 S.B, 729 S.A ss.2 S.C, 729 S.A ss.2 RP, 729 S.A ss.3, 729 S.A ss.4, 729 S.A ss.5 RP, 729 S.A ss.6 RP, 729 S.A ss.7, 729 S.A ss.8, 729 S.A ss.9, 729 S.A ss.10 S.A., 729 S.A ss.10 RP, 729 S.A ss.11, 729 S.A ss.12, 729 S.A ss.13, 729 S.A RP, 730 S.A ss.1, 730 S.A ss.2, 730 S.A ss.3, 730 S.A ss.4, 730 S.A ss.5, 730 S.A ss.6, 730 S.A ss.7, 730 S.A ss.8, 730 S.A RP, 730 RP (Portion), 731 S.A ss.2, 731 S.A ss.3, 731 S.A ss.4, 731 S.A ss.5 (Portion), 731 S.A ss.6 (Portion), 731 S.A ss.7 S.A., 731 S.A ss.7 RP, 731 S.A ss.8 (Portion), 731 S.A ss.10, 731 S.A ss.11 (Portion), 731 S.A ss.12 (Portion), 731 S.A ss.13 (Portion), 731 S.A ss.14, 731 S.A ss.15, 731 S.A ss.16, 731 S.A RP (Portion), 731 RP (Portion), 732 S.B, 732 S.C (Portion), 732 RP (Portion), 733 S.C RP (Portion), 736 RP (Portion), 737 RP (Portion), 738 RP, 739 RP, 740 RP (Portion), 741 (Portion), 742 S.A (Portion), 742 RP (Portion), 743 S.A., 743 RP, 744 S.A., 744 RP, 745 S.A., 745 RP (Portion), 747, 748 RP, 749, 750, 751 (Portion), 752 (Portion), 754 S.A., 754 S.B, 754 S.C, 754 S.D, 754 RP, 755 S.A., 755 S.B, 755 S.C, 755 S.D (Portion), 755 RP (Portion), 757 S.A., 757 S.B, 757 RP (Portion), 758, 759 S.A (Portion), 759 S.B, 759 S.C (Portion), 759 RP (Portion), 761 S.A (Portion), 761 S.B, 761 S.C (Portion), 761 S.D, 761 RP, 762 S.A., 762 S.B, 762 S.C (Portion), 762 S.D, 762 RP, 763, 764, 765, 766 S.A., 766 RP, 767 S.A RP (Portion), 767 RP (Portion), 768 S.A RP (Portion), 768 S.B RP (Portion), 768 S.C, 768 RP, 769 RP (Portion), 770 S.A RP, 774 S.A (Portion), 776 S.A RP (Portion), 778 RP (Portion), 783 RP (Portion), 784 RP (Portion), 790 RP, 794 RP, 795, 796 RP, 798 S.A., 798 S.B, 798 RP, 799 RP, 803 S.A ss.1 RP, 803 S.A ss.2, 803 S.A ss.3 (Portion), 803 S.A RP, 805 S.A RP, 805 S.B RP (Portion), 806 (Portion), 807 RP, 809 RP, 811 S.A., 811 RP, 812, 814, 815 RP (Portion), 816 S.A ss.1 (Portion), 816 S.A ss.2, 816 S.A RP (Portion), 816 RP, 817 RP, 818 RP, 819 RP, 820 RP (Portion), 821 S.A RP, 821 S.B, 821 S.C, 821 RP (Portion), 822 S.A RP, 822 S.B ss.1, 822 S.B ss.2, 822 S.B ss.3 (Portion), 822 S.B RP (Portion), 823, 824 (Portion), 825 (Portion), 826, 827 (Portion), 829 (Portion), 830 (Portion), 831 S.A (Portion), 831 S.B (Portion), 832, 833, 834, 835, 837, 839, 840, 841 (Portion), 842, 844 S.A., 844 RP, 845, 846 S.A., 846 S.B, 846 RP, 847, 849 S.A., 849 S.B, 850, 851 (Portion), 852 S.A., 852 RP (Portion), 853 (Portion), 856 S.A., 856 RP, 857, 858 S.A., 858 RP, 859, 860 S.A., 860 S.B, 860 S.C, 860 RP, 861 S.A., 861 RP, 863, 864, 865, 866 S.A., 867, 868 S.A., 869 S.A., 870 S.A., 871 S.A., 871 RP, 872 S.A., 872 S.B (Portion), 872 RP, 873 S.A., 873 RP (Portion), 874 S.A., 874 RP (Portion), 875 (Portion), 876 (Portion), 877 (Portion), 878 (Portion), 879 (Portion), 880, 881, 882, 884, 885, 886, 887 (Portion), 888 RP (Portion), 889 (Portion), 890 (Portion), 891 (Portion), 892 (Portion), 893 (Portion), 900, 910 RP (Portion), 913 RP, 914 (Portion), 915, 916 (Portion), 917 (Portion), 918, 919, 920, 921, 922, 923, 924, 925, 927 (Portion), 928, 929, 930 (Portion), 931 (Portion), 932, 933 (Portion), 934 (Portion), 935, 936, 937, 938, 939 RP (Portion), 940, 941, 942 RP, 943 RP, 944 RP, 945 RP, 966 RP (Portion), 986 RP, 989 RP, 991 RP, 998 RP, 999 RP, 1001 RP, 1002, 1003 RP, 1004 S.A., 1004 RP (Portion), 1005 (Portion), 1007 S.A., 1007 RP (Portion), 1008 (Portion), 1009 S.A., 1009 RP (Portion), 1010 S.A., 1011 S.A., 1011 RP, 1012 S.A., 1012 RP, 1013 S.A., 1014 S.A., 1014 RP, 1015 S.A., 1015 RP, 1016 (Portion), 1017 (Portion), 1018 RP (Portion), 1019 (Portion), 1126 S.A RP (Portion), 1126 S.B RP, 1127, 1128 RP, 1130 RP,

1140 RP, 1141, 1142, 1143 (Portion), 1144 S.A, 1144 S.B (Portion), 1144 RP, 1145 (Portion), 1146 RP (Portion), 1157 RP (Portion), 1158, 1159, 1160, 1161, 1162, 1914, 1917, 1921 S.B, 1921 RP, 1924, 1952 (Portion), 1971 (Portion), 1975, 1994 (Portion), 1995, 2067, 2072 (Portion), 2074 and 2079 all in Demarcation District No. 95;

Lots Nos. 626 S.A RP, 627, 629, 630 S.A, 630 S.B RP, 631 RP, 632 RP (Portion), 633 RP (Portion), 634 S.C RP, 637 RP, 638 RP, 643 RP, 644 RP, 645 S.A RP, 645 S.C RP, 647 RP, 657 S.A RP (Portion), 659 S.A RP (Portion), 659 S.B (Portion), 659 S.C RP (Portion), 662 (Portion), 663 (Portion), 664 RP (Portion), 665 RP, 666 RP (Portion), 667 (Portion), 668 (Portion), 671 (Portion), 747 S.B RP (Portion), 747 S.C RP (Portion), 747 S.D ss.1 (Portion), 834 RP (Portion), 839 S.B (Portion), 839 S.C ss.1 (Portion), 839 S.C RP (Portion), 839 RP (Portion), 855 RP, 858, 859 S.B RP (Portion), 860 (Portion), 861 (Portion), 862 RP, 863, 864, 866, 868, 869 RP (Portion), 870 (Portion), 871 (Portion), 872 (Portion), 875, 876, 877, 878, 882 RP, 884 RP, 886 RP, 888 RP (Portion), 897, 898 (Portion), 899 (Portion), 900 (Portion), 901 (Portion), 904 (Portion), 905 (Portion), 920 (Portion), 922 (Portion), 923 (Portion), 924 (Portion), 925 (Portion), 954 (Portion), 965, 976A, 979, 980, 982 (Portion), 983 (Portion), 989 (Portion), 990 S.A (Portion), 990 S.B (Portion), 991 (Portion), 992 (Portion), 993, 994 (Portion), 998 (Portion), 999 (Portion), 1000 (Portion), 1004 (Portion), 1005, 1006, 1007, 1008 (Portion), 1015 (Portion), 1017 (Portion), 1020, 1021 (Portion), 1033, 1035, 1037, 1040, 1042, 1056 (Portion), 1057 and 2252 RP (Portion) all in Demarcation District No. 96; and

Fanling Sheung Shui Town Lot No. 182 RP (Portion).

TAKE NOTICE that the Chief Executive in Council has decided that the above-mentioned land is required for a public purpose, and under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, I have made an order that the above-mentioned land shall be resumed and revert to the Government of the Hong Kong Special Administrative Region on the expiration of THREE MONTHS from the date of the affixing of this notice to the said land.

This notice was affixed to the above-mentioned land on 11 January 2024. Upon expiration of the notice period at midnight on 11 April 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. **The date of reversion shall be 12 April 2024.**

The electronic version of this notice and the aforesaid Resumption Plan may be viewed on the Lands Department website (<https://www.landsd.gov.hk/en/resources/gov-notices/acq.html>) under Government Notices after this notice is published in the *Gazette*. A copy of this notice and the aforesaid Resumption Plan may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

Offices

*Opening Hours
(except on public holidays)*

Central and Western Home Affairs Enquiry Centre,
Ground Floor, Harbour Building,
38 Pier Road, Central, Hong Kong

North Home Affairs Enquiry Centre,
Ground Floor, North District Government Offices,
3 Pik Fung Road, Fanling, New Territories

Yuen Long Home Affairs Enquiry Centre,
Ground Floor, Yuen Long District Office Building,
269 Castle Peak Road, Yuen Long,
New Territories

District Lands Office, North,
6th Floor, North District Government Offices,
3 Pik Fung Road, Fanling, New Territories

District Lands Office, Yuen Long,
9th Floor, Yuen Long Government Offices,
2 Kiu Lok Square, Yuen Long,
New Territories

Monday to Friday
9.00 a.m. to 7.00 p.m.

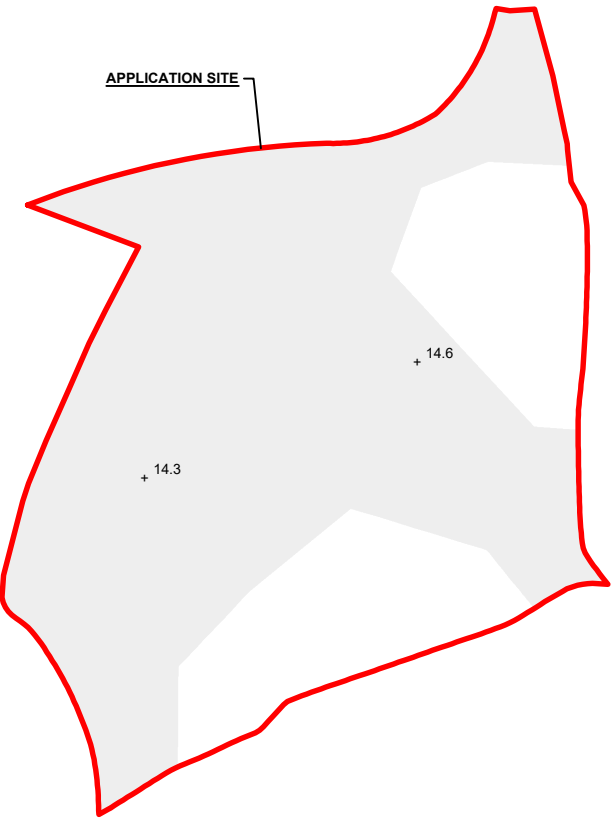
Monday to Friday
8.45 a.m. to 12.30 p.m.
and
1.30 p.m. to 5.30 p.m.

LIST OF PLANS

Plan 1 Filling of Land

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,923 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 2,135 m ²	(ABOUT)
EXISTING SOILED AREA	: 788 m ²	(ABOUT)
EXISTING SITE LEVELS	: +14.3 mPD TO +14.6 mPD	(ABOUT)



LEGEND

APPLICATION SITE

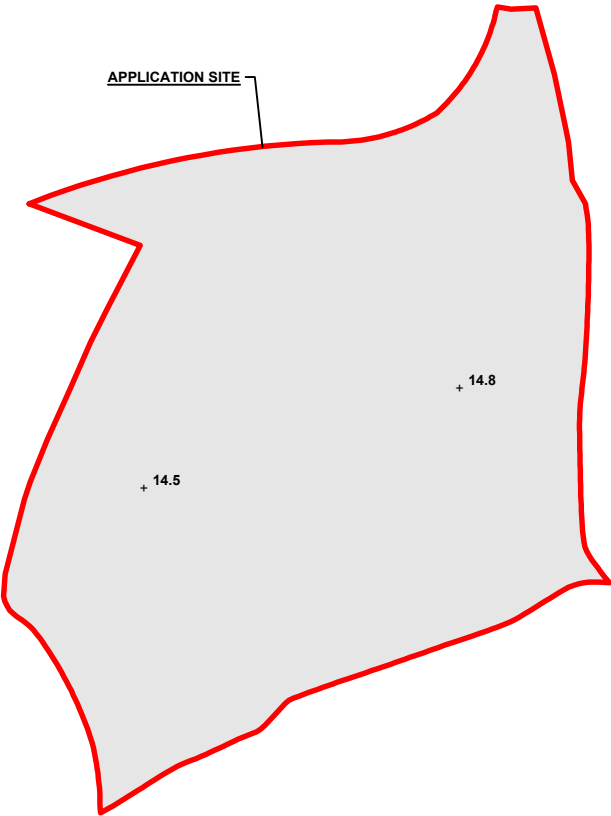
EXISTING PAVED AREA

+ 14.6 EXISTING SITE LEVEL

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

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 2,923 m ²	(ABOUT)
PROPOSED FILLING AREA	: 2,923 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +14.5 mPD TO +14.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF OPEN STORAGE AREA AND CIRCULATION SPACE	

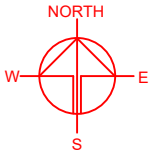


LEGEND

APPLICATION SITE

FILLING OF CONCRETE AREA

+ 14.8 PROPOSED SITE LEVEL



PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	30.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE

FILLING OF LAND

DWG NO.	VER.
PLAN 1	001

Our Ref. : DD77 Lot 518 RP & VL
Your Ref. : TPB/A/NE-TKL/816

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

By Email

7 November 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Open Storage of Construction Materials and Machinery and
Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 518 RP, 519 and 520 in D.D.77, Ta Kwu Ling, New Territories**

(S.16 Planning Application No. A/NE-TKL/816)

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

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Sheren LEE
(Attn.: Mr. Brian CHAN

email: sswlee@pland.gov.hk)
email: bchchan@pland.gov.hk)



Responses-to-Comments

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 518 RP, 519 and 520 in D.D.77, Ta Kwu Ling, New Territories

(Application No. A/NE-TKL/816)

- (i) The revised plans showing the layout and filling of land on the application site (the Site) are provided (**Annex I** and **Plans 1 to 2**). Majority of the Site (i.e. 2,700m²) is proposed to be filled with concrete of not more than 0.2 m in depth for area for open storage area, vehicle parking, loading/unloading and circulation spaces. The remaining area will be reserved as planting area for healthy tree growth. The filling of land is considered necessary and has been kept to minimal to meet the operation need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.
- (ii) The open storage activities will only be stored at the designated area (i.e. about 1,546m²) with stacking height of not more than 3 m (**Plan 1**).
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	The applicant stated in the RtoC that "it is not to proposed to retain any of the existing tree(s)/vegetation at the Site" but has not provided any further information on the existing tree(s). The information provided is insufficient for LU/PlanD to provide further input. Our previous comments are all still valid.	The tree survey and landscape proposal are provided by the applicant in support of the current application (Annexes II and III). A total of <u>35</u> nos. of trees were recorded within the Site, within which no Old and Valuable Trees (OVT) or protected species have been identified. Due to the proposed hard paving works for open storage activities and circulation purposes, all the existing trees will be affected, and it is not proposed to retain any of the existing trees within the Site. Due to the proposed tree felling, a total of <u>35</u> new trees, with compensation ratio of 1:1, are proposed to be planted along the peripheral boundary of the Site to mitigate the landscape

		impact of the proposed development (Annex III). All the new trees will be well maintained by the applicant during the planning approval period.
2. Comments of the District Planning Officer, Sha Tin, Tai Po and North District, Planning Department (DPO/STN, PlanD)		
(a)	Please clarify the relationship between the applicant and the existing operator of the affected business operator of the affected business operation. Who will operate at the application site during the planning approval period?	Smart Long Development Limited , the applicant, is authorized by Tiptop Transportation Co. , the affected business operator to facilitate the relocation of its existing business premises in Fanling North. The Memorandum of Understanding signed by both parties has been submitted to TPB on 28.8.2025. The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Town Planning Board, the Site will be utilised by the operator of the affected business premises for the proposed development.
(b)	Besides, in response to EPD's comments, please clarify if relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts will be implemented during land filling.	The applicant will strictly follow and implement the relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during the land filling.

Annex I
Revised Application Form

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Ping Che Road via Ng Chow South Road, Ng Chow Road and a local access..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,700 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..not more than 0.2.. m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 	
	No 否	<input type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	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"/>

Annex I
Tree Survey


Tree Survey Report

Date of Survey: 27th October 2025

Location:

Various Lots In D.D. 77, Ta Kwu Ling, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 1st November 2025

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1. Introduction	3
2. Summary of Existing Trees	4

Appendix:

- I. Tree Survey Plan
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 27th October 2025. Plants with DBH less than 95mm were not recorded in the survey.

2. Summary of Existing Trees

The surveyed site is located at Various Lots In D.D. 77, Ta Kwu Ling, New Territories.

At the time of inspection on 27th October 2025, **35 nos.** trees were found within the Site. **5 nos.** dead trees (T24, T25, T28, T29, T31) were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots In D.D. 77, Ta Kwu Ling, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 27 October 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Macaranga tanarius</i> var.	血桐	5.0	110	6.0	Low	Poor	Poor	Poor	Low	
T2	<i>Leucaena leucocephala</i>	銀合歡	7.0	200	2.0	Low	Poor	Poor	Poor	Low	
T3	<i>Macaranga tanarius</i> var.	血桐	6.0	110	5.0	Low	Poor	Poor	Poor	Low	
T4	<i>Macaranga tanarius</i> var.	血桐	6.0	110	4.0	Low	Poor	Poor	Poor	Low	
T5	<i>Macaranga tanarius</i> var.	血桐	4.0	200	3.0	Low	Poor	Poor	Poor	Low	leaning
T6	<i>Macaranga tanarius</i> var.	血桐	5.0	170	5.0	Low	Poor	Poor	Poor	Low	
T7	<i>Leucaena leucocephala</i>	銀合歡	5.0	120	3.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T8	<i>Leucaena leucocephala</i>	銀合歡	6.0	155	4.0	Low	Poor	Poor	Poor	Low	
T9	<i>Leucaena leucocephala</i>	銀合歡	7.0	230	5.0	Low	Poor	Poor	Poor	Low	cross trunks, leaning
T10	<i>Macaranga tanarius</i> var.	血桐	7.0	170	6.0	Low	Poor	Poor	Poor	Low	co-dominant trunks
T11	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	5.0	Low	Poor	Poor	Poor	Low	
T12	<i>Leucaena leucocephala</i>	銀合歡	5.0	100	4.0	Low	Poor	Poor	Poor	Low	
T13	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	4.0	Low	Poor	Poor	Poor	Low	
T14	<i>Macaranga tanarius</i> var.	血桐	4.0	150	3.0	Low	Poor	Poor	Poor	Low	leaning, bending, crooked trunk
T15	<i>Macaranga tanarius</i> var.	血桐	6.0	200	5.0	Low	Poor	Poor	Poor	Low	leaning
T16	<i>Macaranga tanarius</i> var.	血桐	7.0	250	6.0	Low	Poor	Poor	Poor	Low	
T17	<i>Bridelia tomentosa</i>	土蜜樹(逼迫仔)	6.0	160	6.0	Low	Poor	Poor	Poor	Low	
T18	<i>Macaranga tanarius</i> var.	血桐	6.0	200	5.0	Low	Poor	Poor	Poor	Low	leaning
T19	<i>Macaranga tanarius</i> var.	血桐	7.0	100	3.0	Low	Poor	Poor	Poor	Low	
T20	<i>Ficus microcarpa</i>	榕樹(細葉榕)	9.0	700	10.0	Low	Poor	Poor	Poor	Low	
T21	<i>Macaranga tanarius</i> var.	血桐	5.0	195	6.0	Low	Poor	Poor	Poor	Low	multi-trunks
T22	<i>Annona glabra</i>	圓滑番荔枝	7.0	600	7.0	Low	Poor	Poor	Poor	Low	multi-trunks
T23	<i>Macaranga tanarius</i> var.	血桐	5.0	180	6.0	Low	Poor	Poor	Poor	Low	leaning
T24	Dead tree	死樹	5.0	165	4.0	-	-	Dead	-	-	dead tree
T25	Dead tree	死樹	6.0	160	3.0	-	-	Dead	-	-	dead tree
T26	<i>Macaranga tanarius</i> var.	血桐	5.0	110	6.0	Low	Poor	Poor	Poor	Low	
T27	<i>Ligustrum sinense</i>	山指甲	4.0	130	3.0	Low	Poor	Poor	Poor	Low	
T28	Dead tree	死樹	7.0	265	4.0	-	-	Dead	-	-	dead tree
T29	Dead tree	死樹	6.0	235	7.0	-	-	Dead	-	-	dead tree
T30	<i>Macaranga tanarius</i> var.	血桐	5.0	100	4.0	Low	Poor	Poor	Poor	Low	leaning
T31	Dead tree	死樹	4.0	165	2.0	-	-	Dead	-	-	dead tree
T32	<i>Clausena lansium</i>	黃皮	4.0	420	5.0	Low	Poor	Poor	Poor	Low	climber
T33	<i>Dimocarpus longan</i>	龍眼	5.0	320	6.0	Low	Poor	Poor	Poor	Low	leaning, crooked trunk, climber
T34	<i>Carica papaya</i>	番木瓜	5.0	143	5.0	Low	Poor	Poor	Poor	Low	multi-trunks
T35	<i>Celtis sinensis</i>	朴樹	6.0	135	5.0	Low	Poor	Poor	Poor	Low	co-dominant trunks

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General View 01



General View 02

General View



General View 03



General View 04

General View



General View 05



General View 06

General View



General View 07

Photo Records



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

Photo Records



T5 (Overview) (Leaning)



T6 (Overview)



T7 (Overview)



T7 Leaning

Photo Records



T8 (Overview)



T8 Co-dominant trunk (Restricted root)



T9 (Overview) (Leaning)



T9 Cross trunks

Photo Records



T10 (Overview)



T10 Co-dominant trunks



T11 (Overview)



T12 (Overview)

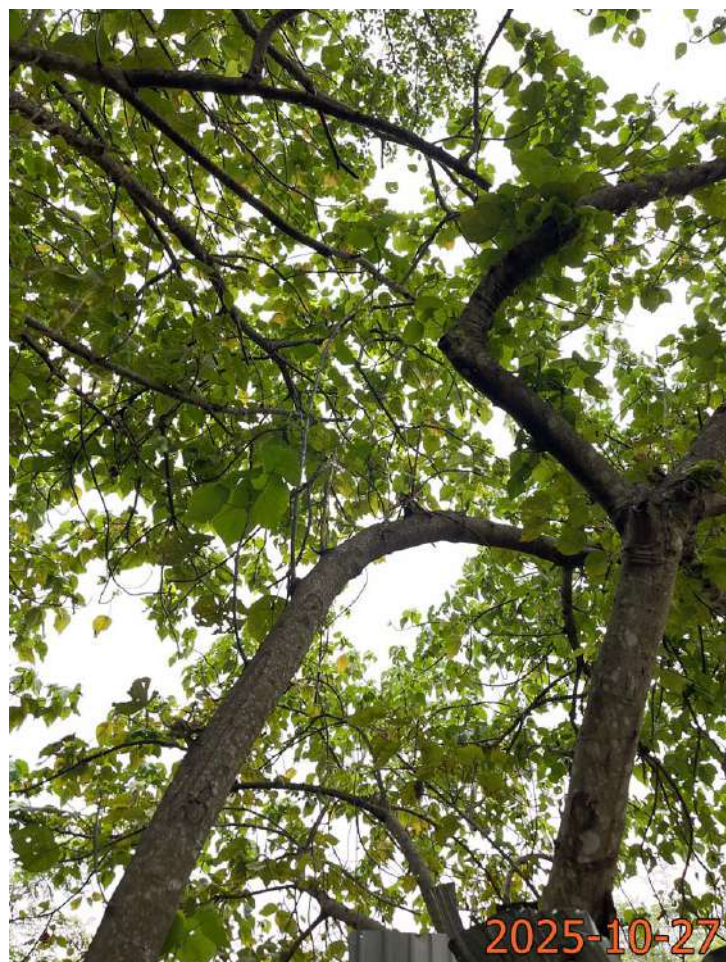
Photo Records



T13 (Overview)



T14 (Overview) (Leaning, Bending)



T14 Crooked trunk



T15 (Overview) (Leaning)

Photo Records



T16 (Overview) (Leaning)



T17 (Overview) (Leaning)



T18 (Overview) (Leaning)



T19 (Overview)

Photo Records



T20 (Overview)



T21 (Overview) (Leaning)



T21 Multi-trunks



T22 (Overview)

Photo Records



T22 Multi-trunks



T23 (Overview) (Leaning)

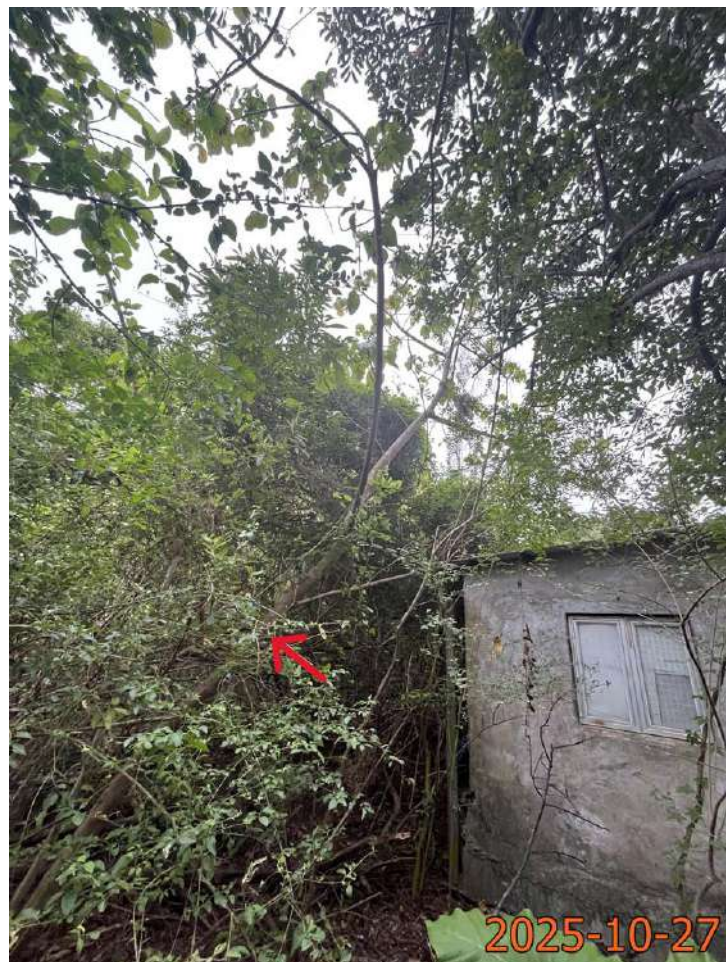


T24 (Overview)



T25 (Overview)

Photo Records



T26 (Overview)



T27 (Overview)



T28 (Overview)



T28 Co-dominant trunks

Photo Records



T29 (Overview) (Dead tree)



T29 Dead tree with fungal fruiting bodies



T30 (Overview) (Leaning)

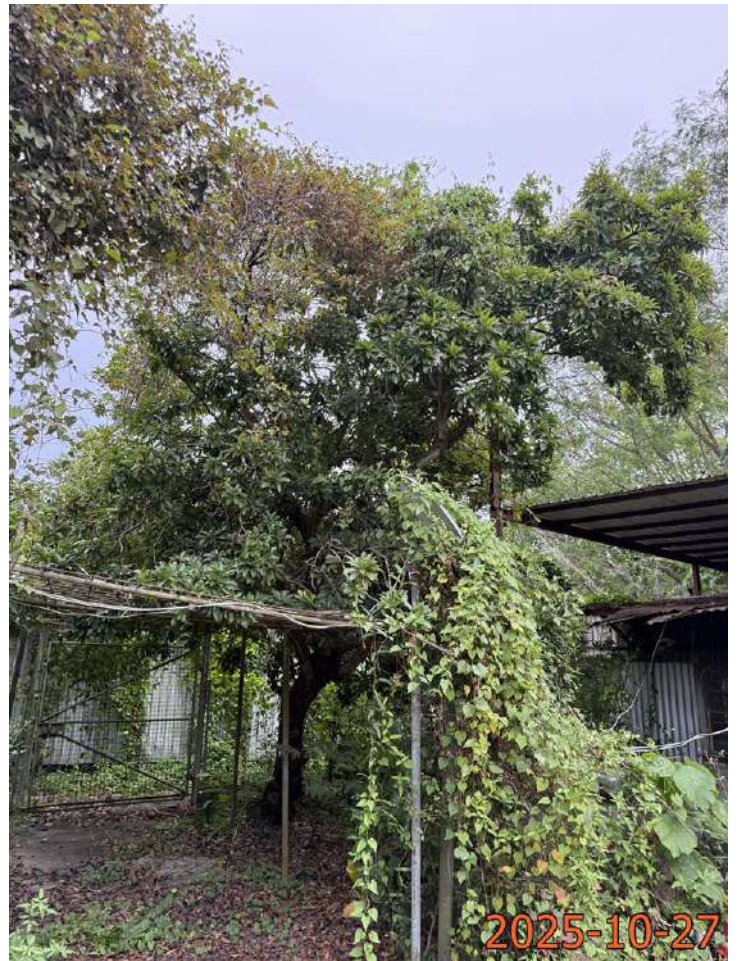


T31 (Overview)

Photo Records



T32 (Overview) (Climber)



T33 (Overview) (Climber)



T33 Leaning (Crooked trunk)



T34 (Overview)

Photo Records



T34 Multi-trunks



T35 (Overview)

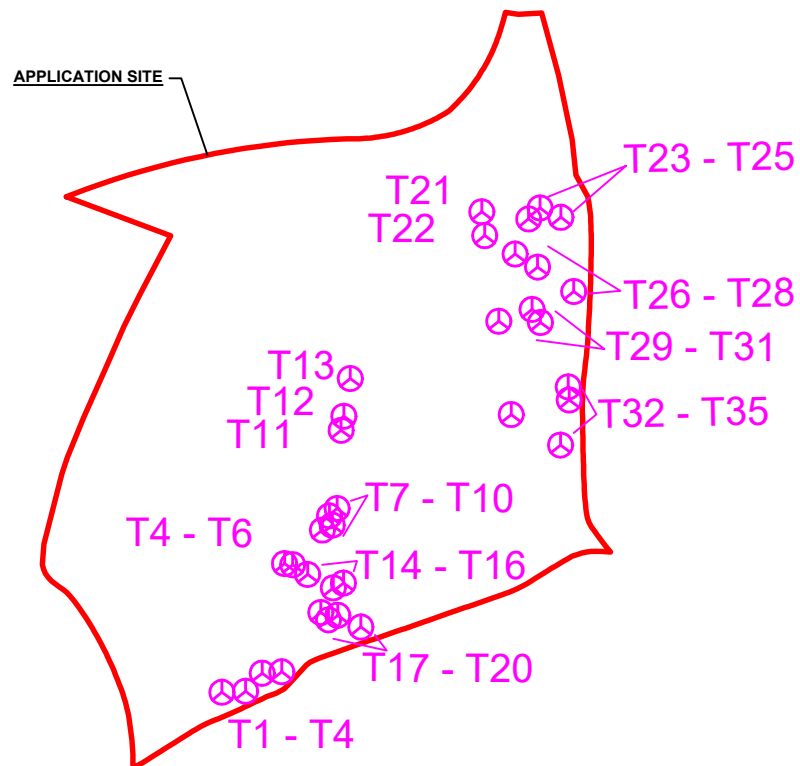


T35 Co-dominant trunks

Annex III
Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,923 m ² (ABOUT)
NO. OF EXISTING TREES	: 35 (E1 TO E35)
NO. OF TREES TO BE FELLED	: 35 (E1 TO E35)



LEGEND

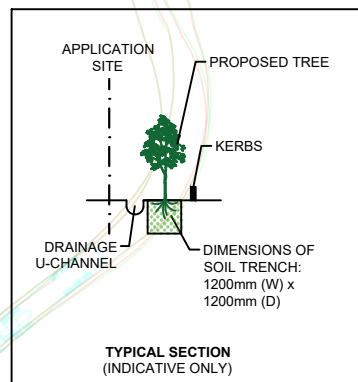
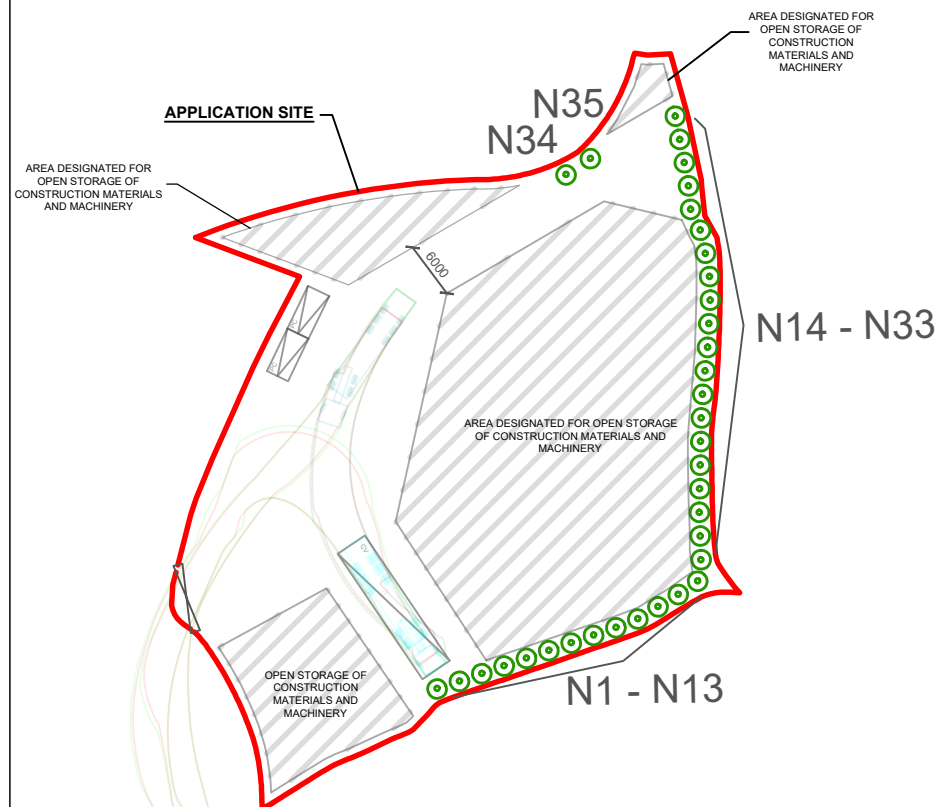
- APPLICATION SITE
- ⊗ EXISTING TREE

LANDSCAPE PROPOSAL

APPLICATION SITE AREA	: 2,923 m ² (ABOUT)	
COVERED AREA	: 216 m ² (ABOUT)	
UNCOVERED AREA	: 2,707 m ² (ABOUT)	
NO. OF NEW TREES WILL BE PLANTED	: 35 (N1 TO N35)	
SPECIES OF NEW TREES	: POLYSPORA AXILLARIS	
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m	
SPACING OF NEW TREES	: NOT LESS THAN 6 m	
DIMENSION OF SOIL TRENCH	: 1.2 m (W) X 1.2 m (D)	

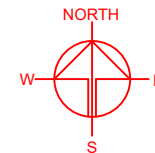
NOTES:

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



LEGEND

- APPLICATION SITE
- L/UL SPACE (CV)
- X INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE
- ⊗ PROPOSED NEW TREES



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY
LT

CHECKED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LANDSCAPE PROPOSAL

DWG NO.
ANNEX III

VER.
001

LIST OF PLANS

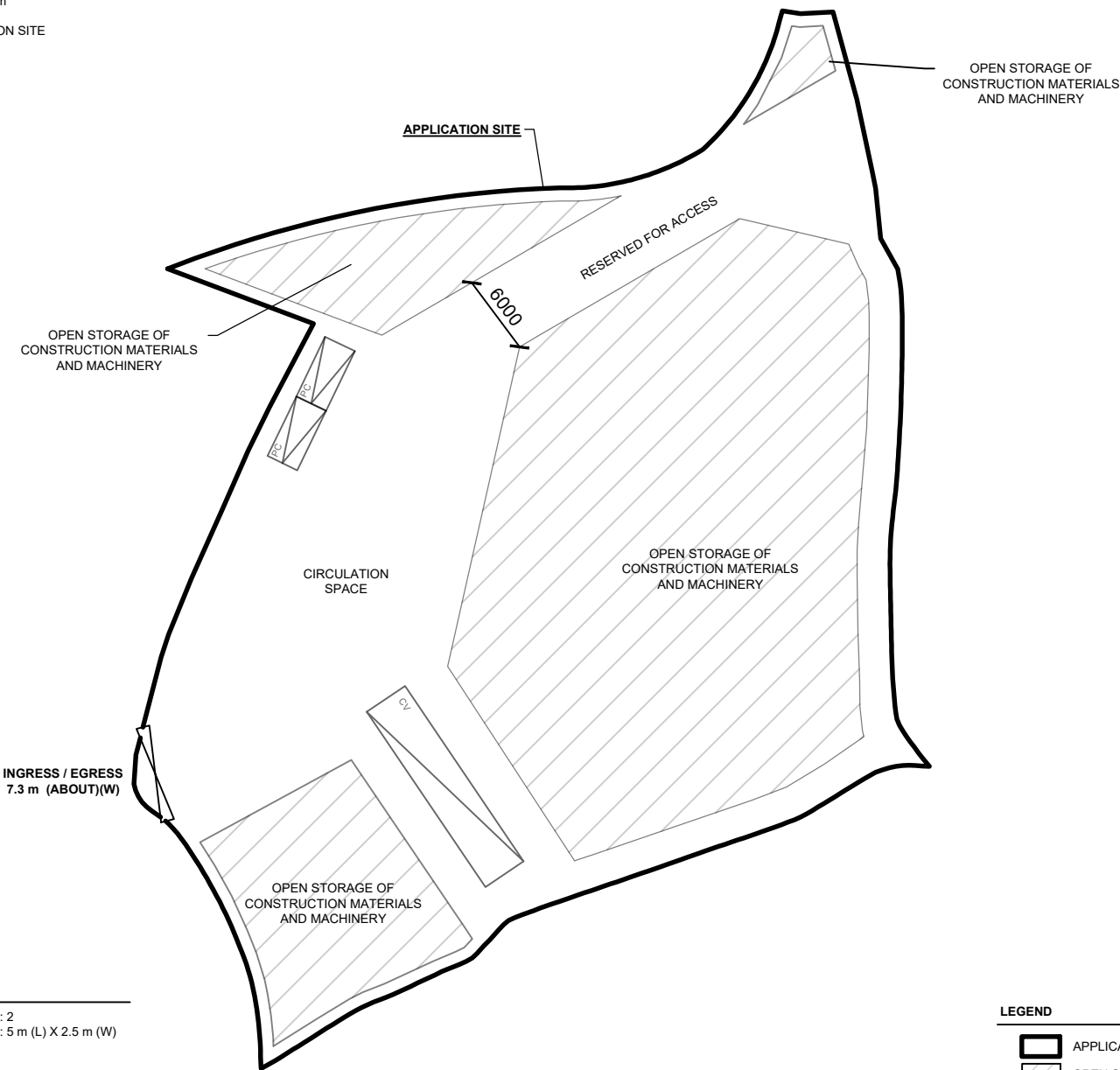
Plan 1	Layout Plan
Plan 2	Filling of Land

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 2,923 m² (ABOUT)
COVERED AREA : NOT APPLICABLE
UNCOVERED AREA : 2,923 m² (ABOUT)

OPEN STORAGE AREA : 1,546 m² (ABOUT)
HEIGHT OF STACKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
DIMENSION OF PARKING SPACE : 5 m (L) X 2.5 m (W)

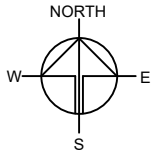
LOADING/UNLOADING PROVISIONS

NO. OF L/U SPACE FOR CONTAINER VEHICLE : 1
DIMENSION OF L/U SPACE : 16 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/U SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA KWU LING, NEW TERRITORIES

SCALE

1 : 500 @ A4

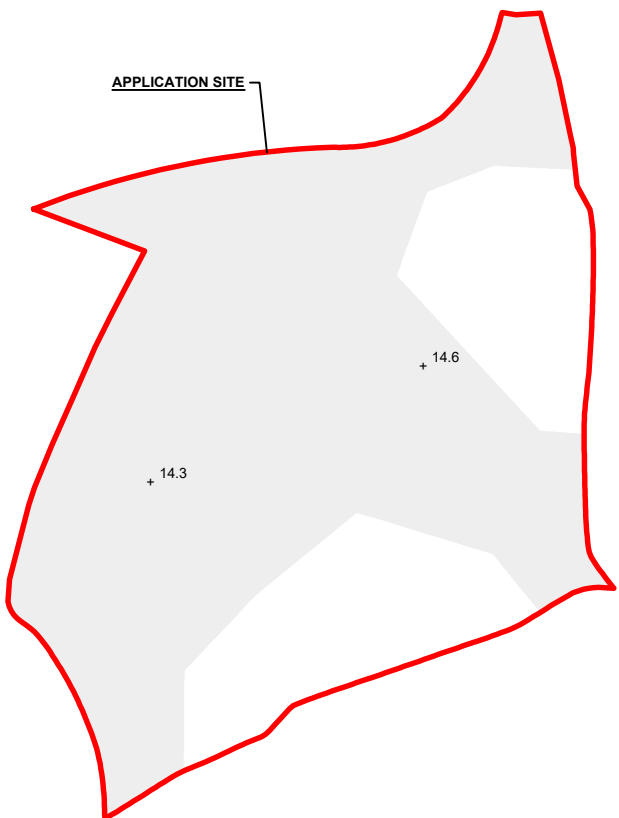
DRAWN BY	DATE
MN	1.8.2025
REVISD BY	DATE
LT	4.11.2025
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 1	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,923 m ²	(ABOUT)
EXISTING HARD-PAVED AREA	: 2,135 m ²	(ABOUT)
EXISTING SOILED AREA	: 788 m ²	(ABOUT)
EXISTING SITE LEVELS	: +14.3 mPD TO +14.6 mPD	(ABOUT)



LEGEND

APPLICATION SITE

EXISTING PAVED AREA

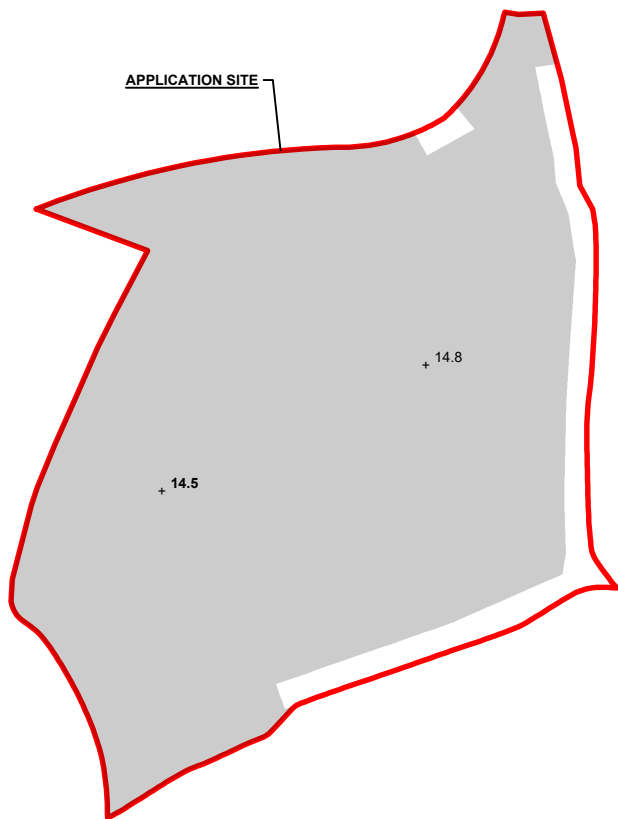
+ 14.6

EXISTING SITE LEVEL

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

PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 2,923 m ²	(ABOUT)
PROPOSED FILLING AREA	: 2,700 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +14.5 mPD TO +14.8 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF OPEN STORAGE AREA AND CIRCULATION SPACE	



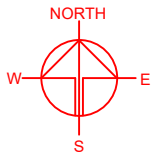
LEGEND

APPLICATION SITE

FILLING OF CONCRETE AREA

+ 14.8

PROPOSED SITE LEVEL



PLANNING CONSULTANT

PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 77, TA
KWU LING, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

30.7.2025

REVISED BY

LT

DATE

4.11.2025

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

DWG NO.

PLAN 2

VER.

001

**Relevant Extracts of Town Planning Board Guidelines on
Application for Open Storage and Port Back-up Uses
(TPB PG-No. 13G)**

1. On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for the various categories of area:
 - (a) Category 1 areas: favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses may cause significant environmental and traffic concerns;
 - (b) Category 2 areas: planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas;
 - (c) Category 3 areas: applications would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). Sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Planning permission could be granted on a temporary basis up to a maximum period of 3 years, subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions; and
 - (d) Category 4 areas: applications would normally be rejected except under exceptional circumstances. For applications on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant), and subject to no adverse departmental comments and local objections, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. The intention is however to encourage the phasing out of such non-conforming uses as early as possible. Planning permission for a maximum period of 3 years may be allowed for an applicant to identify suitable sites for relocation. Application for renewal of approval will be assessed on its individual merits.

2. In assessing applications for open storage and port back-up uses, the other major relevant assessment criteria are also summarised as follows:
- (a) port back-up sites and those types of open storage generating adverse noise, air pollution and visual intrusion and frequent heavy vehicle traffic should not be located adjacent to sensitive receivers such as residential dwellings, hospitals, schools and other community facilities;
 - (b) port back-up uses are major generators of traffic, with container trailer/tractor parks generating the highest traffic per unit area. In general, port back-up sites should have good access to the strategic road network, or be accessed by means of purpose built roads;
 - (c) adequate screening of the sites through landscaping and/or fencing should be considered where sites are located adjacent to public roads or are visible from surrounding residential areas;
 - (d) there is a general presumption against conversion of active or good quality agricultural land and fish ponds to other uses on an ad-hoc basis. For flood prone areas or sites which would obstruct natural drainage channels and overland flow, advice should be sought; and
 - (e) for applications involving sites with previous planning approvals, should there be no evidence to demonstrate that the applicants have made any genuine effort to comply with the approval conditions of the previous planning applications, planning permission may be refused, notwithstanding other criteria set out in the Guidelines are complied with.

Previous S.16 Application

Approved Application

	Application No.	Uses/ Development	Date of Consideration
1	A/NE-TKL/607	Temporary Place of Recreation, Sports or Culture (Hobby farm) for a Period of 3 Years	17.5.2019 (Revoked on 17.11.2019)

**Similar S.16 Applications for Temporary Open Storage
in the vicinity of the Application Site within “Agriculture” Zone in the Past Five Years**

Approved Applications

	Application No.	Uses/Developments	Date of Consideration
1	A/NE-TKL/672 [#]	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	9.7.2021
2	A/NE-TKL/765 [#]	Renewal of Planning Approval for Temporary Open Storage of Metals and Tools and Containers (for Office and Storage of Tools) for a Period of 3 Years	16.8.2024
3	A/NE-TKL/801	Proposed Temporary Open Storage of Construction Materials, Machinery and Timber with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	24.10.2025

Remarks

[#] : Applications No. A/NE-TKL/672 and A/NE-TKL/765 involve the same site.

Detailed Comments from Relevant Government Departments

1. Traffic

Comments of the Commissioner for Transport (C for T):

- no comment on the application; and
- her advisory comments are at **Appendix VI**.

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

- no comment on the application from highways maintenance point of view; and
- his advisory comments are at **Appendix VI**.

2. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection to the application from the public drainage viewpoint;
- should the application be approved, a condition should be included to request the applicant to submit and implement a drainage proposal to ensure that it will not cause adverse drainage impact on the adjacent areas. The drainage facilities should be properly maintained at all times and rectified if they are found inadequate/ineffective during operation;
- the application site (the Site) is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use; and
- her advisory comments are at **Appendix VI**.

3. Fire Safety

Comments of the Director of Fire Services (D of FS):

- no in-principle objection to the proposal subject to fire service installations (FSIs) and water supplies for firefighting being provided to his satisfaction. The FS related approval conditions, i.e. the submission of a FSIs proposal and the implementation of FSIs, should be incorporated into the application; and
- his advisory comments are at **Appendix VI**.

4. **Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- no adverse comment from landscape planning perspective;
- based on the aerial photo of 2024, the Site is located in an area of miscellaneous rural fringe landscapes character comprising temporary structures, small houses within or in close proximity to the “Village Type Development” zone, vegetated areas, clusters of tree groups and woodlands within the “Green Belt” zones. The proposed use is not entirely incompatible with the landscape character of the surroundings;
- based on the site photos taken on 5.9.2025 and the aerial photo of 2024, the Site is generally vacant, flat, fenced off and partially covered with some existing tree(s)/vegetation of common species. All existing trees of common species are proposed to be felled and no significant landscape resources are identified within the Site. With 35 new trees to be planted within the Site to compensate the tree felling, significant adverse landscape impact is not anticipated; and
- her advisory comments are at **Appendix VI**.

5. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- no objection to the application;
- site formation works, i.e. land filling works, are building works under the control of the Buildings Ordinance (BO). Before the proposed filling of land is to be carried out on the Site, the prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works. An Authorized Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO; and
- his advisory comments are at **Appendix VI**.

6. **Other Departments**

The following government departments have no objection to/ no comments on the application:

- (a) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (b) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (c) Head of the Geotechnical Engineering Office, CEDD (H(GEO), CEDD); and
- (d) District Officer (North), Home Affairs Department (DO(N), HAD).

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the proposed use with the concerned owner(s) of 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 unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (c) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through Government land (GL) and other private lot but no right of access via GL is granted to the Site;
 - (ii) the following irregularity covered by the planning application has been detected by his office:

structures within the said private lot covered by the planning application

there are structures erected within Lot 519 in D.D. 77. Erection of the structures without the prior approval of the Government should not be encouraged. The lot owners/applicant should remove the structures erected on Lot 519 in D.D. 77 immediately. His office reserves the rights to take necessary lease enforcement action against any breaches without prior notice; and
 - (iii) the applicant should comply with all the land filling requirements imposed by relevant Government departments. GL should not be disturbed unless with prior approval;
- (d) to note the comments of the Commissioner for Transport (C for T) that the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department (TD). The land status of the local access road should be checked with the LandsD. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly. Sufficient maneuvering space within the Site shall be provided. No vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (e) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) the existing local access road next to the Site is not under the maintenance of HyD;
 - (ii) the access arrangement should be commented by TD;
 - (iii) HyD is not/ shall not be responsible for the maintenance of any access connecting the Site and the nearby public roads; and
 - (iv) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) the drainage facilities should be rectified if they are found inadequate/ineffective during operation;
 - (ii) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at his own expense; and
 - (iii) the Site is in an area where public sewerage connection is not available. Environmental Protection Department should be consulted regarding the sewage impact assessment and sewage treatment/disposal facilities for the proposed use;
- (g) to note the comments of the Director of Environmental Protection (DEP) that the applicant should follow the requirements of the ‘Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites’ and implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts during land filling;
- (h) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) in consideration of the design/nature of the application, the applicant is advised to submit a Declaration Form together with relevant FS 251 for approval;
 - (ii) the applicant is reminded that if the application involves the erection of enclosed structures, the aforesaid Declaration Form will no longer be applicable while the applicant is required to submit relevant layout plans incorporated with proposed fire service installations to his Department for approval;
 - (iii) the submission of a completed Declaration Form alongside valid FS 251 will be considered equivalent to compliance with the relevant approval conditions; and
 - (iv) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (i) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) site formation works, i.e. land filling works, are building works under the control of the BO. Before the proposed filling of land is to be carried out on site, the prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person should be appointed as the co-ordinator for the proposed site formation in accordance with the BO;

- (ii) if the existing structures (not being a New Territories Exempted House) 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;
 - (iii) for UBW erected on leased land, enforcement action may be taken by 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;
 - (iv) 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 Building (Planning) Regulations; and
 - (v) detailed checking under the BO will be carried out at building plan submission stage; and
- (k) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

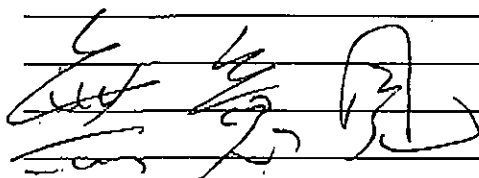
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/816

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2025-9-11

From:
Sent: 2025-09-24 星期三 03:28:38
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-TKL/727 DD 77 Ping Che

A/NE-TKL/816

Lots 518 RP, 519 and 520 in D.D. 77, Ping Che

Site area: About 2,923sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 3 Vehicle Parking

Dear TPB Members,

727 withdrawn, now back with open storage on a smaller footprint.

Usual relocation sob story, copy and paste from many similar R-Riches.

But the location, apart from a history of unapproved operations, is Cat 3.

Sufficient land has been set aside to accommodate operations to be relocated on the large Cat 2 designation.

There is no justification to approve the application.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 October 2023 3:52 AM HKT
Subject: Re: A/NE-TKL/727 DD 77 Ping Che

Dear TPB Members,

"and clarifies on actions to be taken to rectify the lease breaches regarding the unauthorized structures erected on site"

No justification to reward the applicant by approving the application.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Monday, 29 May 2023 3:32 AM HKT

Subject: A/NE-TKL/727 DD 77 Ping Che

A/NE-TKL/727

Lots 518 RP, 519, 520, 521 RP and 522 RP (Part) in D.D. 77, Ping Che

Site area: About 3,464sq.m .

Zoning: "Agriculture"

Applied use: Cold Storage / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is a typical example of the progression of a brownfield operation.

Application 596 for part of the site as Animal Boarding. Withdrawn.

Applicant presumably consider Hobby Farm a more sure fire option so Application 607 for Hobby Farm. Plan D ever accommodation "The proposed development was generally in line with the planning intention of the "Agriculture" zone and was not entirely incompatible with the surrounding land uses" Approved 17 May 2019.

REVOKED ON 17.11.2019:

As the applicant had failed to comply with conditions (d), (e), (g), (i) & (k) satisfactorily by 17.11.2019, the planning permission for the subject application had already been revoked on the same date.

It is clear that the applicant would not fulfill conditions as the true intention is to cover not only those lots but also the adjoining lots in cement.

"The Site of about 3,464m2 will consist of 1 two-storey structure (about 13m in height) with a total floor area of about 5,330m2"

If members approve this application then it will be very clear that the planning process is a farce.

There is no justification for approval.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Friday, 18 January 2019 2:27 AM CST

Subject: A/NE-TKL/607

A/NE-TKL/607

Lots 520 (Part) and 522 RP (Part) in D.D. 77, Ping Che, Ta Kwu Ling

Site area : About 1,118m²

Zoning : "Agriculture"

Applied Use : Hobby Farm / 3 Vehicle Parking

Dear TPB Members,

Google Maps show that at least part of this site is already being used for parking large vehicles.

Not only does it not appear to be a suitable location for a Hobby Farm, there is also exposure to the movement of heavy vehicles to be considered.

There are some trees on the South West of the site but no mention of tree felling.

This application appears to be nothing more than a ruse to extend the probably unapproved parking and should be rejected.

Mary Mulvihill

Seg. 2

3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

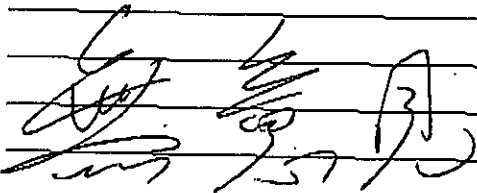
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-TKL/816 Received on 07/11/2025

意見詳情 (如有需要，請另頁說明)

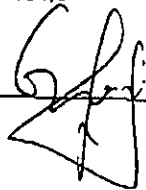
Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date 2025.11.21

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Seq. 2 4

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2025年12月01日星期一 2:31
收件者: tpbpd/PLAND
主旨: Re: A/NE-TKL/816 DD 77 Ping Che
類別: Internet Email

Dear TPB Members,

Additional data indicates that the applicant is not in fact a bona fide relocation,

Certainly no justification.

The appalling level of scams being perpetrated in HK these days is an indication of poor supervision and lax enforcement of guidelines.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 24 September 2025 3:30 AM HKT
Subject: A/NE-TKL/816 DD 77 Ping Che

A/NE-TKL/816

Lots 518 RP, 519 and 520 in D.D. 77, Ping Che

Site area: About 2,923sq.m

Zoning: "Agriculture"

Applied use: Open Storage / 3 Vehicle Parking / **Filling of Land**

Dear TPB Members,

727 withdrawn, now back with open storage on a smaller footprint.

Usual relocation sob story, copy and paste from many similar R-Riches.

But the location, apart from a history of unapproved operations, is Cat 3.

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Sufficient land has been set aside to accommodate operations to be relocated on the large Cat 2 designation.

There is no justification to approve the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 27 October 2023 3:52 AM HKT
Subject: Re: A/NE-TKL/727 DD 77 Ping Che

Dear TPB Members,

"and clarifies on actions to be taken to rectify the lease breaches regarding the unauthorized structures erected on site"

No justification to reward the applicant by approving the application.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 29 May 2023 3:32 AM HKT
Subject: A/NE-TKL/727 DD 77 Ping Che

A/NE-TKL/727

Lots 518 RP, 519, 520, 521 RP and 522 RP (Part) in D.D. 77, Ping Che

Site area: About 3,464sq.m

Zoning: "Agriculture"

Applied use: Cold Storage / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

This is a typical example of the progression of a brownfield operation.

Application 596 for part of the site as Animal Boarding. Withdrawn.

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Applicant presumably consider Hobby Farm a more sure fire option so Application 607 for Hobby Farm. Plan D ever accommodation "The proposed development was generally in line with the planning intention of the "Agriculture" zone and was not entirely incompatible with the surrounding land uses" Approved 17 May 2019.

REVOKED ON 17.11.2019:

As the applicant had failed to comply with conditions (d), (e), (g), (i) & (k) satisfactorily by 17.11.2019, the planning permission for the subject application had already been revoked on the same date.

It is clear that the applicant would not fulfill conditions as the true intention is to cover not only those lots but also the adjoining lots in cement.

"The Site of about 3,464m² will consist of 1 two-storey structure (about 13m in height) with a total floor area of about 5,330m²"

If members approve this application then it will be very clear that the planning process is a farce.

There is no justification for approval.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Friday, 18 January 2019 2:27 AM CST
Subject: A/NE-TKL/607

A/NE-TKL/607
Lots 520 (Part) and 522 RP (Part) in D.D. 77, Ping Che, Ta Kwu Ling
Site area : About 1,118m²
Zoning : "Agriculture"
Applied Use : Hobby Farm / 3 Vehicle Parking

Dear TPB Members,

Google Maps show that at least part of this site is already being used for parking large vehicles.

Not only does it not appear to be a suitable location for a Hobby Farm, there is also exposure to the movement of heavy vehicles to be considered.

There are some trees on the South West of the site but no mention of tree felling.

This application appears to be nothing more than a ruse to extend the probably unapproved parking and should be rejected.

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Mary Mulvihill