

2026年 3月 1 日
此文件在 2026-03-10 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

Application is received on 2026-03-10
The Planning Board will formally acknowledge
receipt of the application only upon receipt
of all required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2600375 1/2 by hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-KTS / 574
	Date Received 收到日期	2026-03-10

- 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)

Able Delight Holdings Limited 卓愉集團有限公司

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 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100
(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 6,604 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 4,134 sq.m 平方米 <input checked="" 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 Kwu Tung South OZP No.: S/NE-KTS/22
(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
16/01/2026 - 30/01/2026 (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 09/02/2026 (DD/MM/YYYY)&
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)**(a) Proposed use(s)/development
擬議用途/發展

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期
 year(s) 年 3
 month(s) 個月
(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積 2,470sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 4,134sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 2

Proposed domestic floor area 擬議住用樓面面積 N/Asq.m About 約

Proposed non-domestic floor area 擬議非住用樓面面積 4,134sq.m About 約

Proposed gross floor area 擬議總樓面面積 4,134sq.m About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	4,013 m ² (ABOUT)	4,013 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	COVERED LUL AREA	121 m ² (ABOUT)	121 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		4,134 m² (ABOUT)	4,134 m² (ABOUT)	

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位 5

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 2

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 07:00 to 19:00, no operation on Sunday and public holiday																																					
(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 Fan Kam Road via a local access No 否 <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"/>																																				
(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 6,604 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 2.3 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？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 15%;">Yes 會 <input type="checkbox"/></td> <td style="width: 15%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> <tr> <td>_____</td> <td></td> <td></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	_____			_____		
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																																			

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

(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


.....
Matthew NG

Applicant 申請人 / Authorised Agent 獲授權代理人

.....
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, MPA, 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

09/02/2026 (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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


Statement on Personal Data 個人資料的聲明

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  </div> <div> <p>6,604 sq. m 平方米 <input checked="" type="checkbox"/> About 約</p> <p>(includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)</p> </div> </div>
Plan 圖則	Approved Kwu Tung South OZP No.: S/NE-KTS/22
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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities 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	4,134 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.63 <input checked="" 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	2	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5 - 11 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	63	%	<input checked="" 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	5	
	Private Car Parking Spaces 私家車車位	5	
	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	3	
	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 中型貨車位	2	
	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		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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"/>
<small>Location plan; Zoning plan; Land status plan; Location plan and land status plan of the original premises; Plans showing original premises in Hung Shui Kiu/Ha Tsuen NDA and land resumption phase; Plan showing Alternative Sites for Relocation; Aerial photo of the site; Land Filling Plan and Swept path analysis</small>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input 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"/>
<hr/>		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

SECTION 16 PLANNING APPLICATION

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS IN "AGRICULTURE" ZONE,**

**VARIOUS LOTS IN D.D. 91 AND D.D. 100,
LIN TONG MEI, FANLING, NEW TERRITORIES**

PLANNING STATEMENT

Applicant

Able Delight Holdings Limited

Consultancy Team

R-riches Planning Limited



February 2026

Version 1.0

FILE CONTROL

FILE NAME : *DD91 Lot 3350 S.B RP & VL - Planning Statement (20260205) Ver1.0*

FILE LOCATION : *\\R-SERVER\Planning\Planning Application\DD91 Lot 3350 S.B RP & VL –Warehouse in KTS (NDA)\Submission (Feb 26)\Planning Statement*

REVISION NO. : *1.0*

APPLICANT : *Able Delight Holdings Limited*

TYPE OF APPLICATION : *S.16 Planning Application*

PROPOSED USE : *Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years*

SITE LOCATION : *Various Lots in D.D. 91 and D.D. 100*

AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260210)	LT (20250209)

CONTENT PAGE

EXECUTIVE SUMMARY	4
行政摘要	5
1. INTRODUCTION	6
<i>Background</i>	6
2. JUSTIFICATION	7
<i>To facilitate the relocation of the applicant's original premises affected by the implementation of the Hung Shui Kiu/Ha Tsuen New Development Area</i>	7
<i>Applicant's effort in identifying suitable site for relocation</i>	7
<i>Applied use is the same as the affected business in Ha Tsuen</i>	7
<i>Approval of the application would not frustrate the long-term planning intention of the "AGR" zone</i>	8
<i>The proposed development is not incompatible with surrounding land use</i>	8
3. SITE CONTEXT	10
<i>Site Location</i>	10
<i>Accessibility</i>	10
<i>Existing Site Condition</i>	10
<i>Surrounding Area</i>	10
4. PLANNING CONTEXT	10
<i>Zoning</i>	10
<i>Planning Intention</i>	10
<i>Filling of Land Restriction</i>	10
<i>Previous Applications</i>	10
<i>Similar Applications</i>	10
<i>Land Status</i>	11
5. DEVELOPMENT PROPOSAL	11
<i>Development Details</i>	11
<i>Filling of Land at the Site</i>	11
<i>Operation Mode</i>	12
<i>Minimal Traffic Impact</i>	12
<i>Minimal Environmental Impact</i>	13
<i>Minimal Landscape Impact</i>	14
<i>Minimal Drainage Impact</i>	14
<i>Fire Safety Aspect</i>	14
6. CONCLUSION	15

LIST OF APPENDICES

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

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 Hung Shui Kiu/Ha Tsuen New Development Area
Plan 6	Plan showing the alternative sites for relocation
Plan 7	Aerial photo of the Site
Plan 8	Layout plan
Plan 9	Plan showing the filling of land at the Site
Plan 10	Swept path analysis

LIST OF TABLES

Table 1	Difference between the Original Premises and the Site
Table 2	Development Parameters of the Proposed Development
Table 3	Details of Proposed Structures
Table 4	Parking and Loading / Unloading Provisions
Table 5	Trip Generation and Attraction of the Proposed Development
Table 6	Public Transport Serving the Site

EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board to use *Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) and 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, New Territories* (the Site) for **'Proposed Temporary Warehouse (excluding Dangerous Goods Godown (D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (proposed development).
- The Site falls within an area zoned as "Agriculture" on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22. The Site consists of an area of 6,604 m² (about). A total of 2 structures are proposed at the Site for warehouse (excluding D.G.G.), site office, washroom and covered parking and loading/unloading (L/UL) activities with total GFA of 4,134 m² (about), the remaining area is designated as area for parking, L/UL spaces and circulation area.
- The Site is accessible from Fan Kam Road via a local access. The operation hours of the Site are Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday.
- Justifications for the proposed development are as follows:
 - The applicant's original premises is affected by Government's land resumption for the Development of Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
 - The applied use is the same as the applicant's original premises in Ha Tsuen
 - The proposed development is not incompatible with surrounding land use
 - No significant adverse impact is anticipated to the surrounding area
 - The proposed development is on a temporary basis, it will not frustrate the long-term planning intention of the "AGR" zone
- Details of development parameters are as follows:

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	0.63 (about)
Site Coverage	63% (about)
Number of Structure	2
Total GFA	4,134 m ² (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	5 m - 11 m (about)
No. of Storey	1

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粉嶺蓮塘尾丈量約份第 91 約地段第 3339 號餘段(部分)，第 3340 號餘段(部分)，第 3346 號餘段(部分)，第 3347 號(部分)，第 3348 號(部分)，第 3349 號(部分)及第 3350 號 B 分段餘段及丈量約份第 100 約地段第 1486 號餘段(部分)，第 1490 號(部分)，第 1491 號(部分)及第 1493 號餘段(部分)的規劃申請，於上述地段作「擬議臨時貨倉(危險品貨倉除外)連附屬設施及相關填土工程(為期 3 年)」。
- 申請地點所在的地區在《古洞南分區計劃大綱核准圖編號 S/NE-KTS/22》上劃為「農業」用途地帶。申請地盤面積為 6,604 平方米(約)。申請地點將設有 2 座構築物作貨倉(危險品貨倉除外)、有蓋上/落貨區、辦公室及洗手間用途。構築物的總樓面面積合共為 4,134 平方米(約)，其餘地方將預留作車輛停車位、上/落客貨車位及流轉空間。
- 申請地點可從粉錦公路經一條地區道路前往。擬議發展的作業時間為星期一至六上午 7 時至下午 7 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洪水橋/廈村新發展區影響
 - 申請的用途與申請人先前於廈村的發展用途一致
 - 擬議發展與周邊用途並非不協調
 - 擬議發展不會對周邊地區帶來負面影響
 - 擬議發展屬臨時性質，不會影響「農業」用途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：	6,604 平方米(約)
上蓋總面積：	4,134 平方米(約)
露天地方面積：	2,470 平方米(約)
地積比率：	0.63(約)
上蓋覆蓋率：	63%(約)
樓宇數目：	2 座
總樓面面積	4,134 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	4,134 平方米(約)
構築物高度：	5 米- 11 米(約)
構築物數：	1 層

1. INTRODUCTION

Background

- 1.1 **R-riches Planning Limited** has been commissioned by **Able Delight Holdings Limited**¹ (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 3339 RP (Part), 3340 RP (Part), 3346 RP (Part), 3347 (Part), 3348 (Part), 3349 (Part) & 3350 S.B RP in D.D. 91 and Lots 1486 RP (Part), 1490 (Part), 1491 (Part) & 1493 RP (Part) in D.D. 100, Lin Tong Mei, Fanling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant seeks to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'. The Site currently falls within an area zoned as "Agriculture" ("AGR") on the Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, the proposed use is not column one nor column two use within the "AGR" zone. Therefore, planning permission is required to be obtained from the Board by the applicant to facilitate the proposed development at the Site.
- 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 10 and Appendices I to II**). Sets of 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 **Able Delight Holdings Limited** 卓愉集團有限公司, the applicant, is authorized by **Elegant Logistics Group Limited** 海航物流集團有限公司 (the affected business operator) to facilitate the relocation of the existing affected business premises in Ha Tsuen. Details of the affected business operator are provided at **Appendix I**.

2. JUSTIFICATIONS

The applicant's original premises are affected by the development of HSK/HT NDA

- 2.1 The current application is intended to facilitate the relocation of the applicant's affected premises in HSK/HT NDA due to land resumption and to pave way for the development of HSK/HT NDA. The site of the affected premises (i.e., Lots 1302 (Part), 1303 (Part), 1327 (Part), 1328 (Part), 1334 (Part), 1336 (Part), 1337 (Part), 1338 (Part), 1339 (Part), 1340 (Part), 1341 (Part), 1342 S.A (Part), 1342 S.B (Part) and 1343 (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories.) currently falls within an area zoned "Other Specified Uses" annotated "Sewage Treatment Works" and "Other Specified Uses" annotated "Logistics Facility" and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (Plan 4).
- 2.2 With reference to the implementation programme, the original premises fall within the Second Phase Development of the HSK/HT NDA (Plan 5). As land where the affected business premises has already been resumed and reverted to the Government in August 2024. 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 proposed development involves a warehouse for storage of miscellaneous goods with site office to support the daily operation of the Site. 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	6,173 m ²	6,604 m ²	+431 m ² , +7%

Although the site area is slightly larger than 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 indoor 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 miscellaneous goods, 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 falls within area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22, the Site is currently vacant with no active agricultural activity. Therefore, approval of the current application on a temporary basis of 3 years would not frustrate the long-term planning intention of the "AGR" zone and would better utilize deserted land in the New Territories.
- 2.7 Despite the fact that the proposed development is not in line with planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, which approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

The proposed development is not Incompatible with surrounding land use

- 2.8 The surrounding areas of the Site are considered to be in semi-rural character and are predominately occupied by storage yards, shop and services, vacant land and temporary structures, the proposed development is therefore considered not incompatible with surrounding land uses (**Plans 1, 3 and 7**).
- 2.9 Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire services and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

3. SITE CONTEXT

Site Location

3.1 The Site is located in Ling Tong Mei, Fanling, New Territories (**Plan 1**). It is approximately 20m west of Fan Kam Road; 2.5km south of Fanling Highway; 4.3 km southwest of Fanling MTR Station; and 15.3 km northeast of the original premises in Tong Yan San Tsuen.

Accessibility

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

Existing Site Condition

3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1, 3 and 7**).

Surrounding Area

3.4 The Site is mainly surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures (**Plans 1, 3 and 7**).

3.5 To its immediate north are temporary structures occupied by eating place and parking of vehicle. To its further north are land areas mostly covered by woodland and vacant land covered by vegetation (**Plans 1, 3 and 7**).

3.6 To its immediate east is Fan Kam Road. To its further east across Fan Kam Road is an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and grasses (**Plans 1, 3 and 7**).

3.7 To its immediate south are land covered by tree groups and vacant land. To its further south is an area zoned as "Residential (Group C)" for permitted residential development – 'Cadenza' (**Plans 1, 3 and 7**).

3.8 To its immediate and further west is an area zoned as "Village Type Development" and a cluster of village house development (**Plans 1, 3 and 7**).

4. PLANNING CONTEXT

Zoning of the Application Site

- 4.1 The Site currently falls within an area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22 (**Plan 2**). According to the Notes of the OZP, 'warehouse' is not a column 1 nor column 2 use within the "AGR" zone, which requires permission from the Board.

Planning Intention

- 4.2 This planning intention of the subject "AGR" zone is *intended 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.*

Land Filling Restriction

- 4.3 According to the Remarks of the subject "AGR" zone, 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 Kwu Tung South OZP No. S/NE-KTS/10 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

Previous Applications

- 4.4 The Site is the subject of a previous S.16 planning application (No. A/NE-KTS/551) for 'Proposed Temporary Warehouse (excluding Dangerous Goods Godown)' use submitted by the different applicant, which was approved by the Board in 2025.

Similar Applications

- 4.5 There is no similar application for temporary 'warehouse' use within in the same "AGR" zone.

Land Status of the Site

- 4.6 The Site consists of 7 private lots in D.D. 91 and 4 private lots in D.D 100 with an area of 6,604 m² (about) of Old Schedule Lots held under the Block Government Lease (**Plan 3**).
- 4.7 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department to make way for erection of the proposed structures at the Site after planning approval has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development Details

5.1 The area of the Site is 6,604 m² (about). Details of development parameters are shown at **Table 2** below.

Table 2: Development Parameters of the Proposed Development

Application Site Area	6,604 m ² (about)
Covered Area	4,134 m ² (about)
Uncovered Area	2,470 m ² (about)
Plot Ratio	
	0.63 (about)
Site Coverage	
	63% (about)
Number of Structure	
	2
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	4,134 m ² (about)
Building Height	
	5 m - 11 m (about)
No. of Storey	
	1

5.2 A total of 2 structures are proposed at the Site for warehouse (excluding dangerous goods godown), site office, covered L/UL area and washroom with total GFA of 4,134 m² (about), the remaining area is reserved for parking, L/UL spaces and circulation area (**Plan 8**). Details of structures are shown at **Table 3** below:

Table 3: Details of Proposed Structures

Structure	Use	Covered Area	Gross Floor Area	Building Height
B1	Warehouse (excluding dangerous goods godown) and washroom	4,013 m ²	4,013 m ²	11 m (1-storey)
B2	Covered L/UL area	121 m ²	121 m ²	5 m (1-storey)
Total		4,134 m² (about)	4,134 m² (about)	-

Filling of Land at the Site

5.3 The entire Site has already been filled with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area (**Plan 9**). The current application serves to regularize the existing filling of land on the Site. Concrete site

formation for the whole site is required to meet the operation needs and the extent of filling has been kept to minimal. The applicant will reinstate the Site to an amenity area after the planning approval period. No further filling of land will be carried out by the applicant after planning permission has been granted from the Board.

Operation Mode

- 5.4 The proposed development will operate from Monday to Saturday from 07:00 to 19:00. No operation on Sunday and public holiday. No workshop activities and storage of dangerous goods will be carried out at the Site at any time during the planning approval period.
- 5.5 It is estimated that the Site would be able to accommodate not more than 10 staff. The site office is proposed to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, no visitor is anticipated at the Site.

Minimal Traffic Impact

- 5.6 The Site is accessible from Fan Kam Road via a local access (**Plan 1**). One 9 m (about) wide ingress/egress is provided at the northern part of the Site (**Plan 8**). A total of 8 parking and L/UL spaces are provided at the Site, details of spaces are provided at **Table 4** below:

Table 4: Parking and L/UL Provisions

Type of Parking Space:	Number of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) X 5 m (L)	5
Type of L/UL Space:	Number of Space
L/UL Space for Medium Goods Vehicle (MGV) - 3.5 m (W) X 11 m (L)	2
L/UL Space for Container Vehicle (CV) - 3.5 m (W) X 16 m (L)	1

- 5.7 Sufficient space is also provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site (**Plan 10**). Staff is deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicle to enhance pedestrian safety. As traffic generated and attracted by the proposed development is minimal (as shown at **Table 5** below), adverse traffic impact should not be anticipated.
- 5.8 The breakdown of estimated trips generation/attraction arising from the proposed development are provided at **Table 5** below.

Table 5: Trip Generation and Attraction of the Proposed Development

Time Period	Trip Generation and Attraction						2-Way Total
	PC		MGV		CV		
	In	Out	In	Out	In	Out	
Trip at <u>AM peak</u> per hour (07:30 – 08:30)	4	0	0	0	0	0	4
Trip at <u>PM peak</u> per hour (17:30 – 18:30)	0	4	0	0	0	0	4
Trip per hour (average)	0	0	1	1	1	1	4

- 5.9 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.
- 5.10 For staff who are commuting to the Site by public transport services, the nearest bus stop is located approximately 130m south of the Site with frequent bus services. Details of public transport services serving the Site (within 250m from the Site) are shown at **Table 6** and below:

Table 6: Public Transport Serving the Site

Route No.	Termination Points		Frequency
Franchised Bus			
77K	Yuen Long (Fung Cheung Road)	Sheung Shui	15 to 20 minutes

Source: KMB Website

Minimal Environmental Impact

- 5.11 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. The applicant will strictly comply with all environmental protection / pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.12 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 minimize the impact on the nearby watercourse water quality. Surface run-off from the construction phase must 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 rainstorm, to ensure that these facilities are always operational.

- 5.13 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
- 5.14 2.5m high solid metal wall will be erected along the site boundary by the applicant. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

Minimal Landscape Impact

- 5.15 No Old and Valuable Tree (OVT) or protected species has been identified at the Site. Due to the proposed hard-paving works for erection of warehouse and vehicle circulation spaces, majority of the Site area will be disturbed. Consequently, all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.

Minimal Drainage Impact

- 5.16 The applicant will submit a drainage proposal to minimize drainage impact after planning approval has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by Drainage Services Department/the Board.

Fire Safety Aspect

- 5.17 The applicant will submit a fire service installation (FSIs) proposal after planning approval has been granted by the Board. The applicant will implement the proposed FSIs at the Site once the proposal is accepted by Fire Services Department/the Board.

6. CONCLUSION

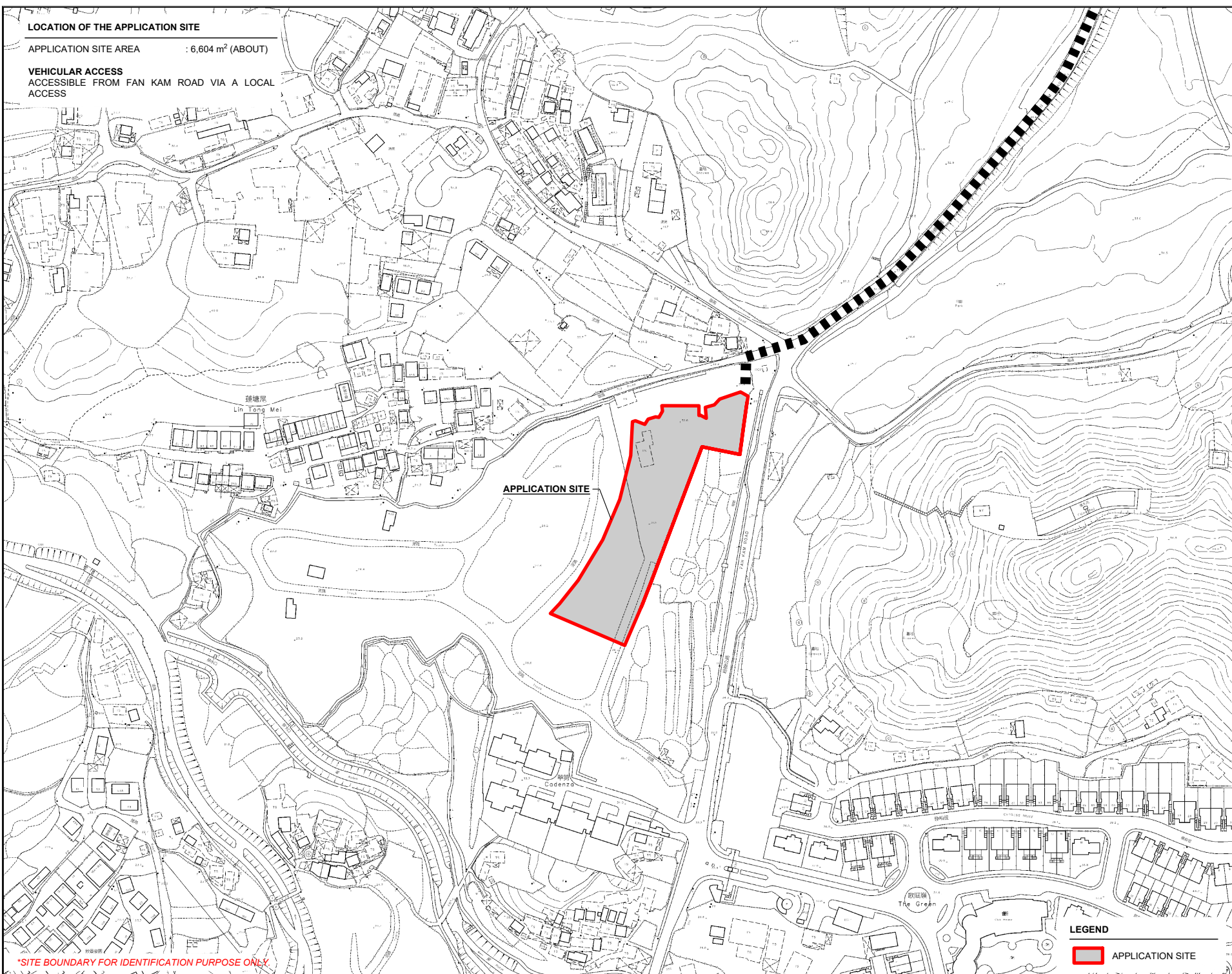
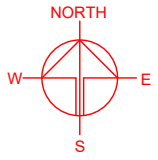
- 6.1 The current application is intended to facilitate the relocation of the applicant's affected business in Ha Tsuen which will be affected by the development of HSK/HT NDA (**Appendix I, Plans 4 to 5**). Whilst the applicant attempted to relocate the original premises to a number of alternative sites 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 proposed development is considered not incompatible with surroundings as the Site is surrounded by storage yards, vacant land and occupied by temporary structures for storage, shop and services and eating place uses. Although the Site currently falls within an area zoned as "AGR" on the Approved Kwu Tung South OZP No. S/NE-KTS/22, the Site is currently vacant with no active agricultural use. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and to facilitate the relocation of the applicant's business premises.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of the drainage and FSIs proposals etc. to mitigate any adverse impact arising from the proposed development upon obtaining relevant planning permission from the Board. The applicant will strictly follow the latest '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' and relevant Practice Notes and guidelines issued by EPD to minimize all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

R-riches Planning Limited
February 2026

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM FAN KAM ROAD VIA A LOCAL ACCESS



APPLICATION SITE


Lin Tong Mei

Codenzo

The Green

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

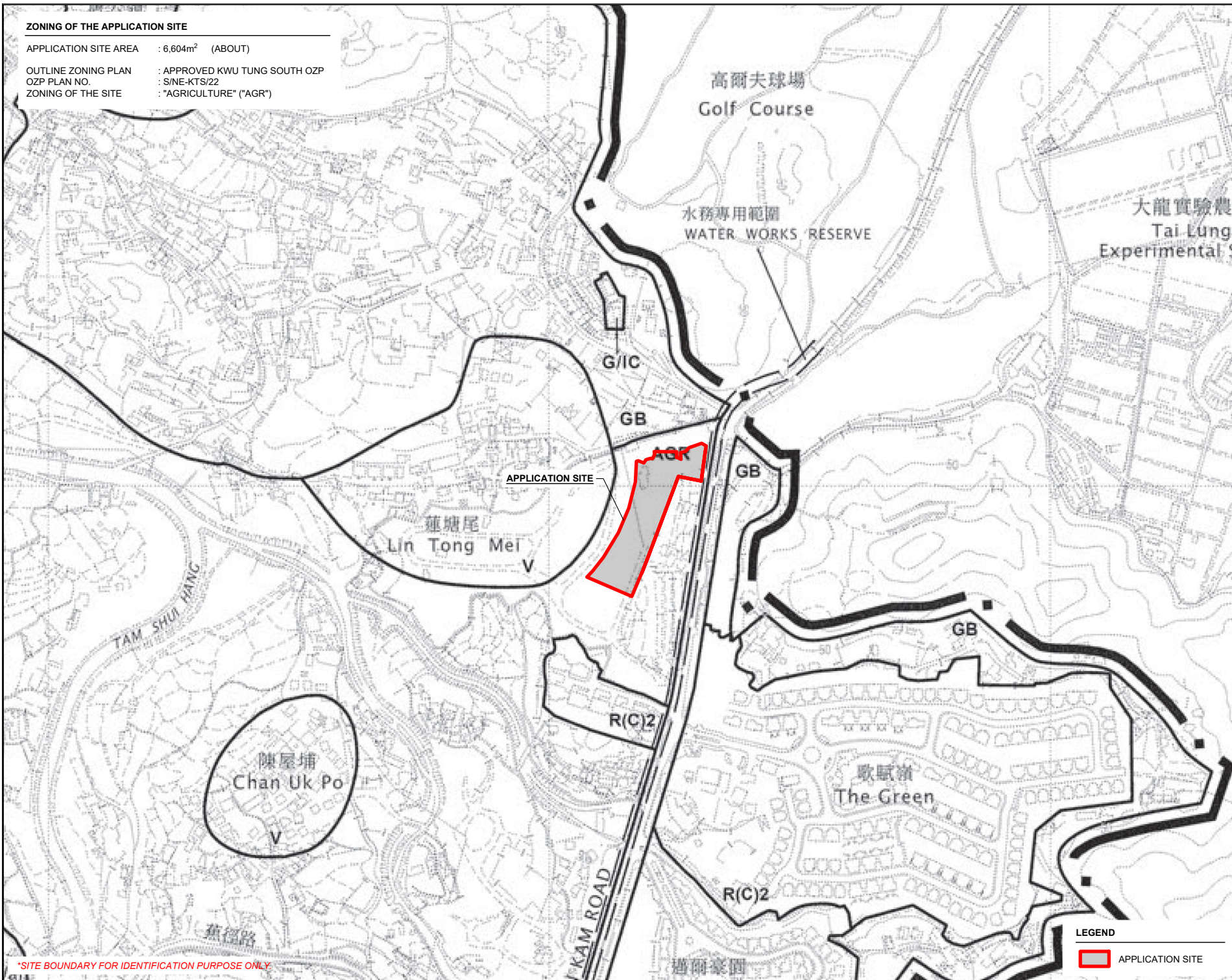
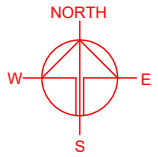
SITE LOCATION

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	2.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG. NO.	VER.
PLAN 1	001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED KWU TUNG SOUTH OZP
 OZP PLAN NO. : S/NE-KTS/22
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY : MN
 DATE : 2.2.2026

CHECKED BY :
 DATE :

APPROVED BY :
 DATE :

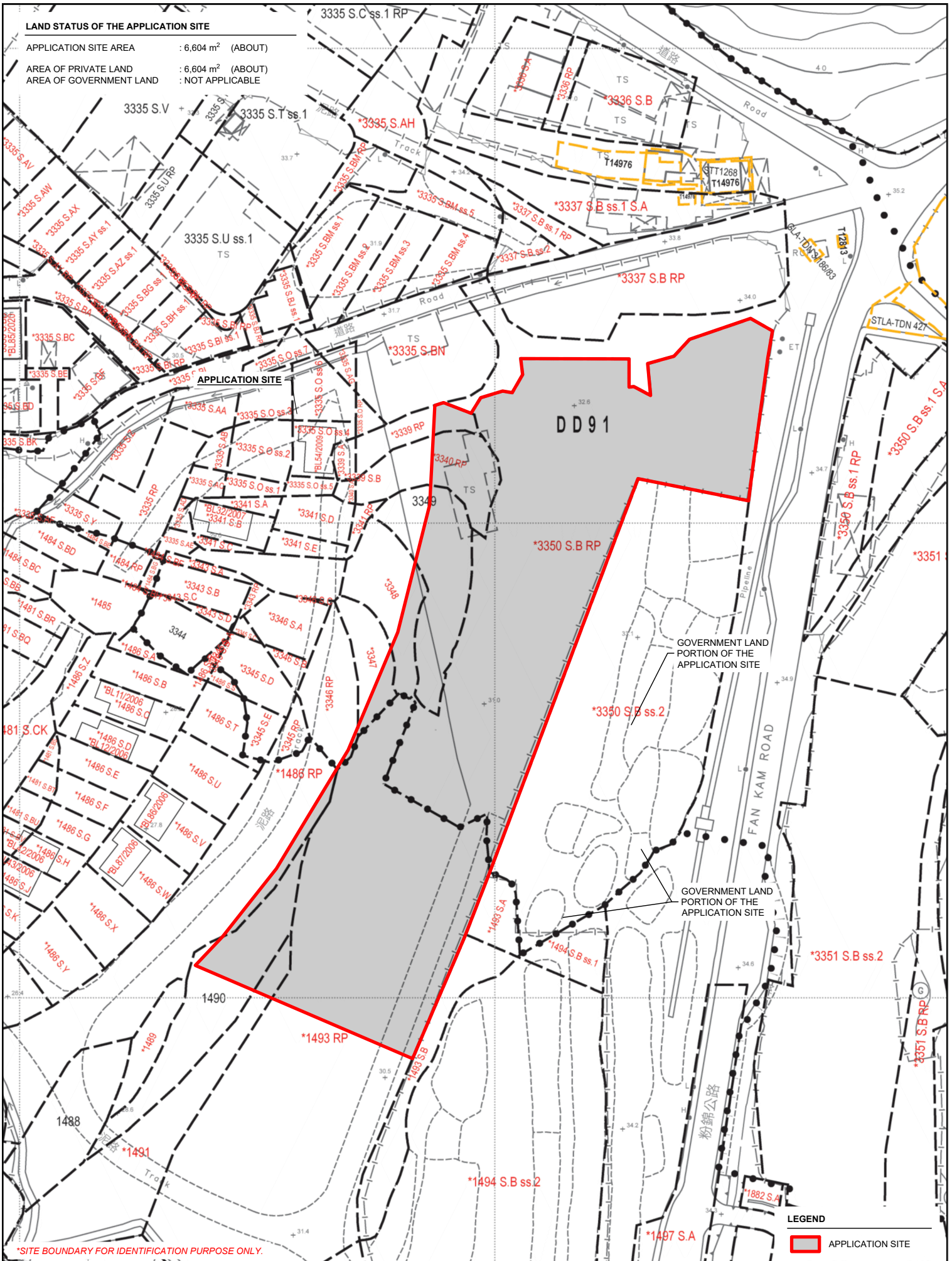
DWG. TITLE
 ZONING PLAN

DWG. NO. : PLAN 2
 VER. : 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE



APPLICATION SITE AREA : 6,604 m² (ABOUT)
 AREA OF PRIVATE LAND : 6,604 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

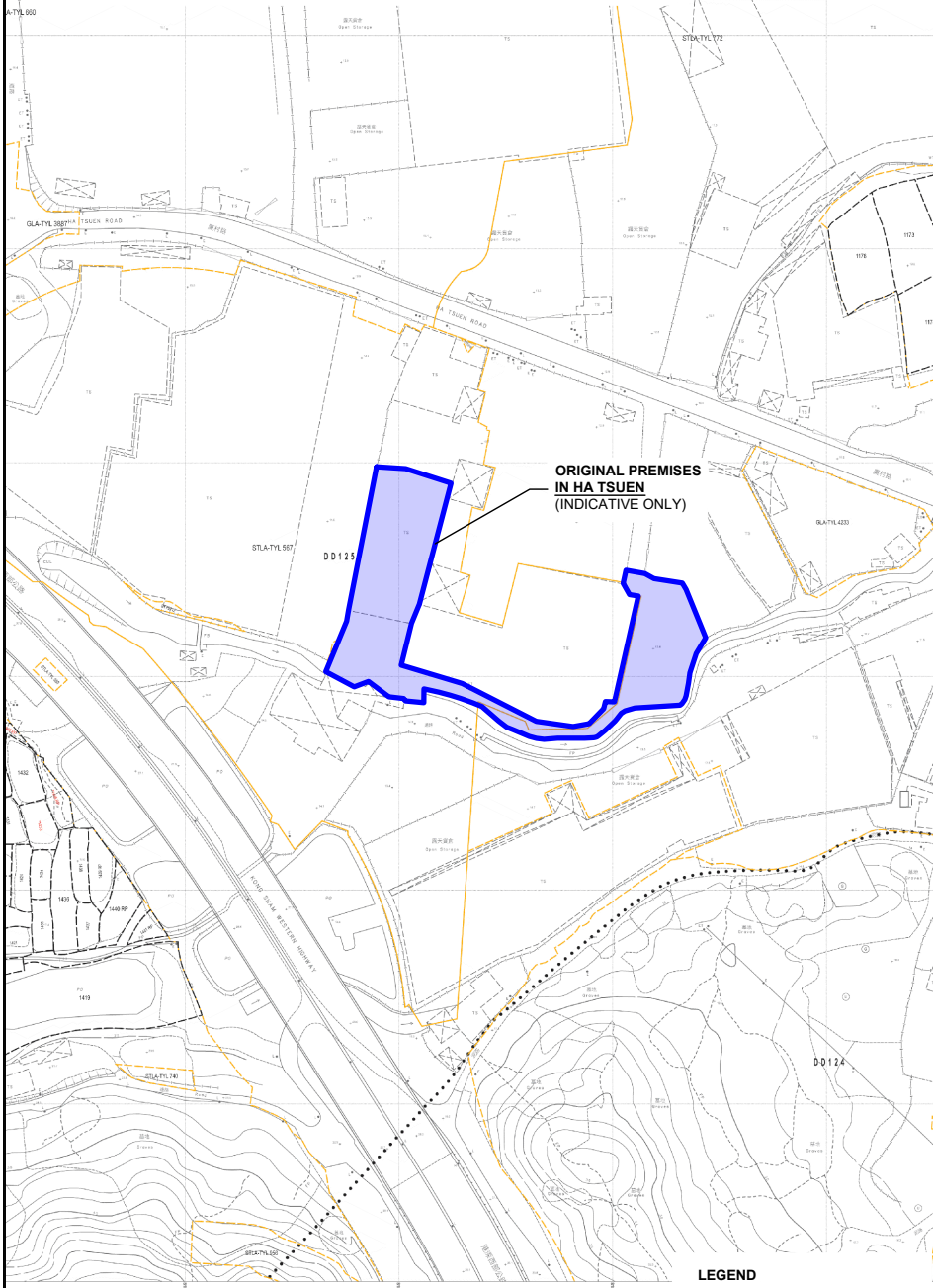
LEGEND

 APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES	SCALE 1 : 1000 @ A4	TITLE LAND STATUS	
			DRAWN BY MN	DATE 2.2.2026	DWG NO. PLAN 3
REVISED BY	DATE				

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 6,173 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)
 LOCATION : VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

LEGEND

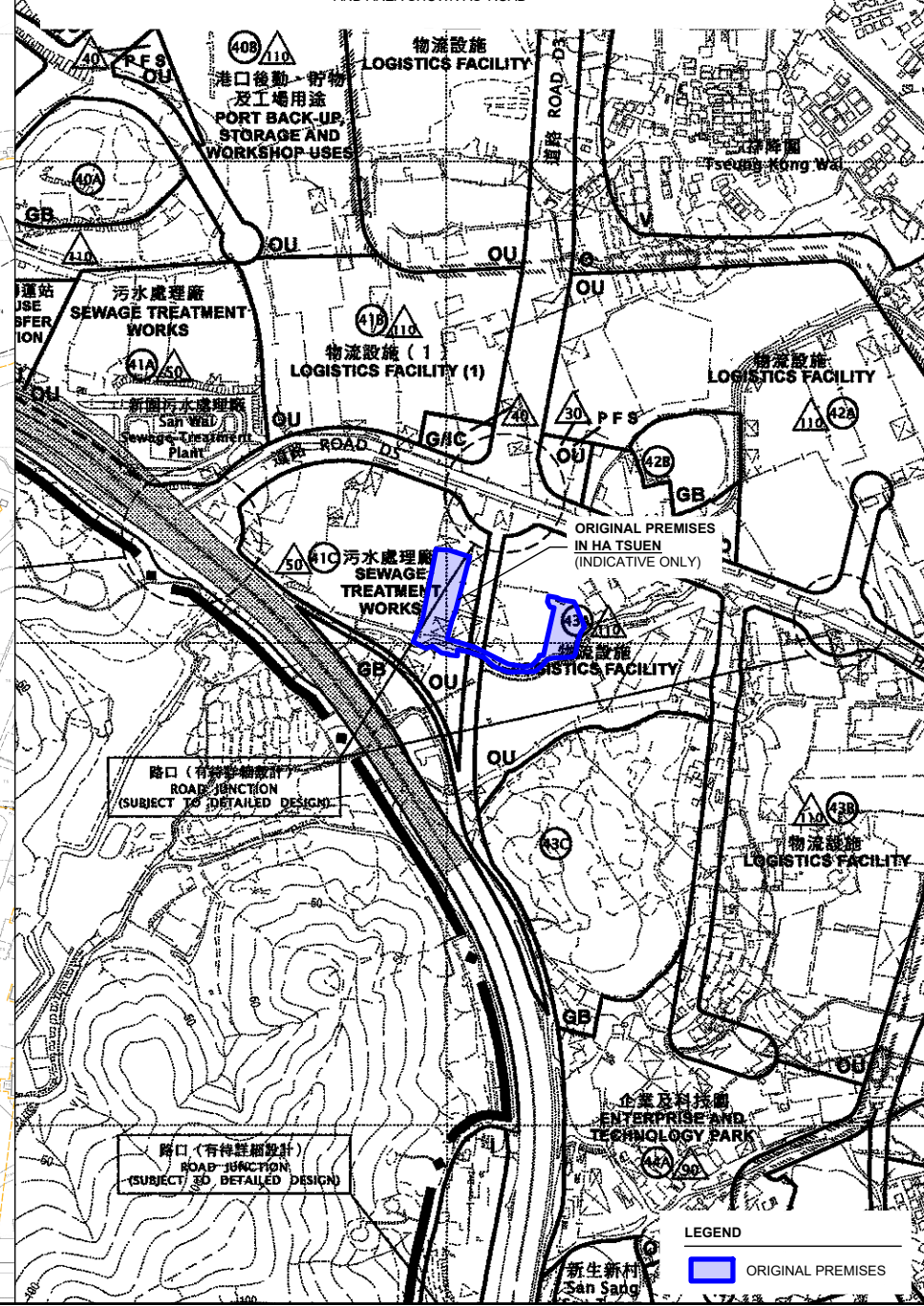
ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

比例尺 SCALE 1:1,000

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OUTLINE ZONING PLAN NO. : SHSK/2
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "SEWAGE TREATMENT WORKS"
 "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" AND AREA SHOWN AS "ROAD"

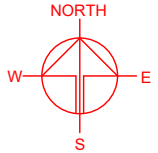


路口 (有待詳細設計)
 ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

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

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

SCALE

1: 3500 / 7500 @ A4

DRAWN BY

MN

DATE

30.1.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

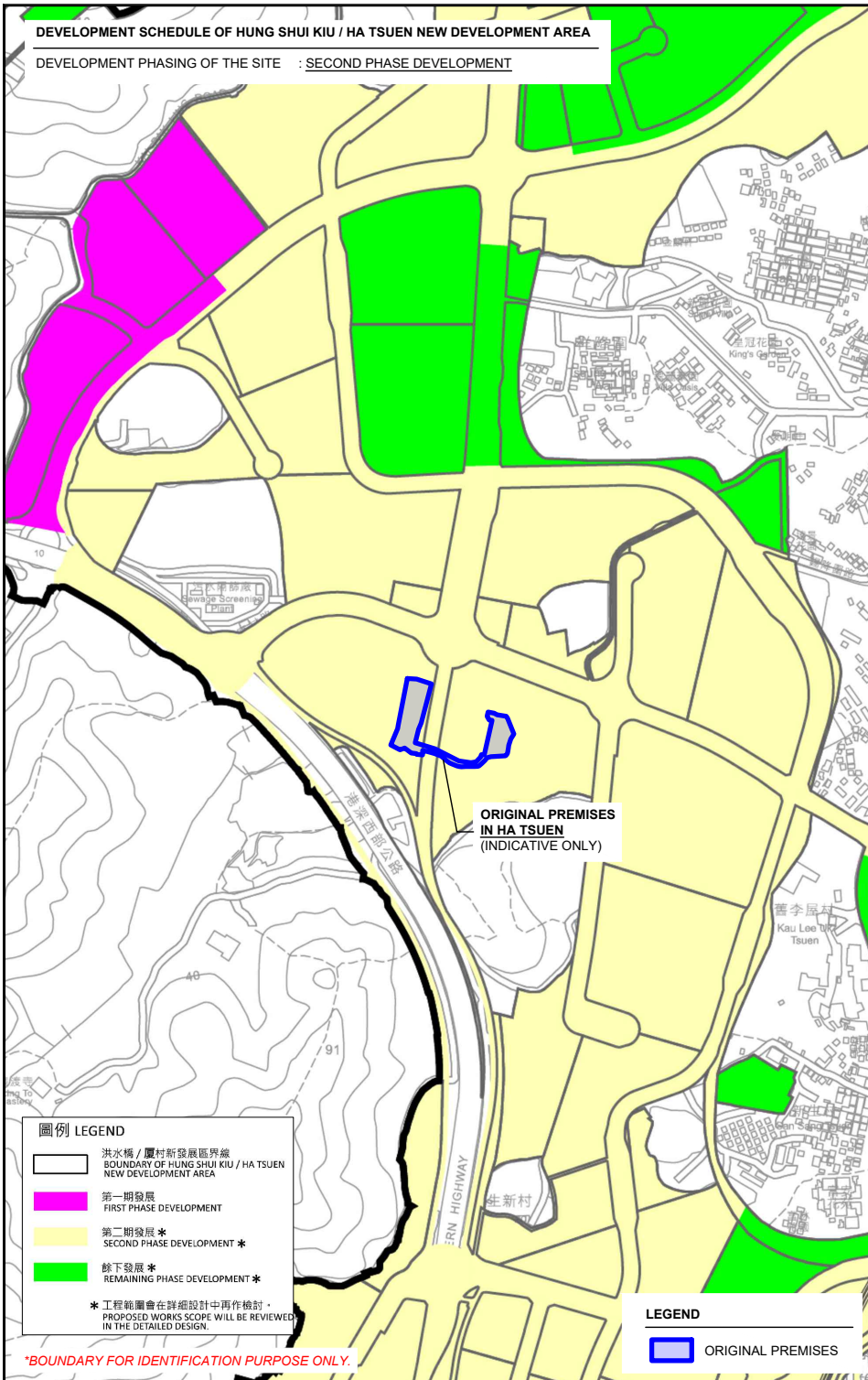
PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : **SECOND PHASE DEVELOPMENT**



- 圖例 LEGEND**
- 洪水橋 / 厦村新發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA
 - 第一期發展
FIRST PHASE DEVELOPMENT
 - 第二期發展 *
SECOND PHASE DEVELOPMENT *
 - 餘下發展 *
REMAINING PHASE DEVELOPMENT *

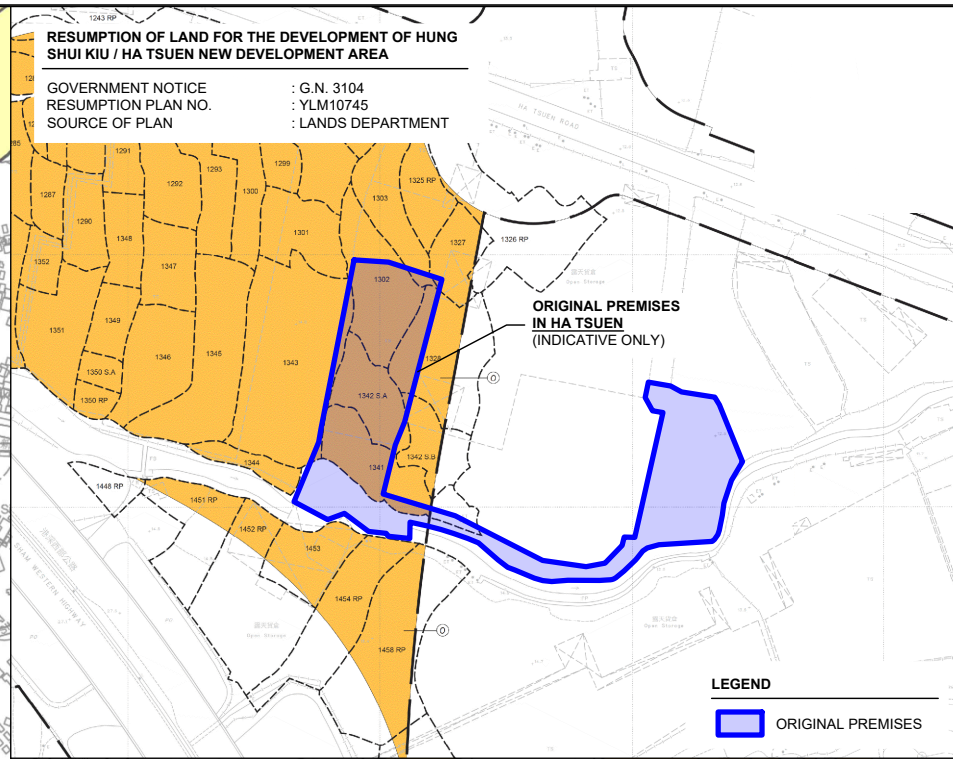
* 工程範圍會在詳細設計中再作檢討。
PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN.

- LEGEND**
- ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3104
RESUMPTION PLAN NO. : YLM10745
SOURCE OF PLAN : LANDS DEPARTMENT

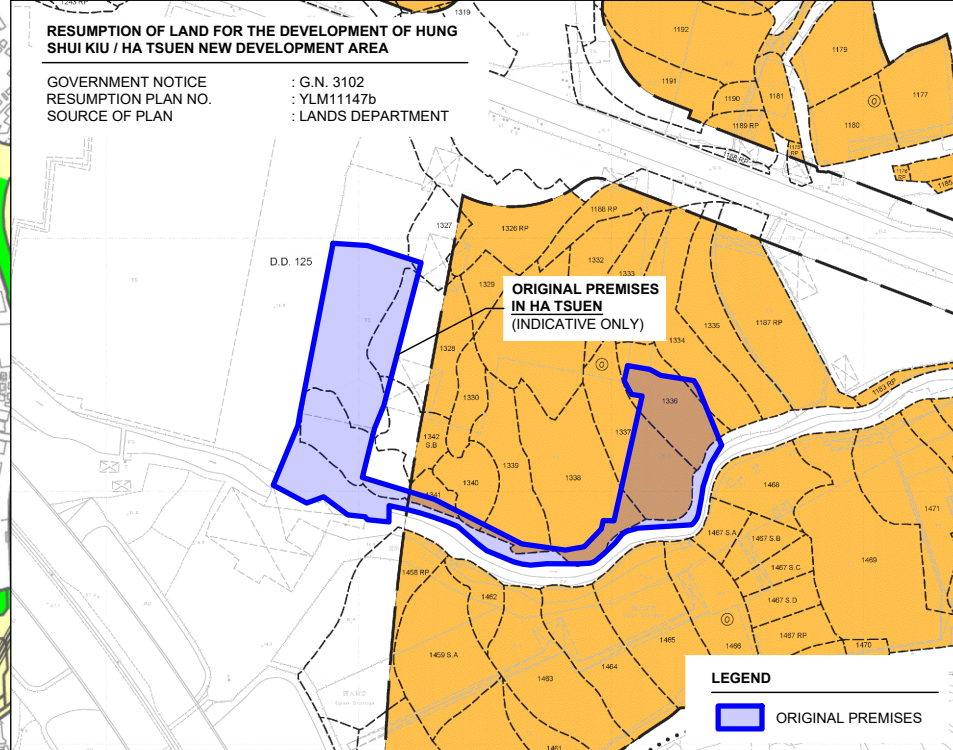


ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

- LEGEND**
- ORIGINAL PREMISES

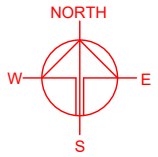
RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3102
RESUMPTION PLAN NO. : YLM11147b
SOURCE OF PLAN : LANDS DEPARTMENT



ORIGINAL PREMISES IN HA TSUEN (INDICATIVE ONLY)

- LEGEND**
- ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

SCALE

1 : 10000 / 3000 @ A4

DRAWN BY

MN

DATE

30.1.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NDA PHASING & LAND RESUM.

DWG NO.

PLAN 5

VER.

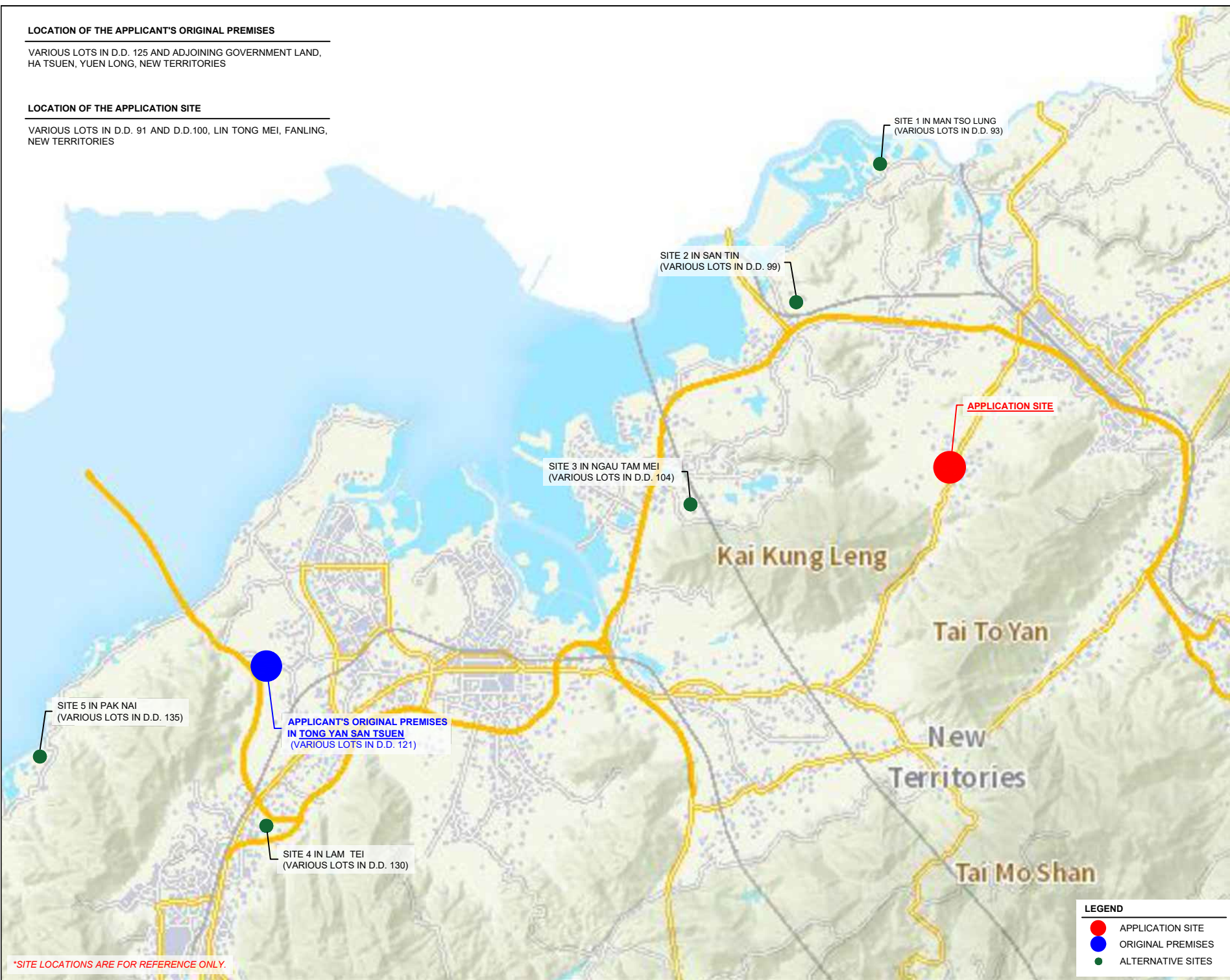
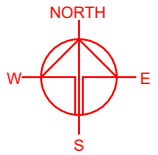
001

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND,
HA TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING,
NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

LEGEND	
	APPLICATION SITE
	ORIGINAL PREMISES
	ALTERNATIVE SITES

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

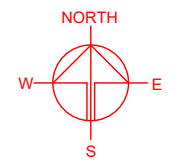
INDICATIVE ONLY

DRAWN BY	DATE
LT	9.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001


EXISTING CONDITION OF THE APPLICATION SITE
 APPLICATION SITE AREA : 6,604 m² (ABOUT)
 SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD SPP3



APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

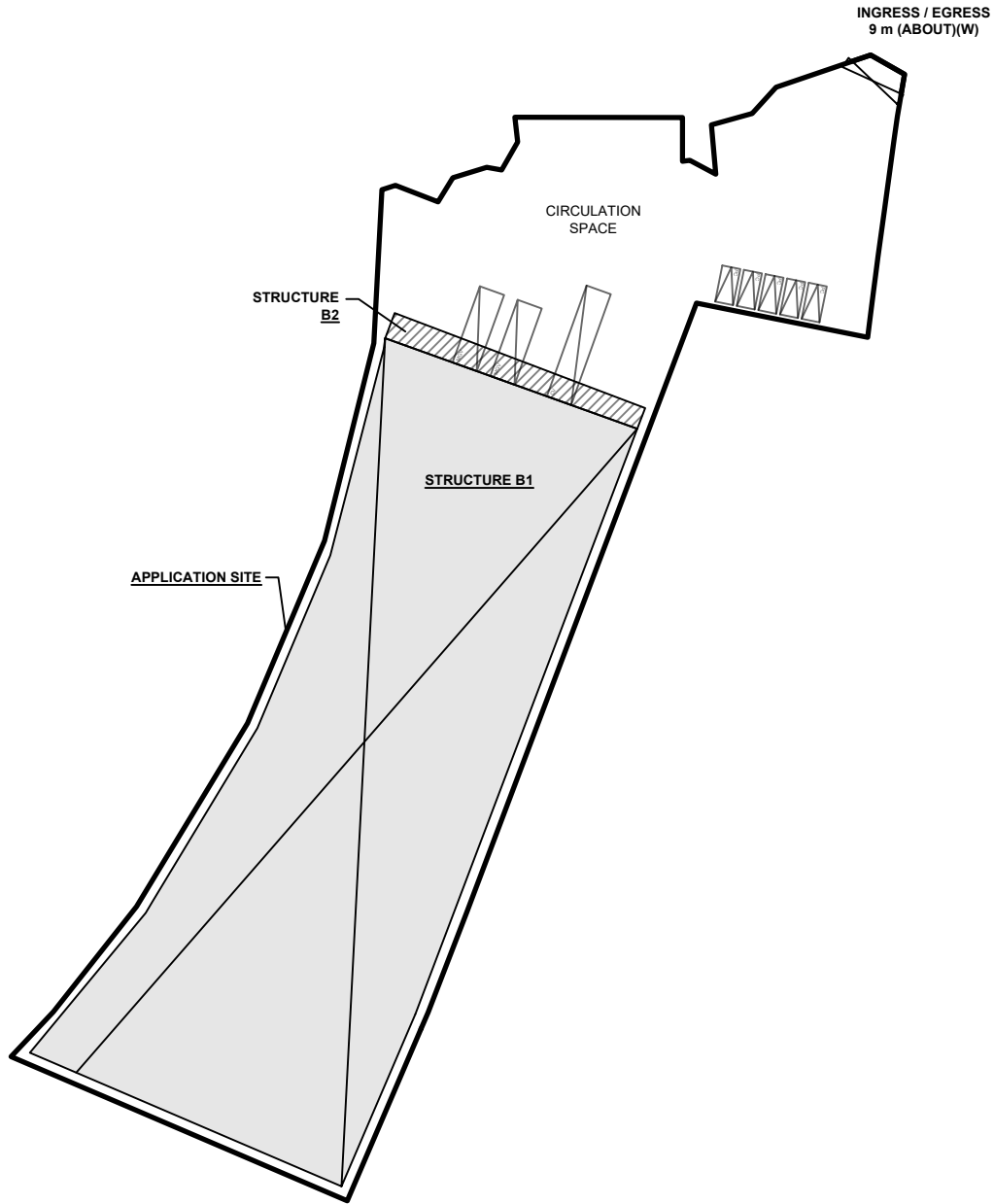
SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	2.2.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
AERIAL PHOTO OF THE SITE	
DWG NO.	VER.
PLAN 7	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 6,604 m ²	(ABOUT)
COVERED AREA	: 4,134 m ²	(ABOUT)
UNCOVERED AREA	: 2,470m ²	(ABOUT)
PLOT RATIO	: 0.63	(ABOUT)
SITE COVERAGE	: 63 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 4,134 m ²	(ABOUT)
TOTAL GFA	: 4,134 m ²	(ABOUT)
BUILDING HEIGHT	: 5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	4,013 m ² (ABOUT)	4,013 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
B2	COVERED L/U/L AREA	121 m ² (ABOUT)	121 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		4,134 m² (ABOUT)	4,134 m² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/U/L SPACE FOR MEDIUM GOODS VEHICLE (MGV)	: 2
DIMENSION OF LOADING/UNLOADING SPACE	: 11 m (L) x 3.5 m (W)
NO. OF L/U/L SPACE FOR CONTAINER VEHICLE (CV)	: 1
DIMENSION OF LOADING/UNLOADING SPACE	: 16 m (L) x 3.5 m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	LOADING / UNLOADING SPACE (MGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

ADDRESS

VARIOUS LOTS IN D.D. 91, LIN TONG MEI, KWU TUNG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

2.2.2026

REVISED BY

DATE

TITLE

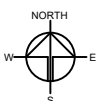
LAYOUT PLAN

DWG NO.

PLAN 8

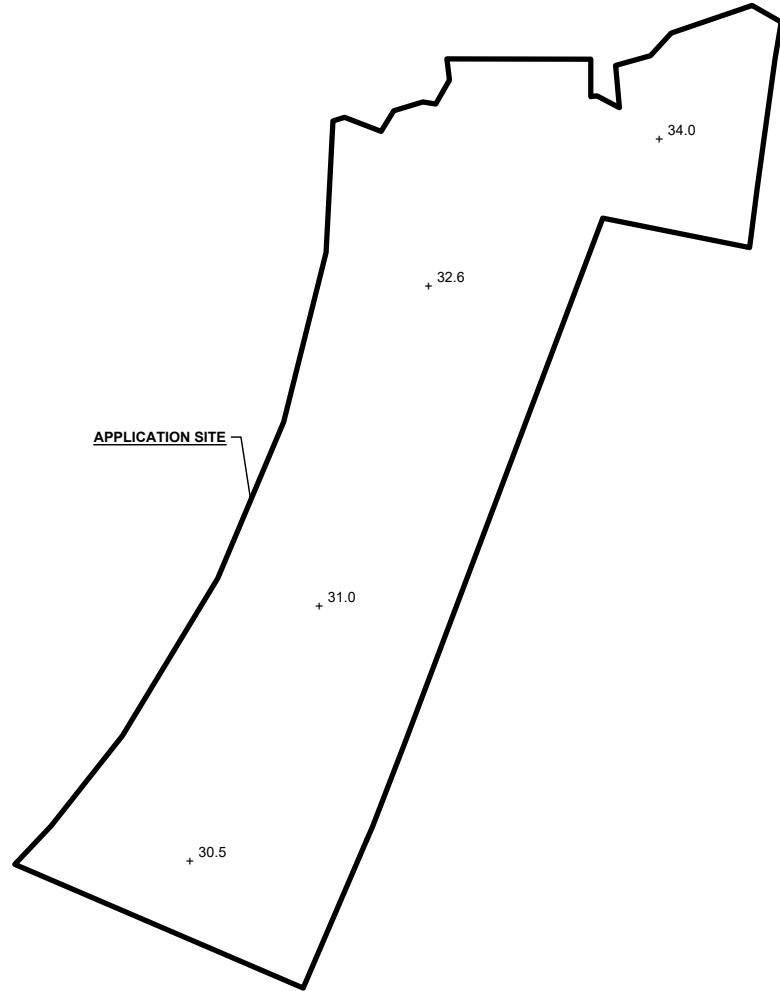
VER.

001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 EXISTING SITE LEVELS : +30.5 mPD - +34.0 mPD (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND



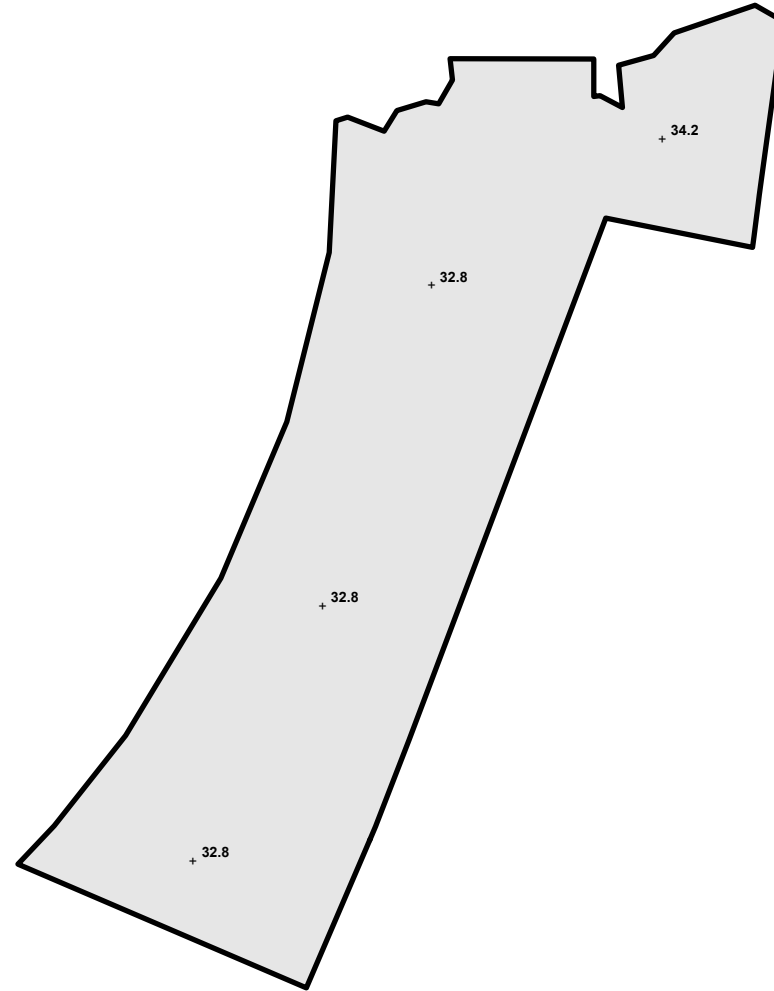
LEGEND

- APPLICATION SITE
- +30.5 EXISTING SITE LEVEL

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

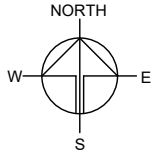
PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 FILLING OF LAND AREA : 6,604 m² (ABOUT)
 MATERIAL OF FILLING : CONCRETE
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 2.3 m
 PROPOSED SITE LEVELS : +32.8mPD - +34.2 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 PARKING SPACES AND CIRCULATION AREA



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- +32.8 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1200 @ A4

DRAWN BY	DATE
MN	2.2.2026

REVISED BY	DATE

APPROVED BY	DATE

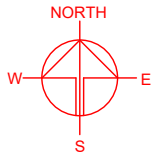
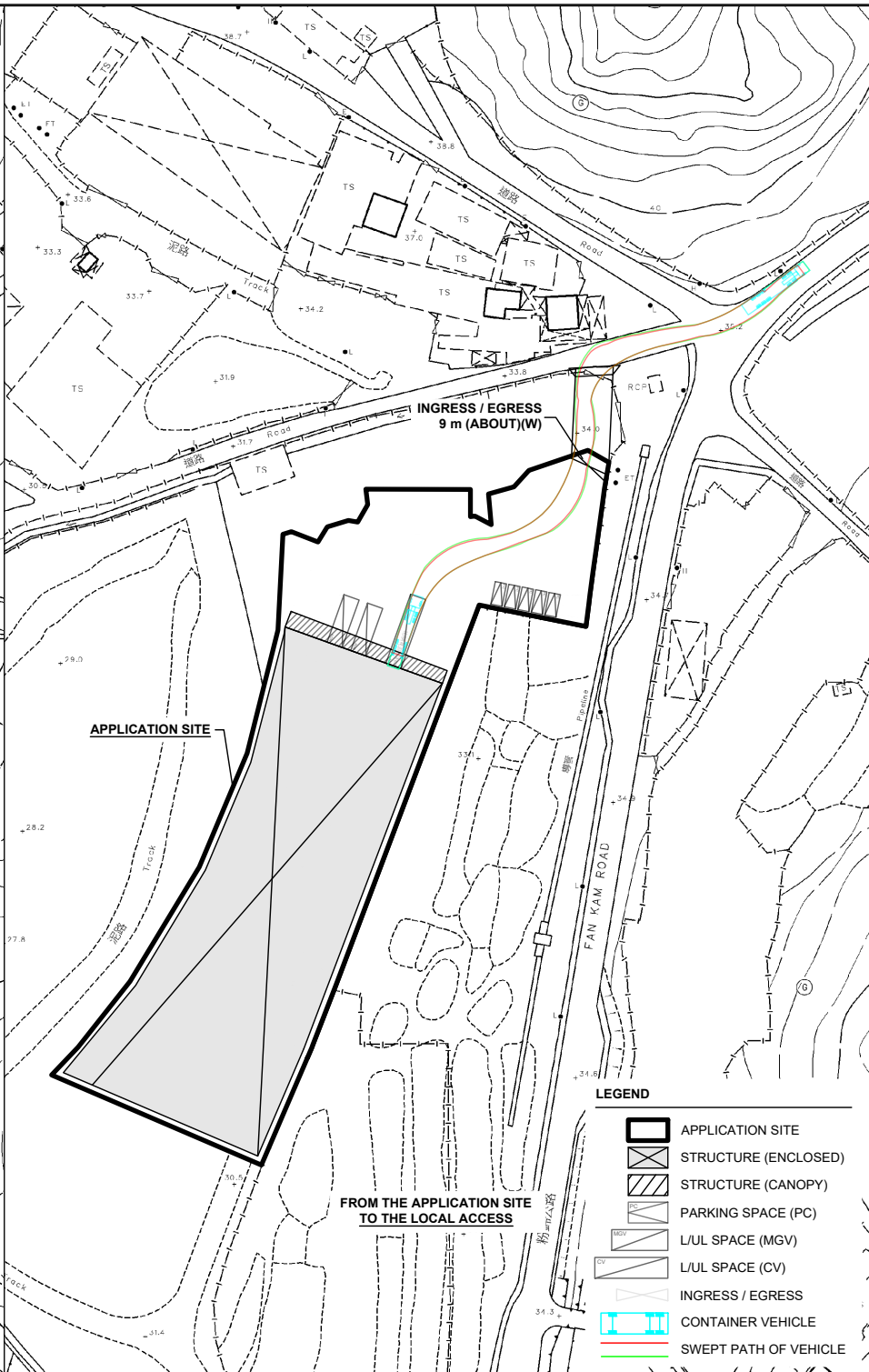
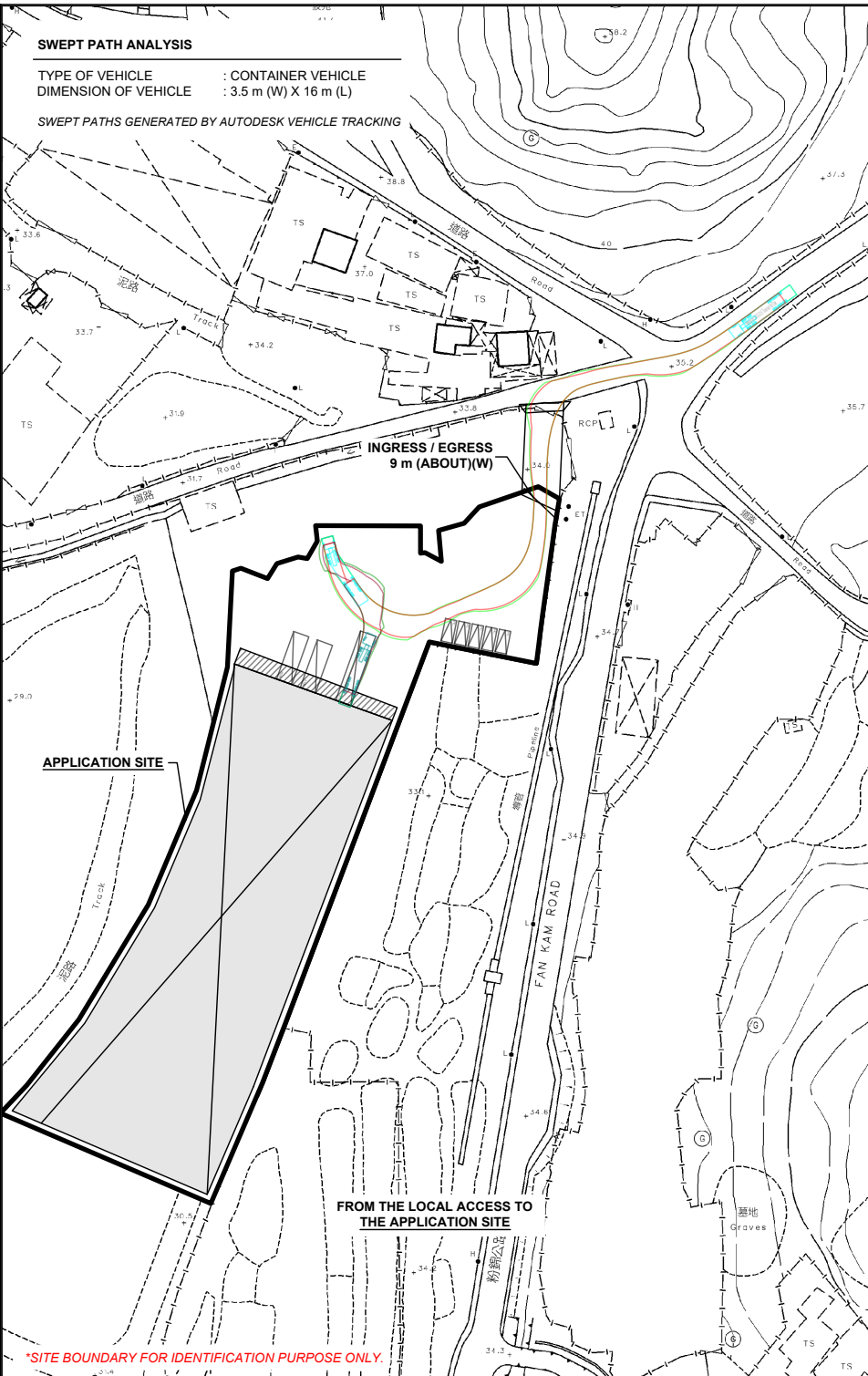
DWG. TITLE
 FILLING OF LAND

DWG NO. PLAN 9	VER. 001
-------------------	-------------

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

APPLICATION SITE

FROM THE LOCAL ACCESS TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO THE LOCAL ACCESS

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 91 AND D.D.100, LIN TONG MEI, FANLING, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

2.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 10

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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



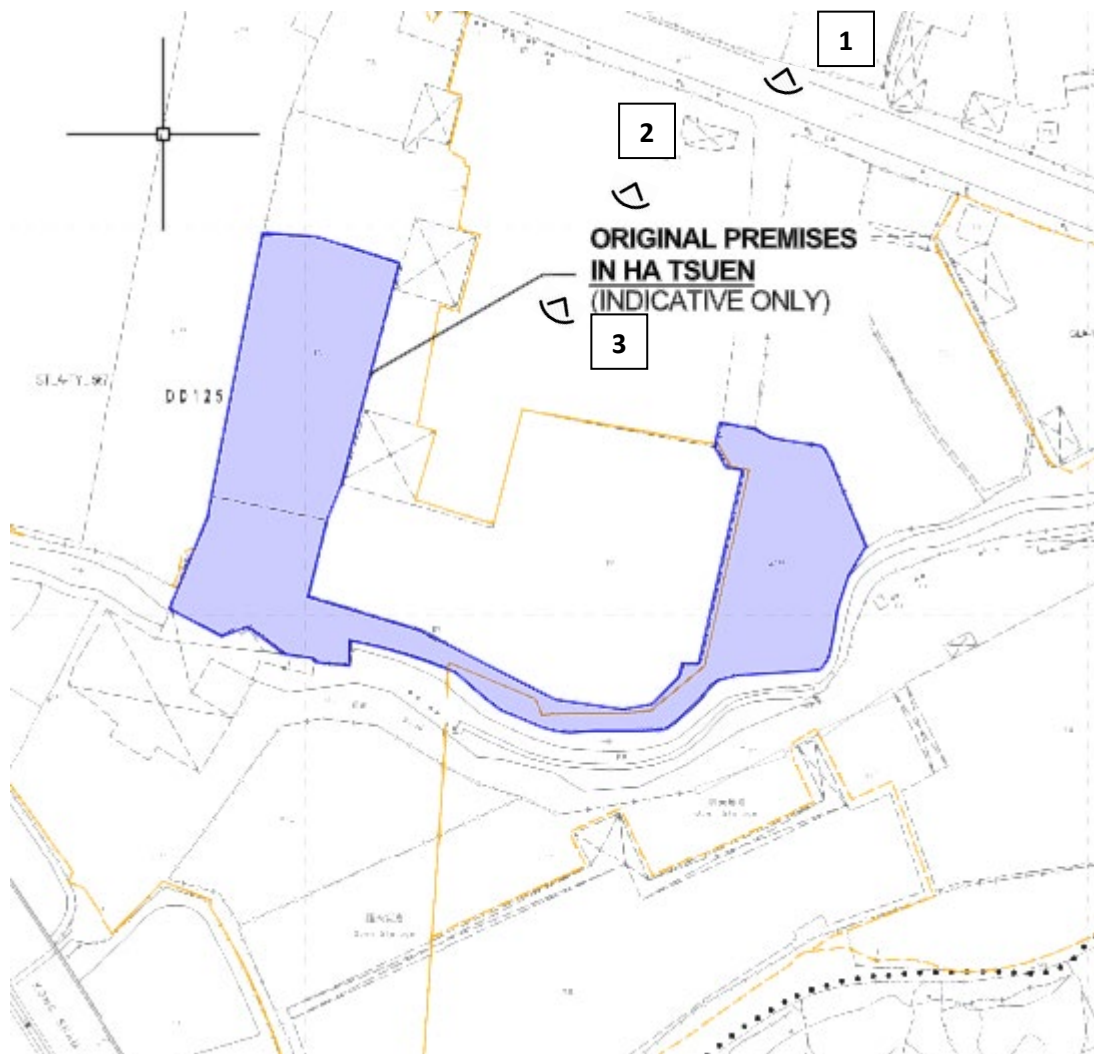
Appendix I – Details of the Affected Business Premises

Operator Name: **Elegant Logistics Group Limited**
海航物流集團有限公司

Details of the Affected Business Premises

Location: Lots 1302 (Part), 1303 (Part), 1327 (Part), 1328 (Part), 1334 (Part), 1336 (Part), 1337 (Part), 1338 (Part), 1339 (Part), 1340 (Part), 1341 (Part), 1342 S.A (Part), 1342 S.B (Part) and 1343 (Part) in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)



Site Photo of the Affected Business Premises



Source: Google Map



Source: Google Map



Photo taken on 9.2.2026

Extracted from the Government Notice (G.N.) 3102 gazette on 30.5.2024

G.N. 3102

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

RESUMPTION OF LAND FOR
THE SECOND PHASE DEVELOPMENT OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA (FIRST BATCH)

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. YLM11147b and also the land shown coloured orange stippled black on the Resumption Plan No. YLM11147b:—

Lots Nos. 300 RP (Portion), 301 S.B (Portion), 455 RP (Portion), 461 RP (Portion), 462 RP (Portion), 463 RP (Portion), 472 (Portion), 473 (Portion), 474 (Portion), 475 (Portion), 499 (Portion), 534 (Portion), 535 (Portion), 536 (Portion), 537 (Portion), 538 (Portion), 539 (Portion), 540 (Portion), 541 (Portion), 556 (Portion), 559 (Portion), 560 (Portion), 561 (Portion), 562 (Portion), 563 (Portion), 564 (Portion), 576 (Portion), 577 (Portion), 579 (Portion), 588 (Portion), 589 (Portion), 591, 592 (Portion), 593 (Portion), 1444 RP (Portion), 1462 RP (Portion), 1829 S.A ss.2 (Portion), 1829 S.A ss.3 (Portion), 1829 S.A ss.9 (Portion), 1829 S.A ss.14 (Portion), 1829 S.A RP (Portion) and 1829 RP (Portion) all in Demarcation District No. 121;

Lots Nos. 1, 2, 3, 4, 5, 6, 7 S.A, 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 33 (Portion), 44 (Portion), 45 (Portion), 46 S.A, 46 S.B, 46 RP, 47, 48, 49, 50 (Portion), 51 (Portion), 52 (Portion), 53, 54, 55, 56, 57, 58, 60, 61, 62, 63 (Portion), 64 (Portion), 65, 66, 67 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 93 RP, 94, 95, 96, 97, 98, 99, 100 RP, 101 RP, 102 (Portion), 103 RP (Portion), 107 S.A (Portion), 107 RP, 108 S.A, 108 S.B (Portion), 111 (Portion), 112 (Portion), 113, 114 (Portion), 115 (Portion), 116, 117, 118, 119, 120, 121, 122, 123, 124 RP, 125, 127, 128, 129, 130 RP, 131, 132 RP, 133 RP, 134, 135 S.A, 135 S.B, 136 RP, 144 RP, 146 RP, 147 RP, 153 RP, 154, 155, 156, 157 RP, 158 RP, 159 RP, 160 RP, 161, 163 RP, 164 RP, 217 RP, 218, 219 RP, 220 RP, 221 RP, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236 S.A, 236 S.B, 237, 238, 239, 240, 241, 242 (Portion), 244 (Portion), 245 (Portion), 246, 247, 248, 249 (Portion), 250 S.A, 250 S.B (Portion), 251 (Portion), 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272 RP, 273, 274, 275 S.A [also known as 275A; and also known as 275(A)], 276, 277, 278, 280, 281 RP, 282 RP, 283 RP, 284 RP, 479 RP, 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 484, 485, 486, 487 S.A, 487 S.B, 488, 489 S.A [also known as 489A; and also known as 489(A)], 489 S.B RP [also known as 489B RP; and also known as 489(B) RP], 490 RP, 491 RP, 494 RP, 495 RP, 496, 497, 498, 499, 500, 501 RP, 504 RP, 505, 506, 509 RP, 510, 511, 512, 513 RP, 514, 515 RP, 519 RP (Portion), 520 RP (Portion), 522 (Portion), 523 (Portion), 538 (Portion), 540 (Portion), 609 RP (Portion), 610 (Portion), 611, 612, 614, 615, 616, 617 (Portion), 619 (Portion), 622 (Portion), 623 (Portion), 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 649 RP (Portion), 650 (Portion), 676 RP, 980 RP, 987 RP, 988 RP, 989 RP, 991 RP, 992 RP, 994, 995, 996, 997, 999, 1001 RP, 1129 S.B, 1129 RP, 1154 S.C, 1154 RP, 1155 RP, 1156 RP, 1157 RP, 1158 RP, 1160 RP, 1162 S.C (Portion), 1162 RP (Portion), 1172 RP, 1173 RP, 1175 RP, 1178, 1179 RP, 1180, 1181 S.B (Portion), 1182 RP (Portion), 1183, 1184 (Portion), 1185, 1186, 1187, 1188 (Portion), 1189, 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 S.D, 1190 RP (Portion), 1191 (Portion), 1203 (Portion), 1206 (Portion), 1207 (Portion), 1208, 1209, 1210 (Portion), 1211 RP (Portion), 1225 (Portion), 1226 RP (Portion), 1236 S.A ss.1 RP (Portion), 1236 S.B (Portion), 1237 (Portion), 1238, 1239, 1240 S.A, 1240 RP, 1241 S.A, 1241 RP (Portion), 1242 S.A ss.1, 1242 S.A RP, 1242 S.B, 1243 (Portion), 1244, 1245, 1246, 1247, 1248, 1249 (Portion), 1250 (Portion), 1254 S.A, 1254 RP, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263 (Portion), 1264 S.A (Portion), 1264 RP, 1265, 1266, 1267 (Portion), 1268 (Portion), 1270, 1272, 1273, 1274, 1275, 1276 S.A, 1276 RP, 1277, 1278, 1279, 1280, 1283 (Portion), 1292, 1293, 1294, 1296, 1297, 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1318 (Portion), 1320 (Portion), 1322 (Portion), 1323, 1324, 1325, 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1332, 1335, 1336 (Portion), 1337 S.A, 1337 RP (Portion), 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345,

(Portion), 496 RP (Portion), 515 RP, 516 (Portion), 517 (Portion), 518 (Portion), 519 (Portion), 520 (Portion), 545 (Portion), 546 S.A (Portion), 547 (Portion), 572 (Portion), 573 (Portion), 574 (Portion), 577 (Portion), 578 (Portion), 579 (Portion), 667, 668, 669, 670, 671, 672, 673, 674, 675 S.A, 675 S.B, 676, 677 (Portion), 679 S.A, 679 S.B, 679 S.C, 679 S.D, 679 S.E, 679 S.F (Portion), 679 S.G ss.1 (Portion), 679 RP (Portion), 680 (Portion), 681 (Portion), 682 (Portion), 699 (Portion), 700 (Portion), 702, 703, 704 (Portion), 705 (Portion), 706, 707, 708, 709, 710, 711 (Portion), 713 (Portion), 714 (Portion), 716 S.C, 716 RP, 717 (Portion), 718, 719 (Portion), 720 (Portion), 721 (Portion), 722, 723, 724, 725, 726, 727 (Portion), 728 (Portion), 729 (Portion), 730 (Portion), 731 (Portion), 732, 733 (Portion), 734 (Portion), 735, 736 (Portion), 737 (Portion), 738, 739, 744 (Portion), 745 (Portion), 750 (Portion), 751 (Portion), 752, 753, 754, 755, 756 (Portion), 757 (Portion), 758 (Portion), 759 (Portion), 760 (Portion), 761, 762, 763, 764 (Portion), 766 (Portion), 768 (Portion), 769 (Portion), 770 S.A, 770 S.B (Portion), 817 S.A RP (Portion), 817 S.B RP (Portion), 818 S.B RP (Portion), 1103 RP (Portion), 1104 RP (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1142, 1143 RP, 1144 S.F (Portion), 1145 (Portion), 1146 (Portion), 1151 (Portion), 1152 (Portion), 1153, 1154 RP, 1155, 1156, 1157, 1158, 1159 (Portion), 1160 (Portion), 1161 (Portion), 1162, 1163, 1164, 1165, 1166, 1168, 1169 RP (Portion), 1170 RP (Portion), 1175 RP, 1176 RP (Portion), 1177, 1179, 1180, 1181, 1183 RP, 1185 RP, 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1190, 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196, 1197 (Portion), 1198 (Portion), 1199 S.B (Portion), 1200 (Portion), 1202 S.B (Portion), 1203 (Portion), 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1216, 1217, 1218, 1219, 1220 (Portion), 1221 (Portion), 1222 (Portion), 1223 (Portion), 1224, 1225, 1226 S.A, 1226 S.B, 1227, 1228 (Portion), 1229 RP (Portion), 1230, 1231 RP (Portion), 1232, 1233, 1234, 1235 (Portion), 1238 (Portion), 1239, 1240, 1241, 1242, 1243 RP (Portion), 1244 RP (Portion), 1247 RP, 1248, 1249, 1256 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1310 S.A, 1310 RP, 1311 (Portion), 1313 (Portion), 1314 (Portion), 1315 (Portion), 1316, 1319 S.A RP (Portion), 1324 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1329, 1330, 1331, 1332, 1333, 1334 (Portion), 1335 (Portion), 1336, 1337, 1338, 1339, 1340, 1341 (Portion), 1342 S.B (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 S.A, 1459 RP (Portion), 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467 S.A, 1467 S.B, 1467 S.C, 1467 S.D, 1467 RP, 1468, 1469, 1470, 1471, 1472, 1473, 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1478, 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1483, 1484 RP (Portion), 1485, 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1494, 1495, 1496, 1497, 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1504, 1505 S.A (Portion), 1505 RP, 1506 (Portion), 1507, 1508 RP (Portion), 1509, 1510 RP (Portion), 1511 S.B, 1511 RP (Portion), 1512, 1513 (Portion), 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1532, 1533, 1534, 1535, 1536, 1537, 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1545, 1546 (Portion), 1547 (Portion), 1548, 1549 (Portion), 1550 (Portion), 1551 (Portion), 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1602 (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.B (Portion), 1610 (Portion), 1611, 1612, 1613, 1614, 1615 S.A, 1615 S.B, 1616, 1617, 1618 RP, 1619 RP, 1667 S.B RP (Portion), 1670 RP (Portion), 1671 S.B RP (Portion), 1674 RP (Portion), 1676 RP (Portion), 1677 S.B (Portion), 1678 RP, 1679, 1680, 1681, 1682 (Portion), 1684 S.B (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1757 RP (Portion), 1993 S.B RP, 1994 S.B RP, 1995 RP, 1996 RP, 1997, 1998 RP (Portion), 1999 (Portion), 2001 (Portion), 2002 (Portion), 2003 (Portion), 2004, 2005, 2006, 2007 RP, 2008 RP and 2009 RP all in **Demarcation District No. 125**; and

Lots Nos. 1674 RP (Portion), 1680 (Portion), 1682 (Portion), 1685 RP (Portion), 1686 (Portion), 1687 RP (Portion), 1690 (Portion), 1691 (Portion), 1692 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1704 (Portion), 1705, 1706, 1707 (Portion), 1708, 1709 RP (Portion), 1711 RP (Portion), 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1725, 1726 RP, 1727 RP, 1728, 1729, 1730 RP, 1731 RP, 1732 RP, 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1741 RP, 1742 (Portion), 1743, 1744, 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1759 (Portion), 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765

RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1772 RP (Portion), 1774 (Portion), 1775 (Portion), 1776 (Portion), 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1781 (Portion), 1784 (Portion), 1785 (Portion), 1786, 1787, 1788 S.A, 1788 S.B, 1788 S.C ss.1, 1788 S.C RP, 1788 RP, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803 RP (Portion), 1804 RP (Portion), 1805 RP, 1807 RP, 1808 (Portion), 1809 S.A, 1809 RP, 1810 RP (Portion), 1811, 1812, 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 RP (Portion), 1832 (Portion), 1833 (Portion), 1834 S.A, 1834 RP, 1835 (Portion), 1836 (Portion), 1837 RP, 1838 RP, 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1842 RP, 1843 RP, 1844 RP, 1845 RP, 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1852 RP (Portion), 1853 RP, 1854, 1855, 1856 (Portion), 1857, 1858, 1859, 1860, 1861, 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875 (Portion), 1876 RP (Portion), 1877 (Portion), 1878, 1879, 1880, 1881 (Portion), 1883 RP (Portion), 1884 RP, 1885 RP, 1892 (Portion), 1894 (Portion), 1895 RP (Portion), 1896 S.A (Portion), 1896 RP, 1897, 1898, 1899, 1900, 1901, 1902, 1903 RP (Portion), 1904 RP, 1905 RP, 1906 RP, 1907 RP, 1908 RP, 1909, 1910, 1911, 1912, 1913, 1914 (Portion), 1915, 1916, 1917, 1918 (Portion), 1919, 1920, 1921, 1922, 1923, 1924, 1925 (Portion), 1926, 1927 (Portion), 1928, 1929 RP, 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1943, 1944, 1945, 1946, 1947, 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 2053 S.B RP (Portion), 2063 S.B RP (Portion), 2064 S.B ss.2, 2064 S.B ss.3, 2064 S.B ss.4 RP, 2064 S.B RP, 2064 S.D RP, 2064 S.E, 2064 S.F, 2064 S.G RP, 2064 RP, 2102 RP, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2118, 2119 (Portion), 2120 (Portion), 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128 (Portion), 2129 (Portion), 2130, 2131, 2132 S.A, 2132 RP, 2133 RP, 2134 RP, 2140 RP, 2141, 2143 (Portion), 2144 RP (Portion), 2171 RP, 2172, 2173 (Portion), 2174 S.A, 2174 RP, 2175 S.A (Portion), 2175 S.B, 2175 RP, 2176 (Portion), 2177 (Portion), 2179 (Portion), 2180 (Portion), 2181 (Portion), 2182, 2183 S.B, 2184, 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion), 2191 S.A ss.1, 2191 S.A ss.2, 2191 S.A RP, 2191 S.B (Portion), 2191 S.C, 2191 S.D, 2191 RP, 2192, 2193, 2194, 2195, 2196 RP, 2197 RP, 2198 RP, 2526 (Portion), 2562, 2739, 2759 and 2760 all in Demarcation District No. 130.

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 30 May 2024. Upon expiration of the notice period at midnight on 30 August 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 31 August 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:—

Extracted from the G.N. 3104 gazetted on 30.5.2024

G.N. 3104

LANDS DEPARTMENT

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

AS APPLIED BY SECTION 26 OF THE

WATER POLLUTION CONTROL (SEWERAGE) REGULATION (Chapter 358, Subsidiary Legislation AL)

(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 7787CL (PART), 7829CL AND 4428DS
SEWERAGE WORKS UNDER
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE;
AND HUNG SHUI KIU EFFLUENT POLISHING PLANT

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') as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 1195 (Portion), 1196 (Portion), 1347 (Portion), 1348 (Portion), 1351 (Portion), 1352 (Portion), 1353 (Portion), 1551 (Portion), 1556 RP (Portion) and 1557 (Portion) all in Demarcation District No. 124;

Lots Nos. 295 (Portion), 296 (Portion), 297 (Portion), 303 (Portion), 304 (Portion), 308 (Portion), 309, 310, 311 (Portion), 314 (Portion), 316 (Portion), 317 (Portion), 1243 RP (Portion), 1279 (Portion), 1280, 1281, 1282, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294 (Portion), 1295 RP (Portion), 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304 (Portion), 1305 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1327 (Portion), 1328 (Portion), 1341 (Portion), 1342 S.A, 1342 S.B (Portion), 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350 S.A, 1350 RP, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358 RP, 1359, 1448 RP (Portion), 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1458 RP (Portion) and 1459 RP (Portion) all in Demarcation District No. 125; and

Lots Nos. 1768 RP (Portion), 1895 RP (Portion), 1896 S.A (Portion) and 1903 RP (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10745 and Modification Resumption Plan No. YLM11103 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5388 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 273 published on 19 January 2024 and 26 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/cn/rcourccs/gov-noticcs/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.
Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, 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, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.
District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	
Environmental Protection Department, Revenue Tower Office, 33rd Floor, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong	Monday to Friday 9.00 a.m. to 5.00 p.m.
Environmental Protection Department, Environmental Compliance Division Regional Office (North), 10th Floor, Shatin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories	
Land Registry, 19th Floor, Queensway Government Offices, 66 Queensway, Hong Kong	Monday to Friday 9.00 a.m. to 12.30 p.m. and 2.00 p.m. to 5.00 p.m.

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) 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 of notice at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance as applied by section 26 of the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) 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 31 August 2024.

Any person entitled to compensation under the Water Pollution Control (Sewerage) Regulation (Chapter 358, Subsidiary Legislation AL) may serve a written claim upon the Secretary for Environment and Ecology at 16th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong before the expiration of one year from the date of resumption.

Memorandum of Understanding Signed by the applicant and the affected business operator

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)	:	海航物流集團有限公司 Elegant Logistics Group Limited
公司註冊證明書 / 商業登記證號碼	:	2007044
規劃申請的申請人 (乙方)	:	卓愉集團有限公司 Able Delight Holdings Limited
公司註冊證明書 / 商業登記證號碼	:	3255040

甲方 為位於元朗厦村丈量約份第 125 約多園地段的業務經營者，由於受到政府的洪水橋 / 厦村新發展區之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 91 約地段第 3339 號餘段 (部分)、第 3340 號餘段 (部分)、第 3346 號餘段 (部分)、第 3347 號 (部分)、第 3348 號 (部分)、第 3349 號 (部分)、第 3350 號 B 分段餘段及丈量約份第 100 約地段第 1486 號餘段 (部分)、第 1490 號 (部分)、第 1491 號 (部分) 及第 1493 號餘段 (部分) (確實地段待定) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。

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

備注：上述地段將因應規劃許可的需要而有所修訂。


海航物流集團有限公司 (甲方)
業務經營者簽署



卓愉集團有限公司 (乙方)
規劃許可申請人簽署

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. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, San Tin, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 91 and D.D. 100, Lin Tong Mei, Fanling, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	6,604 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Fan Kam Road via a local access
Distance from the Original Premise	19.1 km (about) from the original premises	15.6 km (about) from the original premises	11.3 km (about) from the original premises	5.5 km (about) from the original premises	12.6 km (about) from the original premises	15.3 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	Approved Ngau Tam Mei OZP No. S/YL-NTM/14	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Kwu Tung South OZP No. S/NE-KTS/22
Zoning	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Agriculture"
Existing Condition	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Mostly hard paved with small portion of land covered by vegetation.
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation - 378% <u>larger</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible	<u>Suitable</u> for relocation: - 33% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area	<u>Not suitable</u> for relocation - 38% <u>smaller</u> than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area	<u>Not suitable</u> for relocation - 13% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible	<u>Not suitable</u> for relocation - 111% <u>larger</u> than the original premises - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area	<u>Comparatively Suitable</u> for relocation: - The Site area is similar to the original premises. - Relatively flat and vacant - No active agricultural activity - Not incompatible with the surrounding area

Our Ref. : DD91 Lot 3350 S.B RP
Your Ref. : TPB/A/NE-KTS/574

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

By Email

13 March 2026

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 91 and D.D.100, Lin Tong Mei, Fanling, New Territories

(S.16 Planning Application No. A/NE-KTS/574)

We are writing to submit supplementary information for the subject application, details are as follows:

- Replacement page of planning statement is provided. (**Annex I**).
- The application site (the Site) is the subject of a previous S.16 planning application (No. A/NE-KTS/551) for the same use submitted by the different applicant, which was approved by the Town Planning Board (the Board) in 2025. As the Site will be operated by a different applicant, a fresh S.16 planning application is required for permission from the Board. The applicant of the current application has obtained consent from the applicant of the planning application (No. A/NE-KTS/551) that, upon planning approval of the current application being granted by the Board, the Site will be utilized by the applicant for the proposed development.



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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Ms. Florence SIU
(Attn.: Ms. Connie JIANG

email: fwysiu@pland.gov.hk)
email: cyjiang@pland.gov.hk)



3. SITE CONTEXT

Site Location

- 3.1 The Site is located in Ling Tong Mei, Fanling, New Territories (**Plan 1**). It is approximately 20m west of Fan Kam Road; 2.5km south of Fanling Highway; 4.3 km southwest of Fanling MTR Station; and 15.3 km northeast of the original premises in **Ha Tsuen**.

Accessibility

- 3.2 The Site is accessible from Fan Kam Road via a local access (**Plan 1**).

Existing Site Condition

- 3.3 The Site is currently vacant, unfenced and covered by vegetation (**Plans 1, 3 and 7**).

Surrounding Area

- 3.4 The Site is mainly surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures (**Plans 1, 3 and 7**).
- 3.5 To its immediate north are temporary structures occupied by eating place and parking of vehicle. To its further north are land areas mostly covered by woodland and vacant land covered by vegetation (**Plans 1, 3 and 7**).
- 3.6 To its immediate east is Fan Kam Road. To its further east across Fan Kam Road is an area zoned as "Green Belt" are mostly lands covered by vegetation, woodland and grasses (**Plans 1, 3 and 7**).
- 3.7 To its immediate south are land covered by tree groups and vacant land. To its further south is an area zoned as "Residential (Group C)" for permitted residential development – 'Cadenza' (**Plans 1, 3 and 7**).
- 3.8 To its immediate and further west is an area zoned as "Village Type Development" and a cluster of village house development (**Plans 1, 3 and 7**).