



有限公司
盈卓規劃

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

24 April 2026

Dear Sir,

1st Further 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 further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in blue ink is written over a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese characters.

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)



Responses-to-Comments

**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**

(Application No. A/NE-KTS/574)

- (i) The applicant would like to provide clarifications to address comments of the general public. Details are as follows:

Right of Way

- As the application site (the Site) is accessible from Fan Kam Road via a local access and the ingress/egress is proposed at the northeast portion of the Site, the proposed development would not induce any traffic generation and attraction on the local access along *lots 1493 S.B and 1494 S.B ss.2 in D.D.100*.
- The applicant will liaise with the lot owners of the private land lot for the use of the access road after planning permission has been obtained from the Town Planning Board (the Board).

Open Storage Activities

- No open storage activities will take place within the Site at any time during the planning approval period. All goods will be stored within the enclosed structures within the Site at any time during the planning approval period.

Sewerage Treatment

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by the staff. Given that no public sewer is available in the vicinity of the Site, the applicant proposes to provide septic tank and soakaway system to collect sewage generated from the proposed development. The design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*. Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.

Filling of Land

- A revised plan showing the filling of land of the Site is provided (**Plan 1** and **Annex I**). Majority of the Site (6,554m², 99%) is proposed to be filled with concrete of not more than 2.3m in depth for site formation of structures, parking and L/UL spaces and circulation area. The remaining area (i.e. 50m²) will be remained as soiled ground for healthy tree growth.

Environmental Mitigation Measures

- 2.5m high solid metal wall will be erected along the site boundary by the applicant to minimize noise nuisance to the surrounding area. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. Maintenance of the boundary fencing will be conducted by the applicant on a regular basis.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Mr. Henry NG; Tel.: 3565 3950)		
(a)	<p>With reference to DPO's site photos taken on 17.3.2026, the Site is largely vacant. Some overgrown vegetation and trees of common species are found on the Site. According to the Application Form, no tree felling will be involved. However, para 5.15 of the Planning Statement states that "...all existing trees within the Site will be affected, and it is not proposed to retain any of the existing trees at the Site.</p>	<p>The tree survey and landscape proposal are provided by the applicant for your consideration (Annexes II to III). According to the tree survey conducted on 11/2/2025, a total of <u>25</u> nos. of trees were recorded within the Site, within which no old and valuable tree or protected species has been identified in accordance with DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance (Cap. 96) at the Site (Annex II). Due to proposed hard-paving works for erection of warehouse and vehicle circulation purposes, 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.</p> <p>Due to felling of existing trees within the Site, a landscape proposal has been submitted by the applicant to provide landscape mitigation measures within the Site (Annex III). A total of <u>25</u> new trees is proposed to be planted along the northwest, north and northeast</p>

		of the Site to minimize landscape and visual impact to the nearby areas. All the new trees will be maintained by the applicant during the planning approval period.
2. Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) (Contact Person: Mr. SO Shun-shun; Tel.: 2675 1777)		
(a)	<p>The application site comprises Old Schedule Agricultural Lots in D.D. 91 and D.D. 100 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the application site is required to pass through Government land and the adjoining private lot. No right of access via Government land is granted to the application site. The applicant should make his own arrangements for acquiring access to the application site. The Government shall accept no responsibility in such arrangements.</p>	<p>The unlawful occupation of Government land (GL) not covered by the current application will be demolished by the applicant after planning approval has been obtained from the Board.</p> <p>The applicant will submit Short Term Waiver (STW) application to rectify the applied use erected on the concerned lots after planning approval has been obtained from the Board. No structure will be erected on GL.</p>
(b)	<p>If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Wavier (STW) (on whole lot basis) to permit the structures to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Besides, given the proposed use is</p>	<p>Noted.</p>

	temporary in nature, only erection of temporary structures will be considered.	
3. Comments of the Secretary for Development (SDEV) (Contact Person: Mr. CK FUNG; Tel.: 3915 4252)		
(a)	For the affected Business Operator, i.e. Elegant Logistics Group Limited 海航物流集團有限公司, please ask the applicant to supplement on its occupying periods and provide supporting documents, e.g. tenancy agreement, etc. for the period for our reference, please.	The tenancy agreement and water bills are provided for your reference (Annex IV).

Annex I

Replacement Page of Application Form

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?	<p>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))</p> <p>Accessible from Fan Kam Road via a local access</p> <p>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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 6,554 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</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>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> </table> <p>_____</p> <p>_____</p>	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"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

Annex II
Tree Survey

Tree Survey Report

Date of Survey: 11th February 2025

Location:

**Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling,
New Territories**

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 11th February 2025

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Appendix:

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

Disclaimer:

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

1. Introduction

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

The tree survey was conducted on 11th February 2025. Plants with DBH less than 95mm were not recorded in the survey.

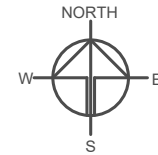
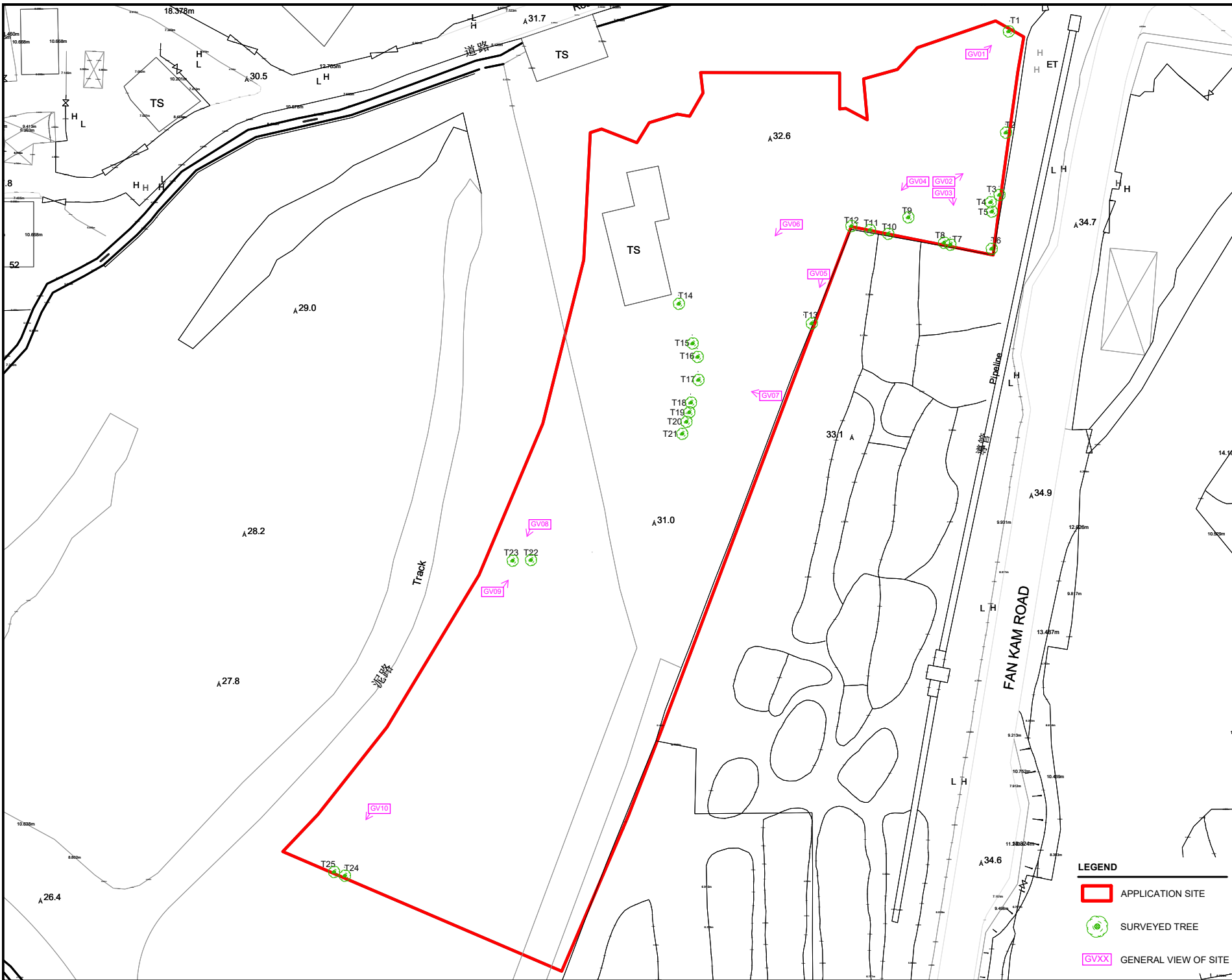
2. Summary of Existing Trees

The surveyed site is located at Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling, New Territories.

At the time of inspection on 11th February 2025, **25 nos.** trees were found within the Site. **2 nos.** dead trees were recorded in the surveyed area. Location of individual tree refers to Appendix I.

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

Appendix I – Tree Survey Plan



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

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

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

SCALE NOT ON SCALE	
DRAWN BY KYU	DATE 11.2.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE TREE SURVEY PLAN	
DWG. NO. TSP	VER. 0

- LEGEND**
- APPLICATION SITE
 - SURVEYED TREE
 - GVXX GENERAL VIEW OF SITE

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Various Lots in D.D. 91 And D.D.100, Lin Tong Mei, Fanling, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 11 February 2025



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Ficus microcarpa</i>	榕樹(細葉榕)	14.0	700	11.0	Low	Fair	Fair	Poor	Low	epiphytic plants, restricted root
T2	<i>Sterculia lanceolata</i>	假蘋婆	4.0	120	2.0	Low	Fair	Fair	Poor	Low	leaning, wound on branch and trunk, epiphytic plants
T3	<i>Celtis sinensis</i>	朴樹	7.0	170	4.0	-	-	Dead	-	-	dead tree, epiphytic plants
T4	<i>Celtis sinensis</i>	朴樹	13.0	260	7.0	Low	Fair	Fair	Poor	Low	co-dominant stems, exposed dead root, wound on trunk, epiphytic plants
T5	<i>Chukrasia tabularis</i>	麻棟	13.0	320	5.0	Low	Fair	Fair	Poor	Low	dead branch, wound on trunk, exposed dead root
T6	<i>Macaranga tanarius var. tomentosa</i>	血桐	12.0	226	7.0	Low	Poor	Poor	Poor	Low	multi-trunks, broken stub, abnormal leaf
T7	<i>Ficus benjamina</i>	垂葉榕	11.5	350	8.0	Low	Fair	Fair	Poor	Low	cross trunks, broken branch, metal bar embedded into trunk
T8	<i>Ficus benjamina</i>	垂葉榕	9.0	250	6.0	Low	Fair	Fair	Poor	Low	exposed dead root
T9	<i>Ficus variegata</i>	青果榕	9.0	240	9.0	Low	Poor	Fair	Poor	Low	wound on trunk, dead stub
T10	<i>Ficus benjamina</i>	垂葉榕	12.0	470	6.0	Low	Fair	Fair	Fair	Low	epiphytic plants
T11	<i>Ficus benjamina</i>	垂葉榕	12.0	420	7.0	Low	Fair	Fair	Poor	Low	cross branches
T12	<i>Ficus benjamina</i>	垂葉榕	12.0	450	7.0	Low	Fair	Poor	Fair	Low	dead stub
T13	<i>Ficus benjamina</i>	垂葉榕	12.0	480	9.0	Low	Fair	Poor	Poor	Low	broken trunk, hanger, wound on trunk with exposed deadwood
T14	<i>Ficus microcarpa</i>	榕樹(細葉榕)	5.0	380	4.0	Low	Poor	Poor	Poor	Low	dying tree, epicormics, dieback, topped
T15	<i>Ficus benjamina</i>	垂葉榕	11.0	500	6.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead trunk, hanger, wound on trunk
T16	<i>Ficus benjamina</i>	垂葉榕	11.0	280	3.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead trunk, wound on trunk with exposed deadwood, trace of termite
T17	<i>Ficus benjamina</i>	垂葉榕	10.0	490	6.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, trace of termite, branch conflict with trunk of T18 and crown of T19, dead stub with fungal fruiting bodies
T18	<i>Archontophoenix alexandrae</i>	假檳榔	10.0	140	1.5	Low	Fair	Fair	Fair	Low	dead fronds, trunk conflict with branch of T17
T19	<i>Livistona chinensis</i>	蒲葵	10.0	150	1.0	Low	Fair	Fair	Fair	Low	dead fronds, crown conflict with branch of T17
T20	<i>Livistona chinensis</i>	蒲葵	10.0	160	1.0	Low	Fair	Fair	Fair	Low	dead fronds
T21	<i>Livistona chinensis</i>	蒲葵	10.0	150	1.0	Low	Fair	Fair	Fair	Low	dead fronds
T22	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11.0	410	5.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, bird nest
T23	<i>Ficus microcarpa</i>	榕樹(細葉榕)	11.0	350	5.0	Low	Poor	Poor	Poor	Low	dying tree, dieback, dead stub
T24	<i>Roystonea regia</i>	大王椰子(王棕)	10.0	270	2.0	Low	Fair	Fair	Fair	Low	dead fronds
T25	<i>Roystonea regia</i>	大王椰子(王棕)	9.0	280	0.5	-	-	Dead	-	-	dead tree

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

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07



General view 08

General View



General view 09



General view 10

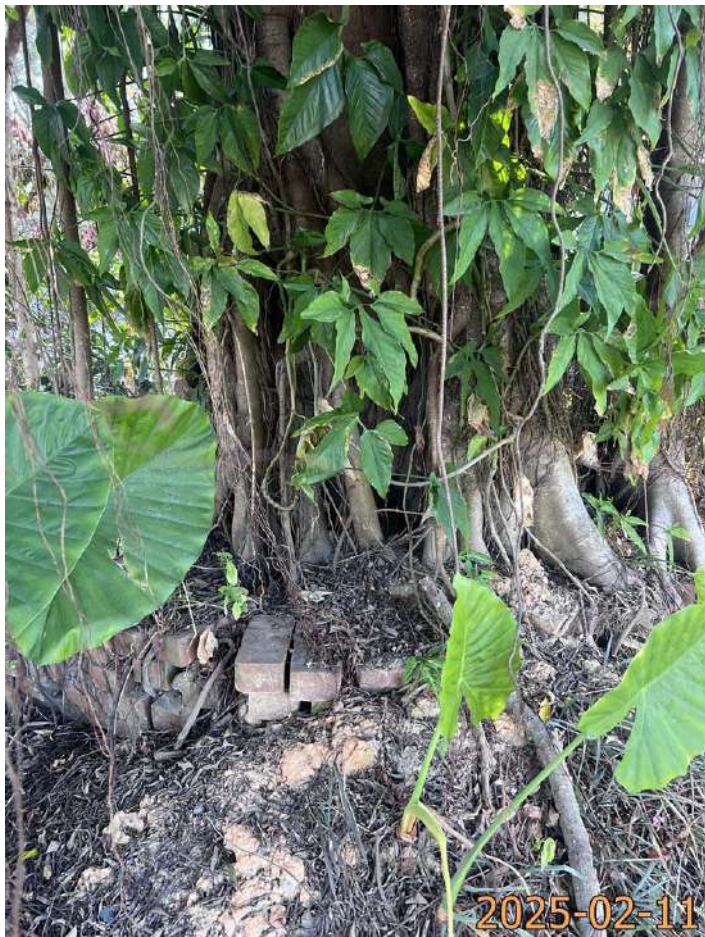
Photo Records



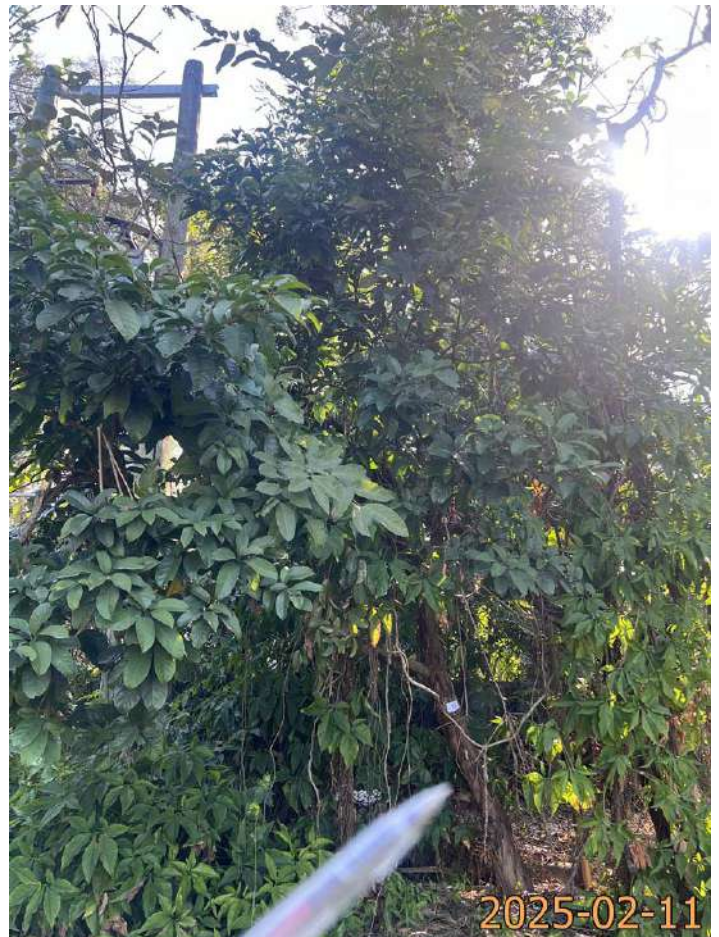
T1 (Overview)



T1 Epiphytic plants



T1 Restricted root



T2 (Overview)(Leaning)

Photo Records



T2 Epiphytic plants



T2 Wound on branch



T2 Wound on trunk



T3 (Overview) (Dead tree)

Photo Records



T3 Epiphytic plants



T4 (Overview) (Epiphytic plants)



T4 Exposed dead root



T4 Wound on trunk

Photo Records



T5 (Overview)



T5 Dead branch



T5 Exposed dead root



T5 Wound on trunk

Photo Records



T6 (Overview)



T6 Abnormal leaf size



T6 Broken stub



T6 Multi-trunks

Photo Records



T7 (Overview)



T7 Broken branch



T7 Cross trunks



T7 Metal bar embedded into trunk_1

Photo Records



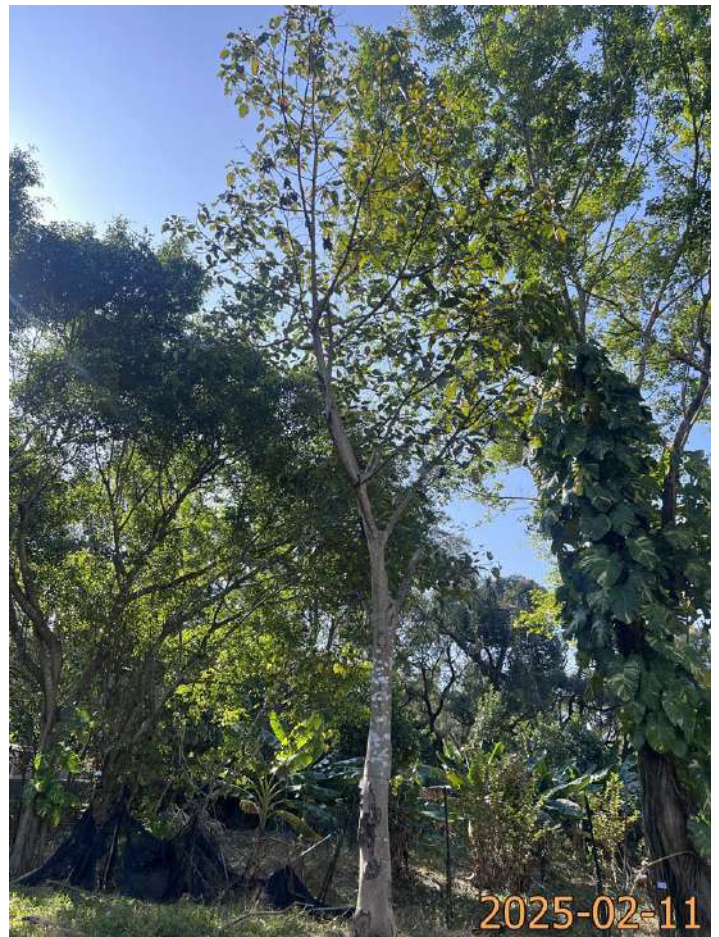
T7 Metal bar embedded into trunk_2



T8 (Overview)



T8 Exposed dead root



T9 (Overview)

Photo Records



T9 Dead stub



T9 Wound on trunk_1



T9 Wound on trunk_2



T10 (Overview)

Photo Records



T10 Epiphytic plants

2025-02-11



T11 (Overview)

2025-02-11



T11 Cross branches

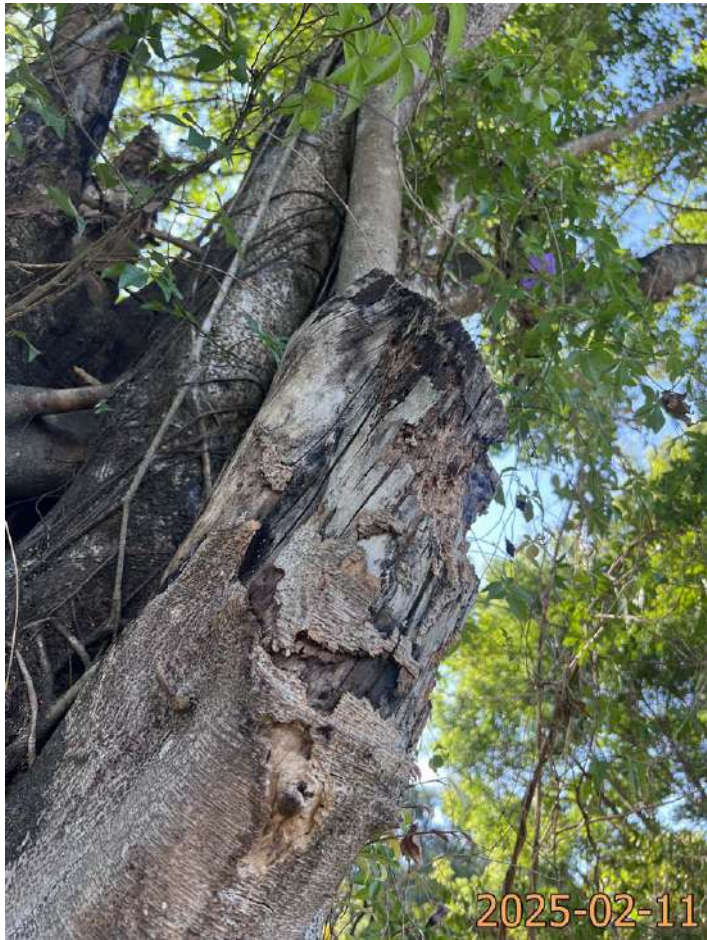
2025-02-11



T12 (Overview)

2025-02-11

Photo Records



T12 Dead stub

2025-02-11



T13 (Overview)

2025-02-11



T13 Broken trunk (Hanger)

2025-02-11



T13 Wound on trunk with exposed deadwood

2025-02-11

Photo Records



T13 Wound on trunk



T14 (Overview)



T14 Dieback (Topped)



T14 Epicormics

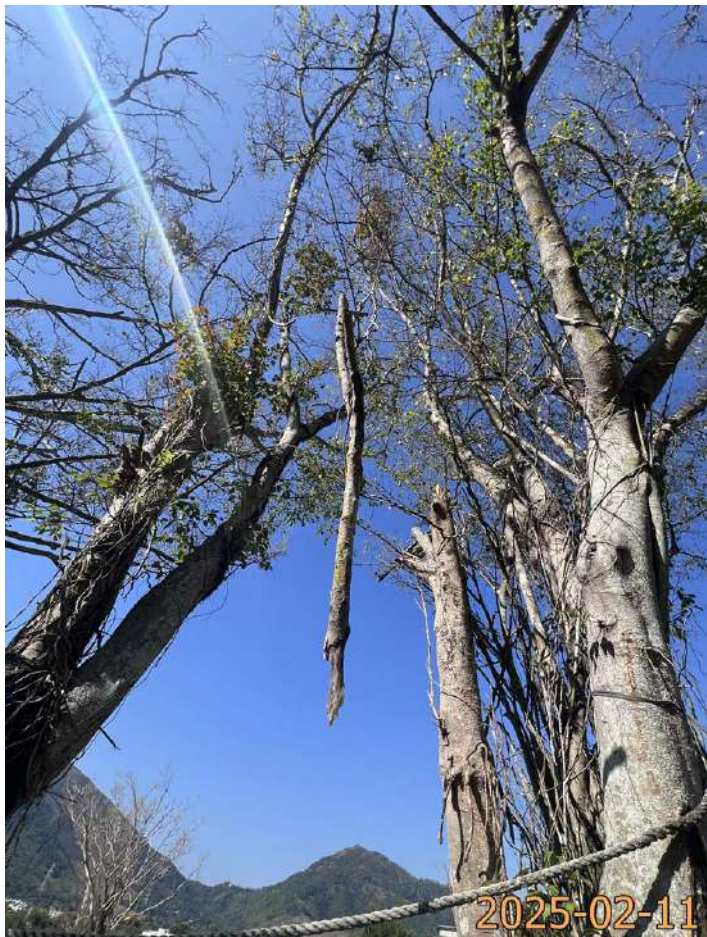
Photo Records



T15 (Overview) (Dieback)



T15 Dead trunk



T15 Hanger



T15 Wound on trunk

Photo Records



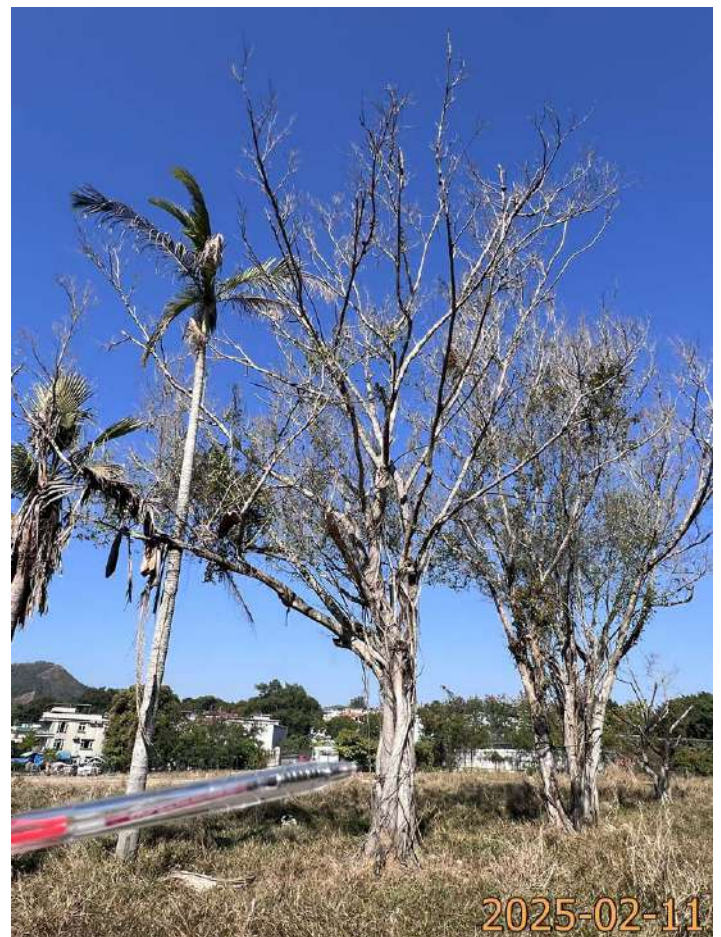
T16 (Overview) (Dieback)



T16 Dead trunk



T16 Wound on trunk with exposed deadwood (Trace of



T17 (Overview) (Dieback)

Photo Records



T17 Branch conflict with trunk of T18



T17 Dead stub with fungal fruiting bodies



T17 Trace of termite



T18 (Overview)

Photo Records



T18 Dead fronds



T19 (Overview)



T19 Crown conflict with branch of T17



T19 Dead fronds

Photo Records



T20 (Overview)



T20 Dead fronds



T21 (Overview)

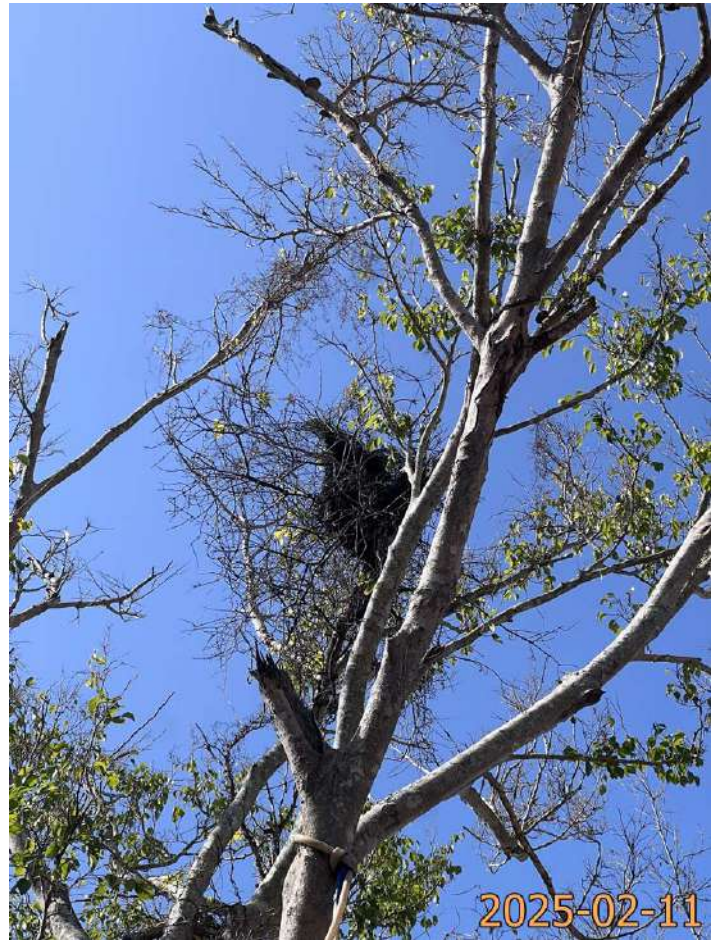


T21 Dead fronds

Photo Records



T22 (Overview)



T22 Bird nest

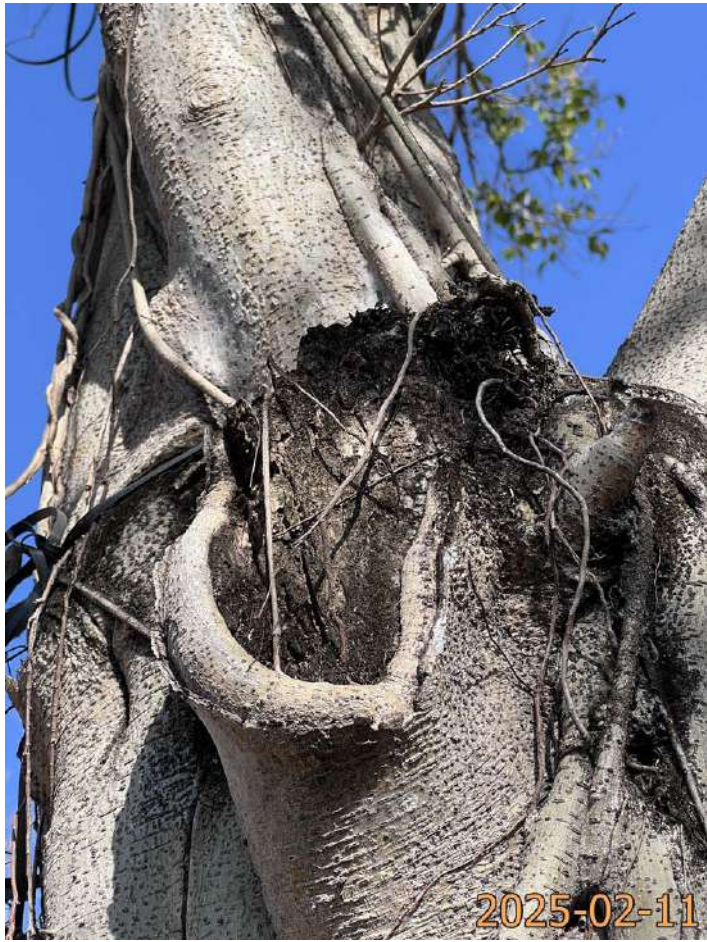


T22 Dieback



T23 (Overview)

Photo Records



T23 Dead stub_1



T23 Dead stub_2



T23 Dieback



T24 (Overview)

Photo Records



T24 Dead fronds

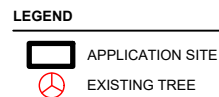
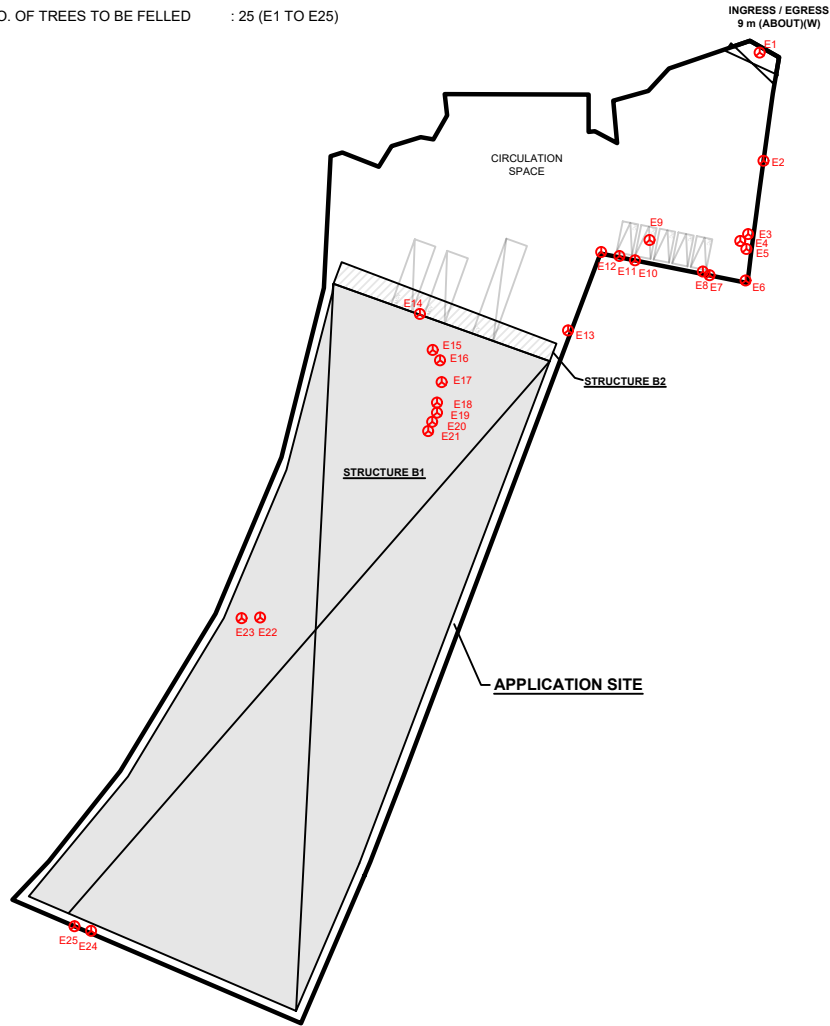


T25 (Overview) (Dead tree)

Annex III
Landscape Proposal

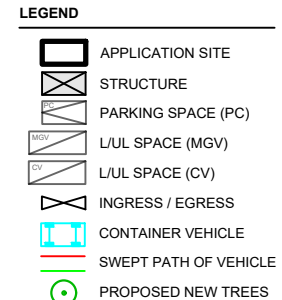
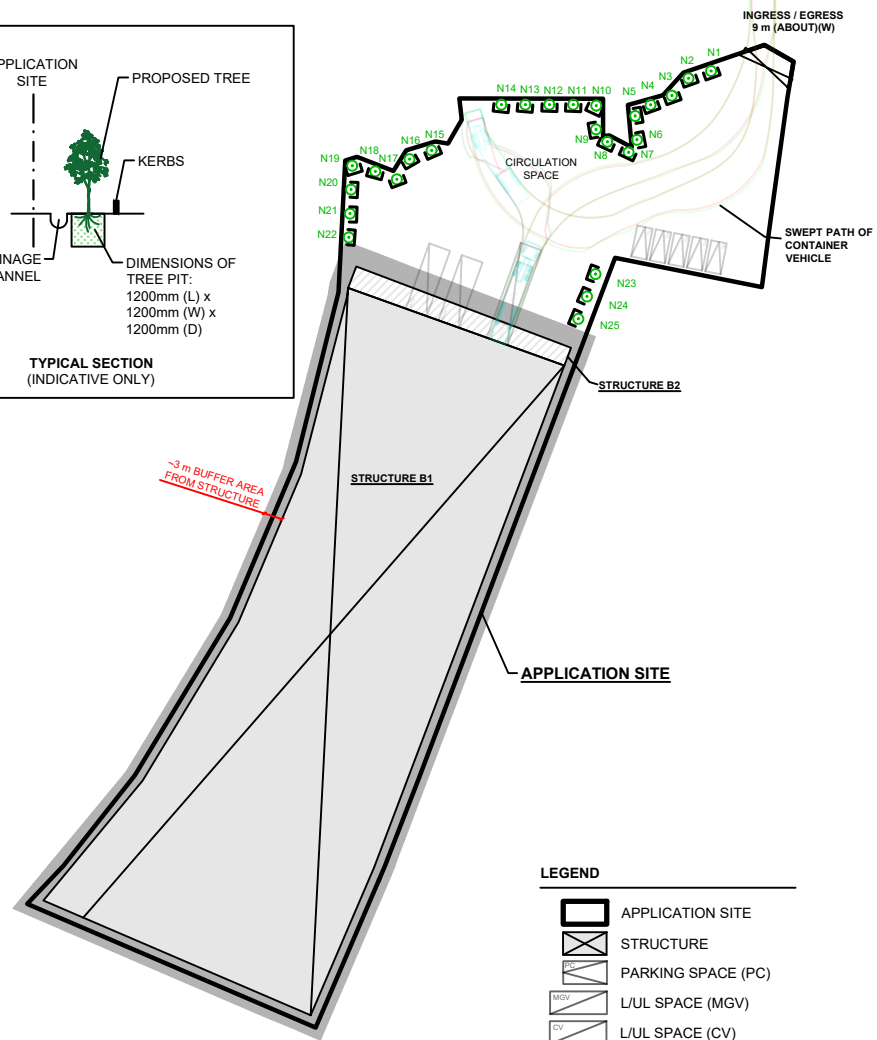
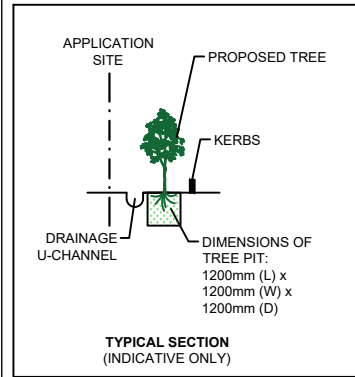
LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 NO. OF EXISTING TREES : 25 (E1 TO E25)
 SPECIES OF TREE :
 : *FICUS MICROCARPA* (E1, E14, E23 TO E24)
 : *STERCULIA LANCEOLATA* (E2)
 : *CELTIS SINENSIS* (E3 TO E4)
 : *CHUKRASIA TABULARIS* (E5)
 : *MACARANGA TANARIUS VAR. TOMENTOSA* (E6)
 : *FICUS BENJAMINA* (E7 TO E8, E10 TO E13, E15 TO E17)
 : *FICUS VARIEGATA* (E9)
 : *ARCHONTOPHOENIX ALEXANDRAE* (E18)
 : *LIVISTONA CHINENSIS* (E19 TO E21)
 : *ROYSTONEA REGIA* (E24 TO E25)
 NO. OF TREES TO BE FELLED : 25 (E1 TO E25)

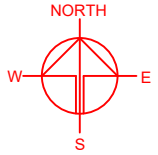


LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 6,604 m² (ABOUT)
 COVERED AREA : 4,134 m² (ABOUT)
 UNCOVERED AREA : 2,470 m² (ABOUT)
 NO. OF NEW TREES WILL BE PLANTED : 25 (N1 TO N25)
 SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 3.5 m
 DIMENSION OF SOIL TRENCH : 1.2 m (L) X 1.2 m (W) X 1.2 m (D)



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



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 : 1200 @ A4

DRAWN BY : LT DATE : 12.2.2025

CHECKED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE
 LANDSCAPE PROPOSAL

DWG NO. : ANNEX III VER. : 001

Annex IV

Supporting Documents of the Affected Business Operator

租倉合約

5

立約人：建富管理有限公司 (以下簡稱甲方) 簽定日期:31OCT2022

地址：[REDACTED]

電話：[REDACTED] 傳真號碼： /

承約人：海航物流集團有限公司 (以下簡稱乙方)

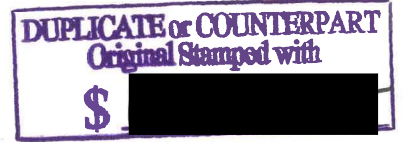
通信地址：[REDACTED]

電話：[REDACTED] 傳真號碼： [REDACTED]

倉地地點：新界元朗廈村路DD125 LOT
(1302, 1303, 1328, 1330, 1331, 1334, 1336, 1337, 1338, 1339, 1342SB, 1343, 1344, 1338, 1340, 1341, 1342SA)

茲甲方擁有上述倉位之租用權，現甲乙雙方同意以下租約條款：

- 倉地面積：有蓋倉面積約25,000平方呎,每呎為港幣 [REDACTED]
露天倉地面積約15,000平方呎,每呎為港幣 [REDACTED]
- 租用年期：為三年
由2022年11月1日至2025年10月31日止，
每月租金為 [REDACTED]
- 租金：每月租金為 [REDACTED] 如乙方超過七天仍不繳清租金，則作放棄合約論，甲方有權收回該地點及保留一切法律權利向乙方追討。
- 按金：乙方需繳付兩個月租金共 [REDACTED] 給甲方作為按金，此按金甲方須於租約期滿或政府收回該地，乙方將場地交吉交回甲方後兩星期內退還乙方，而此按金不計算利息。
- 上述地段祇可作不違反政府條例之合法用途，若乙方未經甲方或政府允許，而違反上述地段政府條例之合法用途，如私自搭建貨倉或建築物，而遭受政府檢控及罰款時，所有歸於乙方負責，甲方有權立即終止合約，及向乙方追討，因乙方的行為引致有關損失和賠償，乙方不得有異議。
- 上述地段之水費、電費電話費、上蓋牌費(STW)及政府收取該地段之一切費用則由甲方支付。物業稅由甲方支付。
- 上述地段內不能作非法用途，例如聚賭、藏毒等。
- 除自用少量汽油外，場內不能存放有軍事設備、軍事用品、槍械、火藥、易燃物品、硫酸、硝酸等。
- 場地之整理維修工程，如屬乙方租用範圍內，例如：倉地內一切建築物、搭建物、綠化物、水道、地面之三合土、一切保險責任、損毀、遺失、天災、意外傷亡等須由乙負責。
- 甲方須負責一切車輛進入地盤之通道及疏導通道，並保證乙方在操作上不受到村民騷擾。如乙方車輛撞毀場內或場外圍板、坑渠或樹木，一切責任由乙方負責維修及賠償。
- 如果乙方須要向政府申請有關操作牌照時，甲方須無條件協助乙方向政府申請，直至批准為止，但一切費用則由乙方負責。



立約人：建富管理有限公司

承約人：海航物流集團有限公司

甲方簽署： [REDACTED]

乙方簽署： [REDACTED]



[Handwritten signature]



[Handwritten signature]

租倉合約

立約人：建富管理有限公司 (以下簡稱甲方) 簽定日期:31OCT2022

地址：[REDACTED]

電話：[REDACTED] 傳真號碼： /

承約人：海航物流集團有限公司 (以下簡稱乙方)

通信地址：[REDACTED]

電話：[REDACTED] 傳真號碼： [REDACTED]

12. 如政府收地，甲方須協助乙方向政府索取賠償給乙方、成功與否則甲方不需要負責，如果甲方將土地出售，此租約仍然有效，直至租約期滿為止，否則甲方須賠償乙方一切損失。
13. 上述地段租約期滿後，如甲方仍擁有該地之租用權，則乙方有優先權續約，雙方需定立新約及另議租金，租金依當時市價而定。無論乙方續約或退租，雙方均須於三個月之前通知對方。如乙方遷出，須自行清理租地內所有垃圾廢物，將原地交回甲方，一切地面之三合土、綠化物、水道不得遷拆或破壞。否則甲方有權要求合理賠償及直接賠償。另一切清理現場所需之費用，將由乙方負責。
14. 在合理時間內，甲方或其代表有權進入場地視察，但須事前通知乙方。
15. 如日後有關土地問題，全部由甲方負責。其後如乙方收到有關該土地之一切信件人事，應全部通知交由甲方處理，如乙方自行處理及沒有知會甲方。日後發生任何問題須由乙方自行負責，甲方一概不負責任及即時終止合約，無須賠償給乙方。
16. 如乙方中途退租，須壹個月前通知甲方。

備註： 以上地段乙方不得直接或間接與業主聯絡或租賃、賣買，如被甲方知道，甲方即時終止該地段之合約，而乙方須負上一切法律責任及賠償甲方一切損失。

此租約壹式兩份，每份合約共2頁甲乙雙方各持壹份為憑，以示公證。

立約人：建富管理有限公司

承約人：海航物流集團有限公司

甲方簽署：  

乙方簽署：  



16020610

用水樓宇地址

DD 125 LOT 1342SA

HA TSUEN ROAD

HA TSUEN

PING SHAN YUEN LONG, NEW TERRITORIES

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用戶編號：3069 4504 165

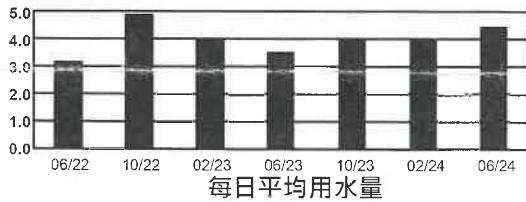
用水量

每日平均用水量

545 立方米/123日

4.431 立方米 (4,431 公升)

立方米



應繳總額

\$2,496.10

繳款限期

22/07/2024

在此日期後加收5%附加費

繳款單編號：30694504165

水錶編號

日期

度數

日期

度數

MKP16100552	22/02/2024	7,634A	24/06/2024	8,179A
-------------	------------	--------	------------	--------

A：抄錶度數

E：估計度數

S：客戶報讀度數

上次繳款日期：20/03/2024

上次繳款金額：\$2,157.20

現存按金款額：\$2,000.00

爭議金額：\$0.00

分期付款金額：\$0.00

供水性質：倉庫, 包括凍倉貨櫃場(721000)

餘額承前

\$ 0.07

水費

22/02/2024 - 24/06/2024

第一級 545 立方米 @ \$4.58

小計

2,496.10

2,496.10

收費總額

2,496.17

餘額撥入下期

0.07 CR

應繳款額

2,496.10

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有關此帳戶的帳單附註：

- 香港商業處所的用水效益指標為：每日每平方米 0.56 公升 (用戶可將帳單記錄的用水量除以同期的日數，再除以相關處所的總建築面積，以作比較。)
- 香港工業處所的用水效益指標為：每日每平方米 0.12 公升 (同上)
- 香港商場的用水效益指標為：每日每平方米 0.91 公升 (同上)
- 香港酒店的用水效益指標為：每客人每晚 490 公升 (用戶可將帳單記錄的用水量除以同期每晚入住酒店人數的總和，以作比較。)

CCBS/002 (01/2024)

如以支票付款，請把本郵寄付款回條連同支票寄上。

繳款單編號：30694504165

繳費靈

商戶編號「08」

CRC131

節省用水
節省金錢

應繳總額
\$2,496.10

繳款限期

22/07/2024

在此日期後加收5%附加費



轉數快FPS

87089131000000024961022072024306945041650



發出日期：27/06/2024

7-ELEVEN®

歡迎光臨7-Eleven, HK (1631)

*** 顧客備份 ***

水務署-131 2496.10
(戶口號碼:30694504165)
(類別:00)

總數: 2496.10
現金: 2496.10
找贖: 0.00

11/07/2024 12:01:13 交易編號:45625
收銀機:002 收銀員:222
大鴻輝(葵涌)中 顧客服務熱線:22991110

如因品質問題需退貨,請於購買日
起計14天內攜同攜同相關貨品、
收據正本及(如有)推廣印花,
一併到購買分店更換貨品或退回款項;
如遇印花換購產品品質問題,
則無需出示收據而可直接
到換購之分店作更換;
香煙、服務項目、7仔預購及
部份指定貨品不設退貨及退款。
詳情請參7-Eleven網站。

The Dairy Farm Co., Ltd. 牛奶有限公司

請於離開櫃台前核對你的收據。
如需跟進,請聯絡有關政府部門。
請保留此收據作繳款記錄。
請複印副本,避免收據褪色。

7-ELEVEN®

歡迎光臨7-Eleven, HK (1631)

*** 顧客備份 ***

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請複印副本,避免收據褪色。

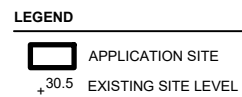
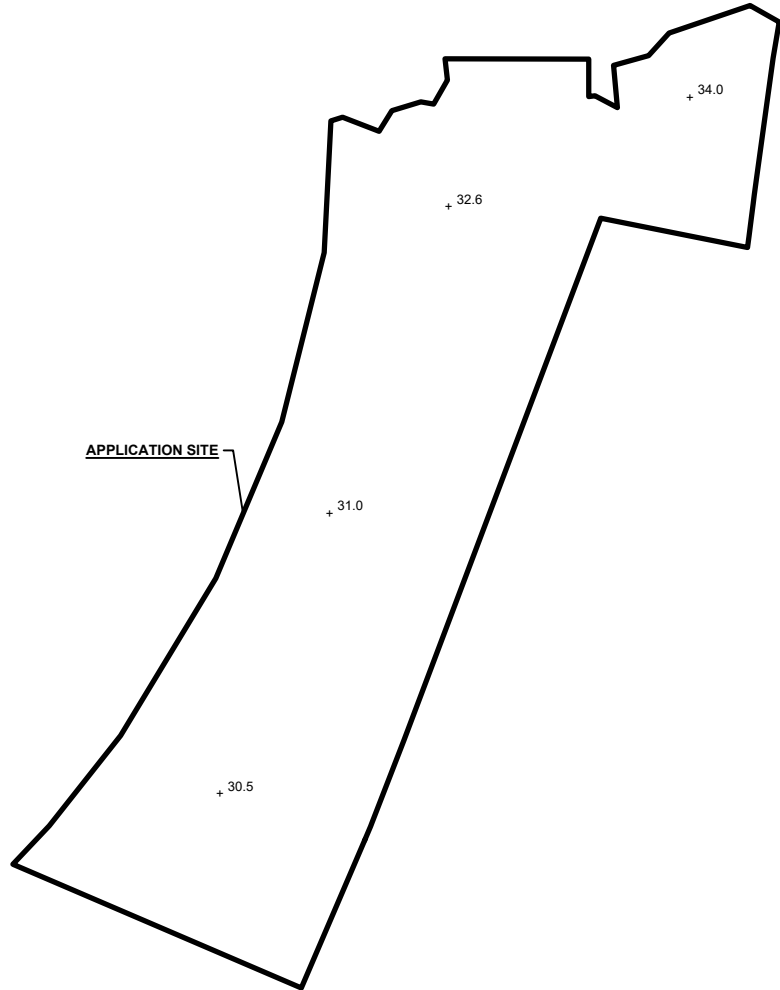
REVISED PLAN

Plan 1

Filling of Land

EXISTING CONDITION OF THE APPLICATION SITE

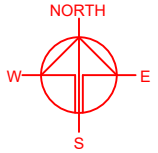
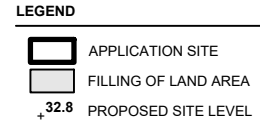
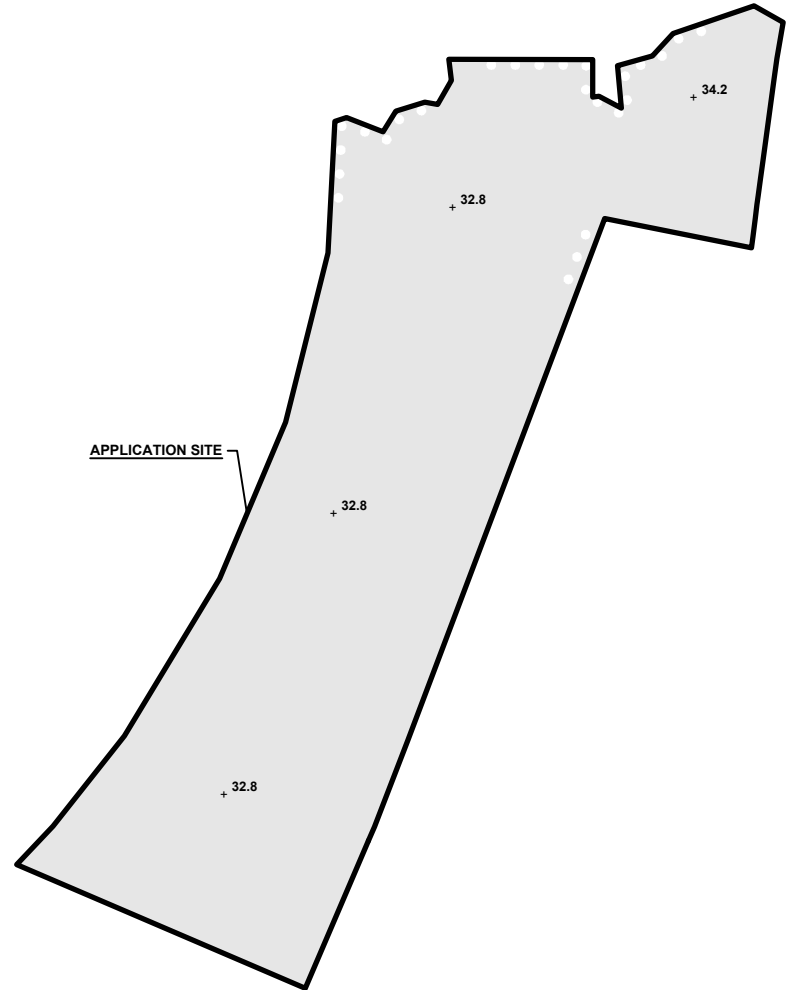
APPLICATION SITE AREA : 6,604 m² (ABOUT)
 EXISTING SITE LEVELS : +30.5 mPD - +34.0 mPD (ABOUT)
 EXISTING SITE SURFACE : SOILED GROUND



**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 : 6,554 m² (ABOUT)
 SOILED GROUND AREA : 50 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



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 : 1200 @ A4

DRAWN BY	DATE
LT	2.2.2026

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE
 FILLING OF LAND

DWG. NO. PLAN 1	VER. 001
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