

2026年 4月 8日 收到。城市規劃委員會  
此文件在  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

- 8 APR 2026

This document is received on \_\_\_\_\_  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

- # "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人
  - & Please attach documentary proof 請夾附證明文件
  - ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2600774 27/3 By hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NB-TKL/838
	Date Received 收到日期	8 APR 2026

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
Fancy Spot Limited 綽展有限公司

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
R-riches Planning Limited 盈卓規劃有限公司

<b>3. Application Site 申請地點</b>	
(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 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 971 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 ..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture" and "Industrial (Group D)" Zones
(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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「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 25/02/2026 (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）

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Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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

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

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

Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years

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

(b) Effective period of permission applied for  
申請的許可有效期 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	..... 971 .....	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... N/A .....	sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... N/A .....	
Proposed domestic floor area 擬議住用樓面面積	..... N/A .....	sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... N/A .....	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... N/A .....	sq.m <input type="checkbox"/> About 約

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

Not applicable

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	.....	N/A
Motorcycle Parking Spaces 電單車車位	.....	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	N/A
Others (Please Specify) 其他 (請列明)	.....	

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....	N/A
Coach Spaces 旅遊巴車位	.....	N/A
Light Goods Vehicle Spaces 輕型貨車車位	.....	N/A
Medium Goods Vehicle Spaces 中型貨車車位	.....	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	.....	1
Others (Please Specify) 其他 (請列明)	.....	

Proposed operating hours 擬議營運時間 Mondays to Saturdays from 08:00 to 19:00. No operation on Sundays and public holidays. .... .....																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<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 Ping Che 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>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 ..... 971 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 .not more than 0.2.. m 米 <input type="checkbox"/> About 約</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"/>
On environment 對環境	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"/>																													

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



**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

  
.....  
Matthew NG

Applicant 申請人 /  Authorised Agent 獲授權代理人

Name in Block Letters  
姓名 (請以正楷填寫)

Director (Planning and Development)  
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, MPIA, 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

09/03/2025 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

- 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 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories
Site area 地盤面積	971 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14
Zoning 地帶	"Agriculture" and "Industrial (Group D)" Zones
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years

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

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Location plan; Zoning plan; Land status plan; Location plan and land status plan of the original premises; Plans showing original premises in Fanling North NDA and land resumption phase; Plan showing alternative sites for relocation; Aerial photo of the site; Plan showing the Site under TPB PG No. 13G; Land-filling plan and Swept path analysis</small>		
<b><u>Reports 報告書</u></b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 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。

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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY  
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS  
IN "AGRICULTURE" AND "INDUSTRIAL (GROUP D)" ZONES,**

**LOTS 20 (PART), 21 (PART), 30 and 33 (PART) IN D.D. 84, PING CHE, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Fancy Spot Limited**

Consultancy Team

**R-riches Planning Limited**



**MARCH 2026**

Version 1.0

**FILE CONTROL**

**FILE NAME** : *DD84 Lot 20 & VL - Planning Statement (20260304) Ver 1.0*  
**FILE LOCATION** : *\\R-SERVER\Planning\Planning Application\DD84 Lot 20 & VL - OS in TKL (NDA)\Submission (Feb 26)\Planning Statement*  
**REVISION NO.** : *1.0*

---

**APPLICANT** : *Fancy Spot Limited*  
**TYPE OF APPLICATION** : *S.16 Planning Application*  
**APPLIED USE** : *Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years*  
**SITE LOCATION** : *Lots 20 (Part), 21 (Part), 30, 33 S.A (Part) in D.D. 84, Ping Che, New Territories*

**AMENDMENT RECORD**

<b>REVISION NO.</b>	<b>DESCRIPTION</b>	<b>APPROVED BY (Date)</b>	<b>PREPARED BY (Date)</b>
<b>1.0</b>	<b>Final Report</b>	<b>MN (20260309)</b>	<b>DN (20260309)</b>

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) (the Ordinance) to use *Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories* (the Site) for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**' (the proposed development).
- The Site falls within areas zoned "Agriculture" ("AGR") and "Industrial (Group D)" ("I(D)") on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No.: S/NE-TKL/14. The Site occupies an area of 971 m<sup>2</sup> (about). No structure is proposed at the Site. Majority of the Site are is designated for open storage of construction materials and machinery; whilst the remaining area is reserved for loading/unloading (L/UL) space and circulation area.
- The Site is accessible from Ping Che Road via a local access. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises is affected by Government's land resumption for the development of the Fanling North New Development Area (FLN NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the current application is largely similar to the original premises;
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "AGR" zone; and
  - the proposed development is not incompatible with surrounding land uses.

- Details of development parameters are as follows:

<b>Site Area</b>	971 m <sup>2</sup> (about)
<b>Covered Area</b>	-
<b>Uncovered Area</b>	971 m <sup>2</sup> (about)
<b>Area Designated for Open Storage</b>	487 m <sup>2</sup> (about)
<b>Height of Stacking</b>	Not more than 3 m

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章)第 16 條，向城市規劃委員會提交有關新界坪輦丈量約份第 84 約地段第 20 號 (部分)、第 21 號 (部分)、第 30 號及第 33 號 A 分段 (部分) 的規劃申請，於上述地點作「擬議臨時露天存放建築材料和機械及相關填土工程 (為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《打鼓嶺及坪輦分區計劃大綱核准圖編號 S/NE-TKL/14》上被劃為「農業」及「工業 (丁類)」地帶。申請地盤面積為 971 平方米 (約)。申請地點將不設任何構築物。場內約 487 平方米 (約) 的地方將被劃為露天存放建築材料和機械區域，而申請地點的其餘地方將預留作上落貨車位及流轉空間。
- 申請地點可從坪輦路經一條地區小路前往。擬議發展的作業時間為星期一至六上午八時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所受到政府「粉嶺北新發展區」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 本次申請與申請人先前受影響的發展大部分一致；
  - 擬議發展只屬臨時性質，批出規劃許可將不會影響「農業」地帶的長遠規劃意向；及
  - 擬議發展與周邊地方的用途並非不協調。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	971 平方米 (約)
上蓋總面積：	-
露天地方面積：	971 平方米 (約)
露天存放面積：	487 平方米 (約)
堆放高度：	不超過 3 米高

## 1. INTRODUCTION

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Fancy Spot Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, Ping Che, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'. The Site currently falls within areas zoned "AGR" and "I(D)" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 1 use within the "I(D)" zone; however the applied use is neither a Column 1 nor a Column 2 use within "AGR" zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 11 and Appendices I and II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the applicant's business premises affected by FLN NDA*

- 2.1 The current application is intended to facilitate the relocation of the existing business operators' affected premises (i.e. **Fancy Spot Limited**, the applicant of this planning application) due to land resumption and to pave way for various government projects including the development of Fanling North New Development Area (FLN NDA) (**Plan 4** and **Appendix I**).
- 2.2 The affected premises of the applicant currently falls within areas zoned as "Residential (Group B)" ("R(B)") and "Open Space" ("O") on the Approved Fanling North OZP No.: S/FLN/4 (**Plan 4** and **Appendix I**). Details of the applicant's original premises are summarised at **Appendix I** and **Table 1** below:

**Table 1** - Details of the Applicants' Original Premises

Original Business Operator	Location	OZP	Zoning	Development Involved
<b>Fancy Spot Limited (the applicant)</b>	Government Land near Fanling <i>(formerly Lots 356 (Part) and 357 (Part) in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	"R(B)" and "O"	FLN NDA Development (Remaining Phase)

- 2.3 With reference to the implementation programme, the affected premises falls within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 5**). As the concerned parcels of land have already been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

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

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Plan 6** and **Appendix II**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

*The current application is largely similar to the affected business premises*

- 2.5 The proposed development involves the operation of affected business premises of the applicant of the same business nature (i.e. *open storage of construction materials and machinery*). The applied use is the same as the affected premises in FLN. The area of the proposed development is slightly larger than the area of the applicants' original premises: such increased area is reserved for loading/unloading (L/UL) space and better vehicle circulation. Such arrangement would better utilise resources, creating a better working environment for the employees and to enhance the overall efficiency of the Site. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

**Table 2** - Difference between the Original Premises and the Application Site

<b>Fancy Spot Limited</b>	<b>Original Premises (a)</b>	<b>Application Site (b)</b>	<b>Differences (b) - (a)</b>
<b>Total</b>	<b>776 m<sup>2</sup> (about)</b>	<b>971 m<sup>2</sup> (about)</b>	<b>195 m<sup>2</sup>, 25.1 % (about)</b>

- 2.6 A larger portion of the Site (i.e. 487 m<sup>2</sup> (about), about 50.2 % of the Site) is designated for open storage of construction materials and machinery; whilst the remaining portion of the Site (i.e. 484 m<sup>2</sup> (about), about 49.8 % of the Site) is designated for L/UL space and circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact to the surrounding road network.

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

- 2.7 Although majority of the Site falls within an area zoned "AGR" on the Approved Ping Che and Ta Kwu Ling OZP No.: S/NE-TKL/14, there is no active agricultural activities within the Site (**Plans 2** and **7**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "AGR" zone and would better utilise deserted land in the New Territories.
- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "AGR" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "AGR" zone.

*The proposed development is not incompatible with surrounding land uses*

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 7**). The surrounding area is considered to be predominately rural in mix with industrial character comprising brownfield operations, as well as temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire service and drainage aspects to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 2.1 km south of Heung Yuen Wai BCP; 2.5 km east of Man Kam To BCP; 8.4 km east of Lok Ma Chau BCP; 4.1 km northeast of Sheung Shui MTR Station; and 4.5 km north of Fanling MTR Station.
- 3.2 The Site is approximately 3.0 km northeast of the original premises (**Plan 4**).

#### *Accessibility*

- 3.3 The Site is accessible from Ping Che Road via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.4 The Site is generally flat and vegetated, currently fenced off (**Plans 1, 3 and 7**).

#### *Surrounding Area*

- 3.5 The Site and its surroundings comprise of vegetated and hard-paved land, open storage yards and temporary structures for warehouse and residential uses. (**Plans 1, 3 and 7**).
- 3.6 To its immediate north is unused land covered by vegetation. To its further north are some temporary structures for warehouse/residential use, Ta Kwu Ling Playground and Ping Che Road.
- 3.7 To its immediate east are sites occupied by some temporary structures for warehouse and vehicle repairing workshop uses. Across Ping Che Road are land covered by vegetation.
- 3.8 To its immediate south is a local track leading from Ping Che Road and unused land covered with vegetation. Across which are temporary structures for warehouse use and vegetated land.
- 3.9 To its immediate west are sites occupied by temporary structures for warehouse and recycling workshop uses. Across which is an open storage yard and the application site of an approved application No. A/NE-TKL/831.

#### **4. PLANNING CONTEXT**

##### *Zoning of the Site*

- 4.1 The Site falls within areas zoned "AGR" and "I(D)" on the Approved Ta Kwu Ling OZP No.: S/NE-TKL/14 (**Plan 2**). According to the Notes of the OZP, the applied use is a Column 1 use within the "I(D)" zone; whilst a Column 2 use within the "AGR" zone, which will require planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "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.*

##### *Restriction of Filling of Land*

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

##### *Previous Application*

- 4.4 The Site is not subject of any previous approved application.

##### *Similar Application*

- 4.5 Similar application for 'open storage' use was approved within the same "AGR" zone in the vicinity of the Site in the past five years. The latest approved planning application (No. A/NE-TKL/821) is for 'temporary open storage of construction materials and machinery, containers and vehicles and associated filling of land', which was approved on 05.12.2025 by the Board.

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

- 4.6 The Site falls within (about 95 % of the site area) and Category 1 area (about 5 % of the site area), which are areas outside Category 2 and 4 areas. *Within Category 3 areas, "existing" and approved open storage and port back-up uses are to be contained and*

*further proliferation of such uses is not acceptable. Applications falling within Category 3 areas would normally not be favourably considered unless the applications are on sites with previous planning approvals (irrespective of whether the application is submitted by the applicant of previous approval or a different applicant). In that connection, sympathetic consideration may be given if genuine efforts have been demonstrated in compliance with approval conditions of the previous planning applications and/or relevant technical assessments/proposals have been included in the fresh applications, if required, to demonstrate that the proposed uses would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.*

- 4.7 Whilst within Category 1 areas, such areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned "OS", "OU(PBU)", "Industrial" ("I") or "I(D)" where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/ dangerous goods etc., may cause significant environmental and traffic concerns.
- 4.8 Although part of the Site falls within Category 3 area of the TPB PG-No. 13G (**Plan 8**), the proposed development would not generate significant adverse impacts on the surrounding areas. In addition, the original premises will be resumed by the Government to facilitate the implementation of FLN NDA, approval of the current application would not set undesirable precedent within the subject Category 3 area and should be considered on an individual merit given its special background of the Site.

#### *Land Status of the Site*

- 4.9 The Site falls entirely on private lots, i.e. Lots 20 (Part), 21 (Part), 30 and 33 S.A (Part) in D.D. 84, with total land area of 971 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**). No structure is proposed within the Site.

## 5. DEVELOPMENT PROPOSAL

### *Development Details*

- 5.1 The Site consists of an area of 971 m<sup>2</sup> (about). Details of development parameters are shown at **Plan 9** and **Table 3** below:

**Table 3** - Development Parameters of the Proposed Development

<b>Site Area</b>	971 m <sup>2</sup> (about)
<b>Covered Area</b>	-
<b>Uncovered Area</b>	971 m <sup>2</sup> (about)
<b>Area Designated for Open Storage</b>	487 m <sup>2</sup> (about)
<b>Height of Stacking</b>	Not more than 3 m

- 5.2 No structure is proposed within the Site. An area of 487 m<sup>2</sup> (about) is designated for open storage for construction materials (i.e. sand, bricks, metal rods etc.) and machinery (i.e. excavator, electricity generators, forklift etc.) use; whilst the remaining area (about 484 m<sup>2</sup>) is reserved for L/UL space and circulation space (**Plan 9**).

### *Filling of Land at the Site*

- 5.3 The existing site level of the Site is +10.1 mPD (about) and covered with soil. The entire Site is proposed to be filled with concrete of not more than 0.2 m in depth for site formation for open storage area, vehicle L/UL space and circulation space. The proposed site level after filling of land would be +10.3 mPD (about) (**Plan 10**). The filling of land is considered required and has been kept to minimal to meet the operational need. No further filling of land will be made by the applicant within the planning approval period.

### *Operation Modes*

- 5.4 The Site will be used as open storage of construction materials and machinery, which are the same as those at the original site. There will be no storage of dangerous goods and workshop activities within the Site; whilst the maximum stacking height is 3 m. The operation hours of the proposed development are Mondays to Saturdays from 08:00 to 19:00. There will be no operation on Sundays and public holidays.
- 5.5 All staff will be arriving by vehicles for L/UL activities; and they will leave the Site by the same vehicle once all L/UL activities are finished. No staff will be stationed within the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site (**Plan 9**).

*Minimal Traffic Impact*

5.6 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A 9 m (about) wide vehicular ingress/egress is proposed at the southwestern boundary of the Site. 1 L/UL space will be provided within the Site (**Plan 9**). Details of L/UL provision are shown at **Table 4** below:

**Table 4** - Provision of L/UL Space

Type of L/UL Space	No. of Space
L/UL Space for Heavy Goods Vehicles (HGV) - 3.5 m (W) x 11 m (L)	1

5.7 Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to Ping Che Road via the local access (**Plans 9 and 11**). Staff will be deployed to station at the ingress/egress of the Site during entering/exiting the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.

5.8 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 5** below:

**Table 5** - Estimated Trips Generation and Attraction

Time Period	Trips Generation/Attraction		
	HGV		2-Way Total
	In	Out	
Trips at <u>AM Peak</u> (08:00 - 09:00)	1	0	1
Trips at <u>PM Peak</u> (18:00 - 19:00)	0	1	1
Average Trip/Hour (09:00 - 18:00)	1	1	2

5.9 As the numbers of vehicular trips generated/attracted by the proposed development are minimal, adverse traffic impact to the surrounding road network should not be anticipated.

*Minimal Environmental Impact*

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

*Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational. The applicant will also implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site.

#### *Minimal Landscape Impact*

- 5.13 No tree has been identified at the Site. Due to the proposed hard-paving works for open storage, L/UL space and vehicle circulation purposes; areas within the Site will be disturbed.

#### *Minimal Drainage Impact*

- 5.14 The applicant will review the drainage arrangements for the proposed development and consequently submit a drainage proposal after the planning approval has been granted by the Board. With the implementation of the accepted drainage proposal, no adverse drainage impact is envisaged.

#### *Fire Safety Aspect*

- 5.15 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services (D of FS) to enhance fire safety of the Site after planning approval has been granted from the Board. The applicant will implement the accepted FSIs proposal at the Site after the FSIs proposal is accepted by D of FS.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in Fanling which will be affected by the development of FLN NDA (**Appendix I** and **Plans 4** and **5**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 6**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "AGR" zone, there is no active agricultural activities at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses and formed land; and is closely connected to nearby public road network, thus, the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "AGR" zone.
- 6.4 The proposed development would not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided by the applicant, *e.g. submission of drainage and FSIs proposals*, upon obtaining planning approval. The applicant will also strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' by the EPD to minimise 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 Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years**'.

**R-riches Planning Limited**

**March 2026**

## **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



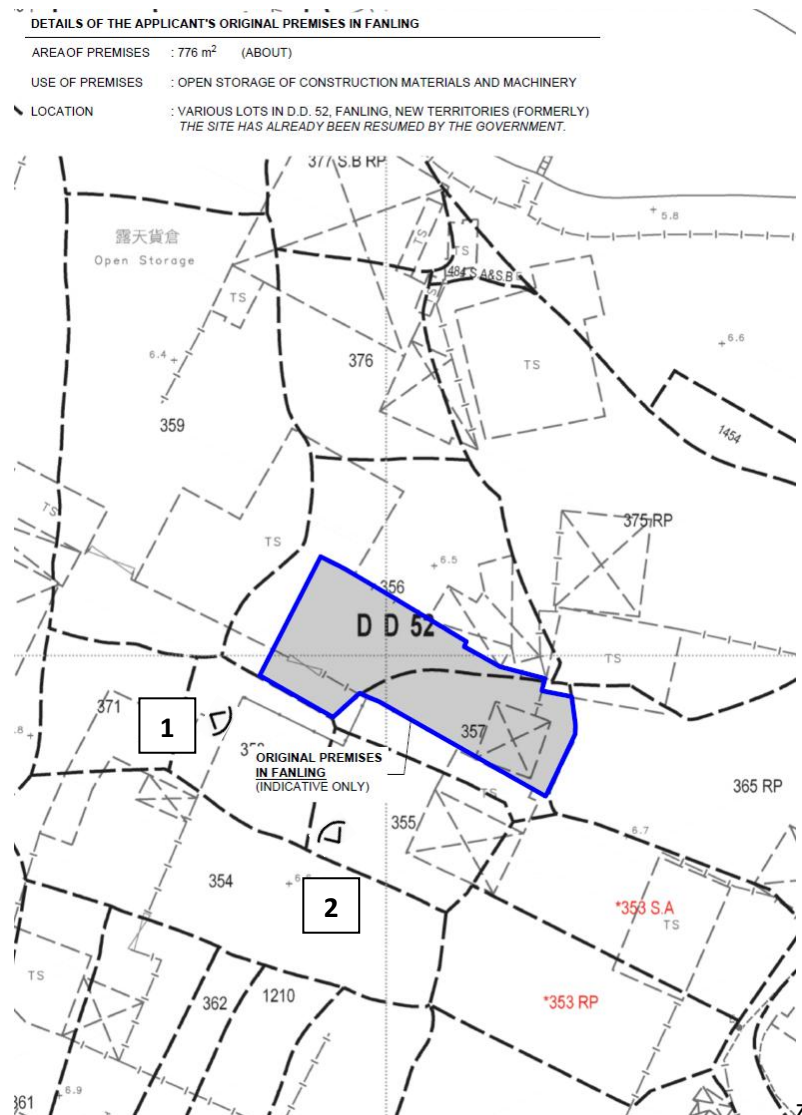
## Appendix I - Details of the Affected Business Premises

Company Name: **Fancy Spot Limited 緯展有限公司**

### Details of the Affected Business Premises

Location: **Lots 356 (Part) and 357 (Part) in D.D. 52, Fanling, Yuen Long, New Territories**  
*(All private lots were reverted to the Government on 12.04.2024)*

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



Site Photo of the Affected Business Premises



Source: Google Maps



Source: from applicant

Certificate of Incorporation (CI) of the applicant

編號 2180386  
No. \_\_\_\_\_



公司註冊處  
COMPANIES REGISTRY

公司註冊證明書  
**CERTIFICATE OF INCORPORATION**

\*\*\*

本人謹此證明  
I hereby certify that

FANCY SPOT LIMITED  
綽展有限公司

於本日根據香港法例第622章《公司條例》  
**is this day incorporated in Hong Kong under the Companies Ordinance**  
在香港成立為法團，此公司是一間  
**(Chapter 622 of the Laws of Hong Kong), and that this company is**  
有限公司。  
**a limited company.**

本證明書於二〇一四年十二月十二日發出。  
**Issued on 12 December 2014.**

A handwritten signature in black ink, appearing to read 'Ada Chung'.

香港特別行政區公司註冊處處長鍾麗玲  
Ms Ada L L CHUNG

**Registrar of Companies**  
**Hong Kong Special Administrative Region**

註 Note :

公司名稱獲公司註冊處註冊，並不表示獲授予該公司名稱或其任何部分的商標權或任何其他知識產權。

Registration of a company name with the Companies Registry does not confer any trade mark rights or any other intellectual property rights in respect of the company name or any part thereof.

Land Resumption Notice dated 11.01.2024

G.N. 205

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)  
(Notice under section 4)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong	} Monday to Friday 9.00 a.m. to 7.00 p.m.
North Home Affairs Enquiry Centre, Ground Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	
Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	
District Lands Office, North, 6th Floor, North District Government Offices, 3 Pik Fung Road, Fanling, New Territories	} Monday to Friday 8.45 a.m. 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	

11 January 2024

CHIU Lee-lee, Lily Deputy Director/Specialist, Lands Department

Rental contracts of the original premises from the applicant

LICENCE is made the 14th day of June, 2023.

BETWEEN:

(1) [REDACTED] whose registered office is [REDACTED] ("the Licensor"); and

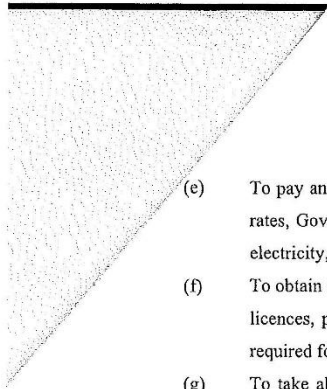
(2) FANCY SPOT LIMITED (綽展有限公司) whose registered office is situate at [REDACTED] (BR No. [REDACTED]) ("the Licensee").

IT IS HEREBY AGREED as follows:-

- The Licensor shall grant and the Licensee shall take up a licence ("the Licence") to use the premises more particularly described in the 1<sup>st</sup> Schedule hereto ("the said premises") on the terms and conditions herein provided.
- This Licence shall be for the term more particularly described in the 2<sup>nd</sup> Schedule hereto (the term as provided herein shall be referred to as "the Licence Period"). On the expiration of the term herein, the Licence shall be terminated absolutely and the Licensee shall vacate the Premises without any objection and despite the termination the right of either party for any antecedent breach shall not be affected.
- The Licensee shall pay to the Licensor a licensee fee more particularly described in the 3<sup>rd</sup> Schedule hereto ("the Licence Fee") which shall be payable in advance on the 1<sup>st</sup> day of each and every calendar month without deduction whatever. The Licence Fee payable shall be exclusive of rates and government rents, which shall be on the Licensee's account.
- The parties hereby agree and declare that this Licence shall be a licence only and is not intended to be a tenancy and accordingly no "Landlord-and-Tenant" relationship shall be created hereby and that the Licensee shall not be entitled to occupy the said premises to the exclusion of the Licensor or the registered owner(s).
- The Licensee HEREBY AGREES with the Licensor as follows :-
  - To pay the Licence Fee as and when they fall due in the manner aforesaid without deduction whatever
  - To use the said premises for lawful purposes only which are permissible under the Government Lease, the Town Planning Ordinance and Regulations and the relevant zoning plans.
  - Not to assign, sub-license, lease or part with possession of the said premises or any part thereof without the prior written consent of the Licensor which consent may be refused at the Licensor's absolute discretion.
  - Not to affix or exhibit or permit or suffer to be affixed or exhibited to or upon any part of the said premises (save and except a signboard denoting the name of the Licensee only) any advertising board, banners, billboard, flags, paintings, posters, signboard or antennae for radio or electro-magnetic wave transmission, satellite dish, or other electric or electronic device without the prior written consent of the Licensor which consent may be refused at the Licensor's absolute discretion.

Stamp: 57 15.06.2023 57  
Stamp: ASST. COLLECTOR  
Stamp: ADJUDICATED WITH ANY DUTY

Table: Adjudication Fee Paid, 50, 57



- (e) To pay and discharge (save and except property tax which shall be borne by the Licensor) all rates, Government rents, service charges, waiver fees and all outgoings and utility charges for electricity, gas and water consumed by the Licensee in the said premises.
- (f) To obtain and maintain throughout the Licence Period at the Licensee's own costs all necessary licences, permits, consents and waivers from any Government or other authorities which are required for the Licensee's operation at the said premises.
- (g) To take all reasonable measures for environmental protection at the Licensee's own costs in compliance with all applicable laws and regulations or the requirement by the Environment Protection Department or other relevant authorities.
- (h) To take all reasonable precautions and measures to protect any person entering into the said premises from being injured due to the unsafe condition of the said premises or any part thereof or due to the negligence of the Licensee and to indemnify and keep the Licensor fully indemnified from any claim or legal action as a result of a breach of this clause.
- (i) Not to erect any structures or buildings or the like on the said premises unless the prior written consent of the Licensor is obtained provided that in any event the Licensee shall at its own costs apply for and obtain any building licence or permission from the District Lands Office, the Building Authority, the Planning Department, the Town Planning Board and/or any other relevant authorities.
- (j) Not to store unlawful goods, saltpetre, petrol, kerosene or other explosive or combustible substances or toxic materials or substances in any part of the said premises.
- (k) Not to store any chemical or radioactive materials or waste at the said premises.
- (l) Not to use or permit or suffer any part of the said premises to be used for any illegal, immoral or improper purpose.
- (m) Not to use the said premises or any part thereof for domestic purposes.
- (n) Not to perform or conduct any mining operation on any ground in the said premises and not to dig and remove any earth gravel mud soil and stone from the said premises.
- (o) Not to use the said premises as dumping ground or for land filling.
- (p) Not to permit any noise or allow any music to be produced in the said premises so as to give cause for reasonable complaint from the occupants of neighbouring premises.
- (q) Not to carry on or commit or permit to be carried on or committed on the said premises any offensive trade or occupation.
- (r) Not to contaminate or pollute the soils or water in the said premises.
- (s) Not to cause unnecessary annoyance, inconvenience or disturbance to the Licensor and for the purpose of this clause, persistent failure to pay the Licence Fee on time shall be regarded as causing unnecessary inconvenience to the Licensor.
- (t) Not to commit or suffer anything which shall amount to a breach by the Licensor of the covenants terms and conditions in the Government Lease or Conditions and to indemnify the Licensor against the breach non-observance or non-performance thereof.
- (u) To indemnify the Licensor against all claims demands actions and legal proceedings whatsoever made upon the Licensor in respect of any damage to any person caused by the negligence of the

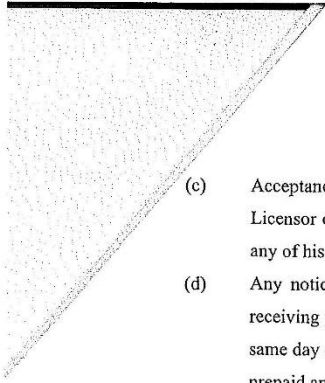


Licensee his agents servants or licensees or any substance or thing from the said premises or the damaged condition of the interior of the said premises where such defective or damaged condition arose from a breach by the Licensee of the Licensee's obligations hereunder or any fixtures or fittings for the repair of which the Licensee is responsible hereunder and against all cost and expenses incurred by the Licensor in respect of such claim or demand except when the same shall be due to the act or omission of the Licensor.

- (v) Not to do anything in contravention of the provisions of all Ordinances bye-laws regulations notices and requirements of the appropriate Government authorities in connection with or in relation to the said premises and to indemnify the Licensor against all fines penalties and losses incurred by any breach thereof.
- (w) To notify the Licensor as soon as reasonably practicable should any structure or material containing asbestos or other harmful substances is found at the said premises and to comply with all regulations and law in handling and disposing of such structure or material.
- (x) To give full particulars to the Licensor of any notice direction order or proposal for the said premises made given or issued to the Licensee by any authority within 7 days of receipt and if so required by the Licensor to produce it to the Licensor and without delay to take all necessary steps to comply with the notice direction or order and at the request of the Licensor but at the cost of the Licensee to make or join with the Licensor in making such objection or representation against or in respect of any notice direction order or proposal as the Licensor shall deem expedient.
- (y) At the expiration or sooner determination as herein provided of the said Licence Period to deliver up to the Licensor vacant possession of the said premises in good repair and condition (reasonable fair wear and tear excepted) and to remove at the Licensee's expenses all fixtures fittings addition partition floor covering erections and alteration in the nature of the Licensee's fixtures and fittings and made or installed by the Licensee and to reinstate restore and make good any damage caused by such removal or reinstatement thereto.

6. PROVIDED ALWAYS and IT IS HEREBY AGREED AND DECLARED as follows :-

- (a) If the Licence Fee shall not be paid within 15 days of the due day whether legally demanded or not, or if there is any breach or non-observance of any term or condition by the Licensee , or if the Licensee shall become bankrupt or enter into any composition or arrangement with creditors, or suffer the Licensee's goods to be levied on execution or if the Licensee is a company and shall enter into liquidation whether compulsory or voluntary (save for the purpose of construction or amalgamation) then and in any of the said cases it shall be lawful for the Licensor at any time thereafter to terminate this Licence but without prejudice to any right of action of the Licensor in respect of any antecedent breach by the Licensee.
- (b) The Licensee shall protect the properties and belongings placed by itself or someone with its permission at the said premises and the Licensor shall not be under any liability whatsoever to the Licensee or to any other person whomsoever in respect of any loss or damage sustained by the Licensee or such other person howsoever caused whether by fire, flooding or otherwise.

- 
- (c) Acceptance of Licence Fee by the Licensor shall not be deemed to operate as a waiver by the Licensor of any right to proceed against the Licensee in respect of a breach by the Licensee of any of his obligations hereunder.
- (d) Any notice required to be served hereunder shall be sufficiently served if delivered to the receiving party's registered office in Hong Kong and the effective date of service shall be the same day of service if delivery is made by hand and the second business day if by post properly prepaid and addressed to the recipient.
- (e) For the purpose of these presents any act default or omission of the agent servants and visitors of the Licensee shall be deemed to be the act default or omission of the Licensee.
- (f) Notwithstanding anything herein contained, if a notice of resumption or a notice of creation of statutory easement affecting the whole of the said premises shall be issued or served by the Government or other authorities under the Lands Resumption Ordinance, Railways Ordinance or any other relevant Ordinance, then this Licence and the Licence Period created herein shall be absolutely determine on the same day on which the said premises shall be reverted to the Government or on which the statutory easement shall be effective but immediately prior thereto and the Licensee shall forthwith vacate the said premises. No compensation or damages shall be payable by the Licensor to the Licensee for such determination and all compensation or ex-gratia payments payable by the Government or other authorities therefor shall belong to the Licensor solely.
- (g) Notwithstanding anything herein contained, if a notice of resumption or notice of creation of statutory easement in respect of a portion of the said premises shall be issued or served by the Government or other authorities under the Lands Resumption Ordinance, Railways Ordinance or any other relevant Ordinance, then the Licensee shall have an option EITHER to terminate this Licence and the Licence Period created herein by giving to the Licensor not less than one month prior notice in writing and on the expiration of such notice this Licence shall be determine absolutely OR continue the Licence on the same terms in respect of the remaining portion after the effective date of such notice of resumption or creation of statutory easement with abatement in Licence Fee in proportion to the portion resumed provided that in any case no compensation or damages shall be payable by the Licensor to the Licensee and all compensation or ex gratia payments payable by the Government or other authorities shall belong to the Licensor solely.
- (h) Notwithstanding anything herein to the contrary, if the Licensor shall resolve to develop or redevelop the said premises or part thereof either alone or jointly with others (a resolution in writing certified as true by a director of the Licensor shall be final and conclusive and binding on the Licensee), then the Licensor shall be entitled to terminate this Licence earlier by giving to the Licensee not less than three (3) months' notice in writing and on the expiration of such notice this Licence shall terminate absolutely and the Licensee shall vacate the said premises forthwith without any objection.
- (i) The Licensor does not represent or warrant that the said premises are suitable for any particular purpose or user and the Licensee shall at its own costs and expenses apply for and obtain any permit approval or licences from the District Lands Office, the Environmental Protection

Department, the Planning Department, the Town Planning Board and any other relevant authorities for its intended use of the said premises. Should any notice be served on the Licensor or Licensee by any authority prohibiting the use of the said premises by the Licensee the Licensee shall either comply with such notice at its own costs during the residue or continuation of the said Licence Period or give to the Licensor three months' notice in writing to determine this Licence and thereupon this Licence and the Licence Period created herein shall determine absolutely on the expiration of such notice and no damage or compensation shall be payable by the Licensor therefor.

- (j) The Licensor does not warrant as to the exact area, boundary or the physical state or condition of the said premises or whether the said premises are subject to or are served by any easements or right of way and the Licensee having inspected the said premises shall take them on an "as is" basis.
  - (k) The Licensor does not warrant whether there will be supply of fresh water, electricity or gas to the said premises or whether the supply of which will be continued and the Licensee shall at his own costs arrange the same.
  - (l)
    - (i) The Licensee shall on the signing hereof deposit and maintain with the Licensor a sum as more particularly described in the 3<sup>rd</sup> Schedule hereto ("the said deposit") to secure the due observance and performance by the Licensee of the conditions herein contained and on the Licensee's part to be observed and performed. The said deposit shall be retained by the Licensor throughout the Licence Period free of any interest to the Licensee with power for the Licensor without prejudice to any other right or remedy hereunder to deduct therefrom the reasonable amount of any costs expenses loss or damage sustained by the Licensor as the result of any non-observance or non-performance by the Licensee of any such condition.
    - (ii) In the event of any deduction as aforesaid, the Licensee shall as a condition precedent to the continuation of the Licence deposit with the Licensor the amount by which the said deposit may have been lawfully and properly deducted and if the Licensee shall fail so to do the Licensor shall forthwith be entitled to terminate this Licence in which event the deposit may be forfeited to the Licensor without prejudice to any other right of the Licensor hereunder.
    - (iii) Subject as aforesaid the said deposit shall be refunded to the Licensee by the Licensor within 7 days after the expiration or sooner determination of this Licence and the delivery of vacant possession of the said premises to the Licensor or within 7 days of the settlement of the last outstanding claim by the Licensor whichever is the later.
    - (iv) In no event shall the Licensee be entitled to treat payment of the said deposit as payment of the Licence Fee provided herein.
  - (m) The Licensee shall deliver up vacant possession of the said premises to the Licensor at the expiration or sooner determination of this Licence notwithstanding any rule of law or equity to the contrary.
7. The Licensee hereby acknowledges that except the said deposit no consideration, premium or key money has been paid by the Licensee to the Licensor hereunder.

It is expressly provided that the Licensee shall not be entitled to object to or raise any requisition as to the entitlement or capacity of the Licensor in granting this Licence. If there is any objection raised by any of the land owners or co-owners of the said premises to the use of the said premises or any part thereof by the Licensee, the Licensee shall have an option EITHER to terminate this Licence in its entirety in which case neither party shall have any claim against the other of them except for any antecedent breach of any other provisions of this Licence OR to continue this Licence with such part of the said premises under objection excluded henceforth in which case the Licence Fee shall be reduced in proportion to the area excluded and the Licensee shall not be entitled to claim the Licensor for any loss or damage suffered or to be suffered as a result.

9. Each party shall bear and pay its own costs and expenses of and incidental to the preparation and completion of this Licence provided that the stamp duty payable on this Licence and its counterpart shall be borne by the parties hereto in equal shares.
10. In this Agreement unless the context otherwise requires:- words denoting persons include corporations and firms; words denoting masculine gender include feminine gender and neuter gender; words denoting the singular number include the plural number and vice versa; where any party to this Agreement shall comprise more than one person, their obligations and liabilities hereunder shall be joint and several; and the expressions "the Licensor" and "the Licensee" shall in the case of an individual include the person specifically named and his executors administrators and assigns and in the case of a corporation include the company specifically named and its successors and assigns.
11. It is expressly provided that the Contracts (Rights of Third Parties) Ordinance (Cap.623) shall not apply to this Agreement and nothing herein will create rights under the said Ordinance.

AS WITNESS the hands of the parties hereto the day and year first above written.

THE 1<sup>ST</sup> SCHEDULE

(The said Premises)

DEMARCATIION DISTRICT NO.52 LOT NOS.404(portion), 405A(portion), 439(portion), 428(portion), 438(portion), 440(portion), 441(portion), 442(portion), 360(portion), 369(portion), 402, 444(portion), 474(portion), 353A, 356(portion), 365RP, 377ARP, 358(portion), 370(portion), 362(portion), 361(portion), 367(portion), 450RP(portion), 1210(portion), 363(portion), 352(portion), 355(portion), 377BRP, 378, 346(portion), 373(portion), 348(portion), 351(portion), 364(portion), 454A(portion), 359(portion), 381RP, 451RP, 398RP(portion), 410RP(portion), 414CRP(portion), 415RP(portion), 416RP(portion), 350(portion), 414ABRP(portion), 420RP, 475, 469, 446 AND 482RP.

THE 2<sup>ND</sup> SCHEDULE

(The Licence Period)

For a term of TWO YEARS commencing from the 1<sup>st</sup> day of December 2022 and expiring on the 30<sup>th</sup> day of November 2024 (both days inclusive).



SIGNED by [REDACTED] )  
)  
)  
for and on behalf of the Licensor )  
whose signature is )  
in the presence of )  
verified by:- )

[REDACTED]

  
Brett T. M. Li  
Solicitor, Hong Kong SAR  
J. Chan, Yip, So & Partners

ACKNOWLEDGED receipt of )  
)  
the said deposit in the sum )  
)  
of HK\$ [REDACTED] from )  
)  
the Licensee )

[REDACTED]



SIGNED by )  
)  
)  
for and on behalf of the Licensee )  
)  
)  
in the presence of:- )

*For and on behalf of*  
**FANCY SPOT LIMITED**  
綽展有限公司  
  
.....  
*Authorized Signature(s)*



租賃合約

160

(甲方) [REDACTED] 身份證號碼 [REDACTED] 聯絡電話 [REDACTED]  
(乙方) 綽展有限公司 商業登記證 [REDACTED] 聯絡電話 [REDACTED]

以下稱甲乙雙方租賃協議:

- 1) 乙方向甲方承租位於新界上水馬會道 D.D.52 LOT NO.357 號之農地，租期由 2023 年 2 月 1 日至 2025 年 1 月 31 日止。每年租金為港幣 [REDACTED]。業主同意上述地段倒泥頭，平整地盤。唯得在 1.2 米，政府準許之合法情況下填泥，如超標引發之政府罰款，一概由租客負責。
- 2) 乙方不得在上述土地貯存違禁品或進行一切觸犯本港法例之事情，如作出非法用途或非法事情而被政府檢控，乙方須負全責任，而甲方有權收回上述出租之土地。
- 3) 在租約期內如涉及乙方使用土地因個別經營業務而遇到向政府申請各項牌照時一切責任及費用應由乙方負責。
- 4) 乙方在簽約時須繳付首年(即 2023 年 2 月 1 日至 2024 年 1 月 31 日)之租金港幣 [REDACTED] 予甲方。次年(即 2024 年 2 月 1 日至 2025 年 1 月 31 日)之租金須於 2024 年 2 月 1 日之前繳付予甲方。
- 5) 租賃期內水電雜費及差餉由乙方負責，地租則由甲方負責。
- 6) 乙方在申辦有關牌照時如有需要可甲方要求協助或徵詢，而甲方必須協助乙方，但一切申請之有關費用則由乙方負責。
- 7) 租約期間，甲乙雙方可以以三個月的書面通知終止租約，乙方遷出時必須將全部物品及雜物清走，將吉地交還甲方，不得向甲方收取任何賠償。

本租賃合約一式兩份 (每份共一頁)，各願遵守，各執一份存證。

業主 (甲方) 簽署：

租客 (乙方) 簽署：

[REDACTED]

身份證號碼： [REDACTED]

見證人簽署： \_\_\_\_\_

雙方簽署租賃合約日期：2022 年 12 月 29 日

For and on behalf of  
FANCY SPOT LIMITED  
綽展有限公司  
Authorized Signature(s)



商業登記號碼： [REDACTED]

見證人簽署： \_\_\_\_\_



## Electricity bills at the original premises



FANCY SPOT LTD

註冊客戶及供電地址  
Registered Customer & Supply Address  
FANCY SPOT LTD  
NO C-3  
TIN PING SHAN  
SHEUNG SHUI NEW TERRITORIES



編賬號碼 Account Number

**82844-44370-9**

賬類及商戶編號: 02

### 住宅用電

發單日期(日-月-年)

**06-09-25**

由 08-07-25 至 05-09-25

共 60 日用電量

按金 **\$3,400.00**

第 1/2 頁

<b>電力費用</b> Energy Charge <b>\$595.54</b>	+	<b>燃料調整費</b> Fuel Cost Adjustment <b>\$266.80</b>	+	<b>其他</b> Others <b>-\$100.34</b>	=
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應繳總數

# \$762.00

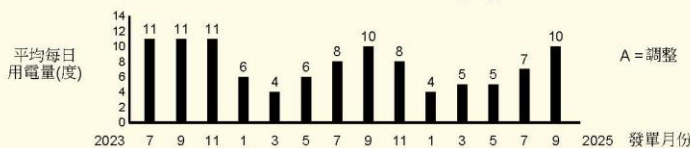
繳款限期

## 22-09-25

上次繳費\$597.00  
已於17-07-25收到  
謝謝

電力費用:				其他:	
用電級別	每度(¢)	度數	費用(\$)		
首	400度	91.3	400	365.20	政府電費紓緩/補貼 - \$100.00
次	600度	104.7	220	230.34	上期零數撥來 0.31
小計		620		<b>\$595.54</b>	零數撥入下次 -0.65
					小計 <b>-\$100.34</b>

燃料調整費:  
小計 (620 度) **\$266.80**



客戶資訊: (1) 政府「電費補貼計劃」已於2024年5月結束,而現行的「電費紓緩計劃(2024-2025)」將於2025年底結束。兩個計劃下未用完的電費補貼/紓緩金額有效期為2025年12月31日或該賬戶終止,以較早者為準。  
(2) 中電已停止經OK及VanGO便利店收取電費,其他繳費方式請查閱賬單背頁。

電錶號碼 讀錶倍數 前次讀數 今次讀數  
13143196 1 223 843

政府電費紓緩計劃餘額為 \$0.00  
政府電費補貼餘額為 \$0.00

「轉數快」繳費



編賬號碼: 82844-44370-9 應繳總數: **\$762.00**

存根



82844443709J 0000076200d 02Y 4J

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

環保訊息:

2024年平均每度電  
二氧化碳當量排放:  
0.38 千克



FANCY SPOT LTD



註冊客戶及供電地址  
Registered Customer & Supply Address  
FANCY SPOT LTD  
NO C-3  
TIN PING SHAN  
SHEUNG SHUI NEW TERRITORIES



編號號碼 Account Number  
**82844-44370-9**

第 2/2 頁

<p><b>電力費用</b> Energy Charge</p> <p>請參考首頁</p>	+	<p><b>燃料調整費</b> Fuel Cost Adjustment</p> <p>請參考首頁</p>	+	<p><b>其他</b> Others</p> <p>請參考首頁</p>	=	<p>請參考首頁</p>
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計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	08-07-25	31-07-25	24	248	0.431	106.89
	01-08-25	31-08-25	31	321	0.430	138.03
	01-09-25	05-09-25	5	51	0.429	21.88
				620		266.80

備註：用電量是根據用電日數以比例方法計算

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



FANCY SPOT LTD



註冊客戶及供電地址  
Registered Customer & Supply Address  
FANCY SPOT LTD  
NO C-3  
TIN PING SHAN  
SHEUNG SHUI NEW TERRITORIES



編號號碼 Account Number  
**82844-44370-9**  
賬類及商戶編號: 02

住宅用電

發單日期(日-月-年)

05-11-25

由 06-09-25 至 05-11-25

共 61 日用電量

按金 \$3,400.00

第 1/2 頁

電力費用 Energy Charge <b>\$316.81</b>	+	燃料調整費 Fuel Cost Adjustment <b>\$147.99</b>	+	其他 Others <b>-\$152.80</b>	=
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應繳總數

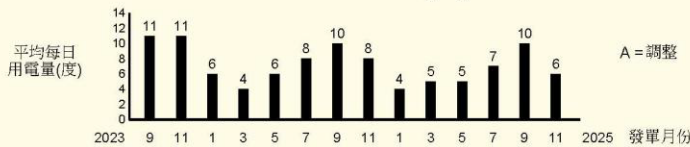
**\$312.00**

繳款限期

**20-11-25**

上次繳費\$762.00  
已於11-09-25收到  
謝謝

電力費用:				其他:	
用電級別	每度(¢)	度數	費用(\$)	節能回扣(每度15.2¢)	
首	400度	91.3	347	316.81	-\$52.74
小計		347			-100.00
燃料調整費:				上期零數撥來	0.65
小計(347度)			\$147.99	零數撥入下次	-0.71
				小計	-\$152.80



客戶資訊: 政府「電費補貼計劃」已於2024年5月結束,而現行的「電費紓緩計劃(2024-2025)」將於2025年底結束。兩個計劃下未用完的電費補貼/紓緩金額有效期為2025年12月31日或該賬戶終止,以較早者為準。

編號號碼: 82844-44370-9 應繳總數: \$312.00

存賬



82844443709J 0000031200H 02Y 8J

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

電錶號碼 讀錶倍數 前次讀數 今次讀數  
13143196 1 843 1190

政府電費紓緩計劃餘額為 \$0.00  
政府電費補貼餘額為 \$0.00

「轉數快」繳費



環保訊息:

2024年平均每度電 二氧化碳當量排放:
0.38 千克

FANCY SPOT LTD



註冊客戶及供電地址  
Registered Customer & Supply Address  
FANCY SPOT LTD  
NO C-3  
TIN PING SHAN  
SHEUNG SHUI NEW TERRITORIES



編號號碼 Account Number  
**82844-44370-9**

第 2/2 頁

<p><b>電力費用</b> Energy Charge</p> <p>請參考首頁</p>	+	<p><b>燃料調整費</b> Fuel Cost Adjustment</p> <p>請參考首頁</p>	+	<p><b>其他</b> Others</p> <p>請參考首頁</p>	=	<p>請參考首頁</p>
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計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	06-09-25	30-09-25	25	142	0.429	60.92
	01-10-25	31-10-25	31	177	0.425	75.23
	01-11-25	05-11-25	5	28	0.423	11.84
				347		147.99

備註：用電量是根據用電日數以比例方法計算

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

## **Appendix II**

### Details of Alternative Sites for Relocation

**Appendix II – Details of Alternative Sites for Relocation**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 86, Man Kam To, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 84, Ping Che, New Territories
<b>Site Area</b>	30,190 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	10,740 m <sup>2</sup> (about)	3,678 m <sup>2</sup> (about)	540 m <sup>2</sup> (about)	971 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Ma Tso Lung Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ping Che Road via a local access
<b>Distance from the Original Premise</b>	2.8 km (about)	21.2 km (about)	16.8 km (about)	1.8 km (about)	11.2 km (about)	3.0 km (about)
<b>Outline Zoning Plan</b>	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Man Kam To OZP No. S/NE-MKT/4	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ping Che and Ta Kwu Ling OZP No. S/NE-TKL/14
<b>Zoning</b>	"Green Belt" ("GB") and "Conservation Area (1)" ("CA(1)")	"Comprehensive Development Area" ("CDA")	"Green Belt" ("GB")	"Green Belt" ("GB")	"Agriculture" ("AGR")	"Agriculture" ("AGR") and "Industrial (Group D)" ("I(D)")
<b>Existing Condition</b>	Mostly vacant, covered with vegetation and occupied by fishpond	Hard-paved and occupied by temporary structures	Covered with vegetation and woodland	Covered by tree groups and vegetation	Vacant and covered with vegetation	Vacant, flat, formed and fenced off
<b>Surrounding Area</b>	Surrounded by vegetation, pond, some G/IC and residential structures	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by residential development and woodland	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded mainly by temporary structures for workshop and open storage uses
<b>Suitability for Relocation</b>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- Much larger than the original premises</li> <li>- Within the closed area</li> <li>- Falls within the "CA (1)" zone</li> <li>- Narrow roads nearby, unfriendly for heavy goods vehicles</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- In close proximity to residential uses</li> <li>- Tree felling is required</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- Much larger than the original premises</li> <li>- Falls within the "GB" zone</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- 73% smaller than the original premises</li> <li>- Tree felling is required</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- Active agricultural activities in the vicinity</li> <li>- Tree felling is required</li> <li>- Not compatible with the surrounding area</li> <li>-</li> </ul>	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- Flat and vacant</li> <li>- In close proximity from the original premises and Border Control Points</li> <li>- Not incompatible with the surrounding area</li> <li>- No active agricultural activities</li> <li>- Accessible from public road</li> </ul>

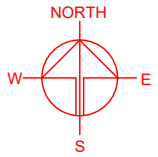
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	24.2.2026

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
LOCATION PLAN

DWG NO.	VER.
PLAN 1	001

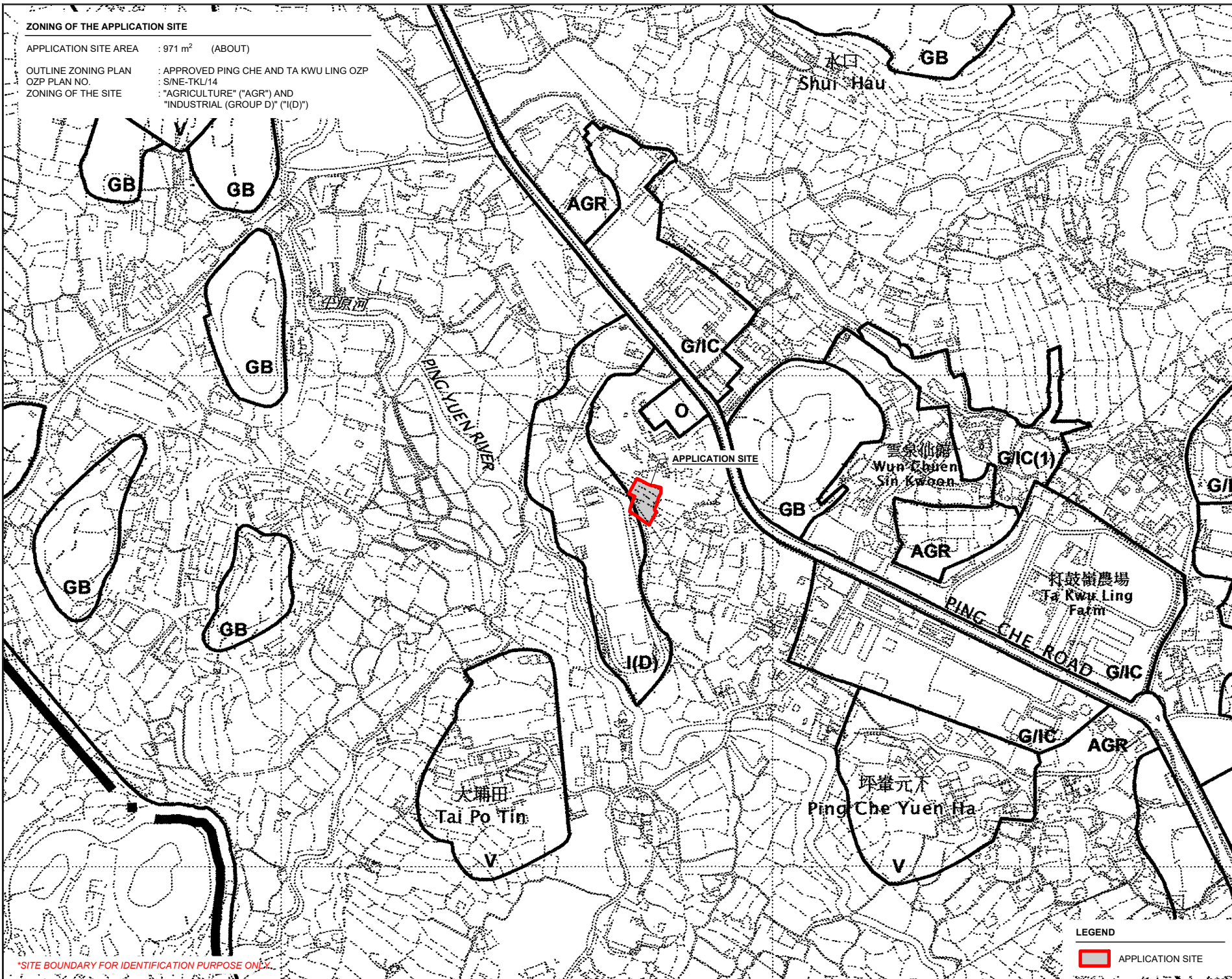
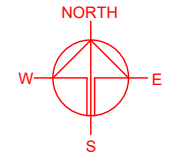
**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED PING CHE AND TA KWU LING OZP  
 OZP PLAN NO. : S/NE-TKL/14  
 ZONING OF THE SITE : "AGRICULTURE" ("AGR") AND  
 "INDUSTRIAL (GROUP D)" ("I(D)")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT

PROJECT

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

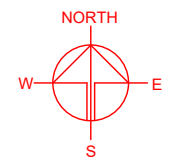
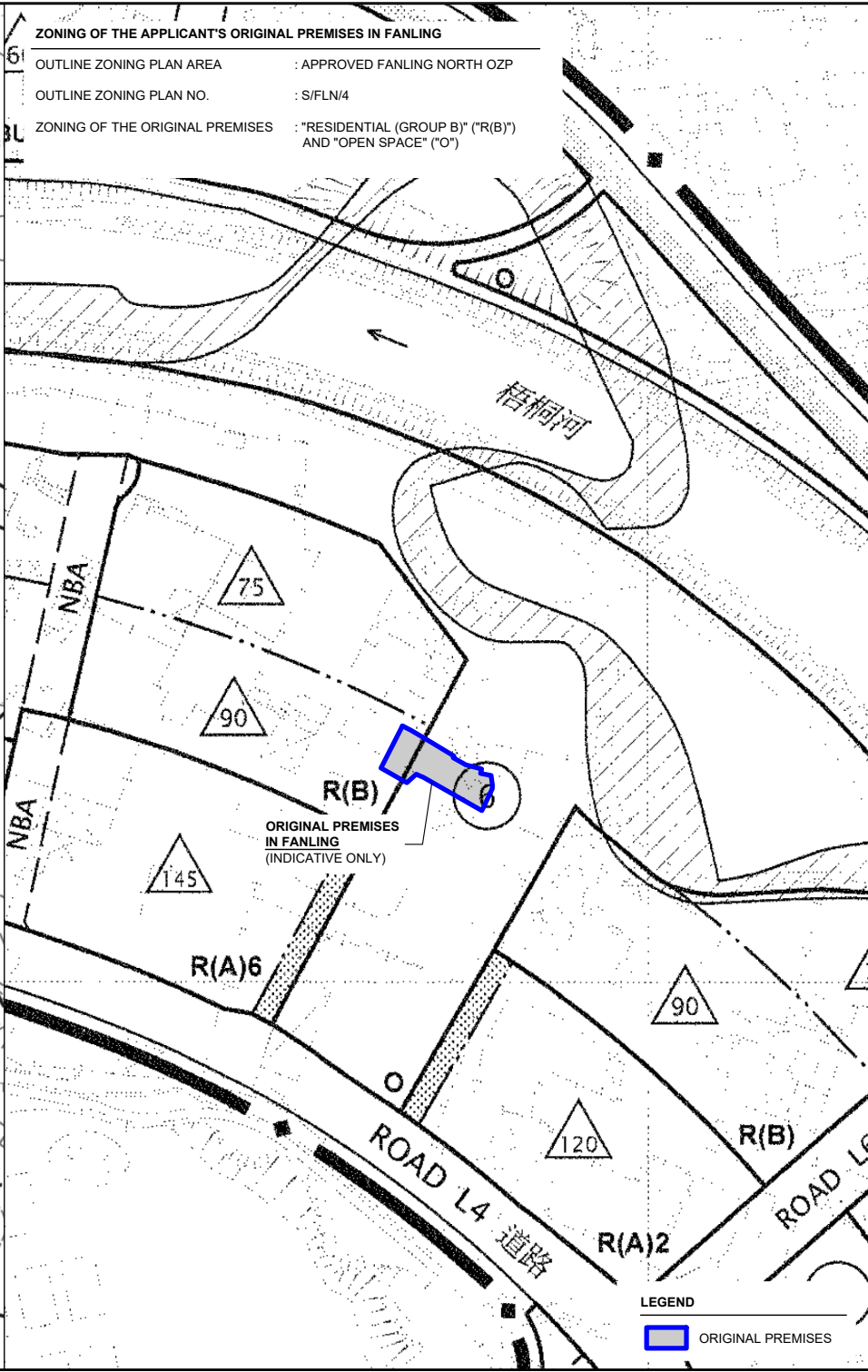
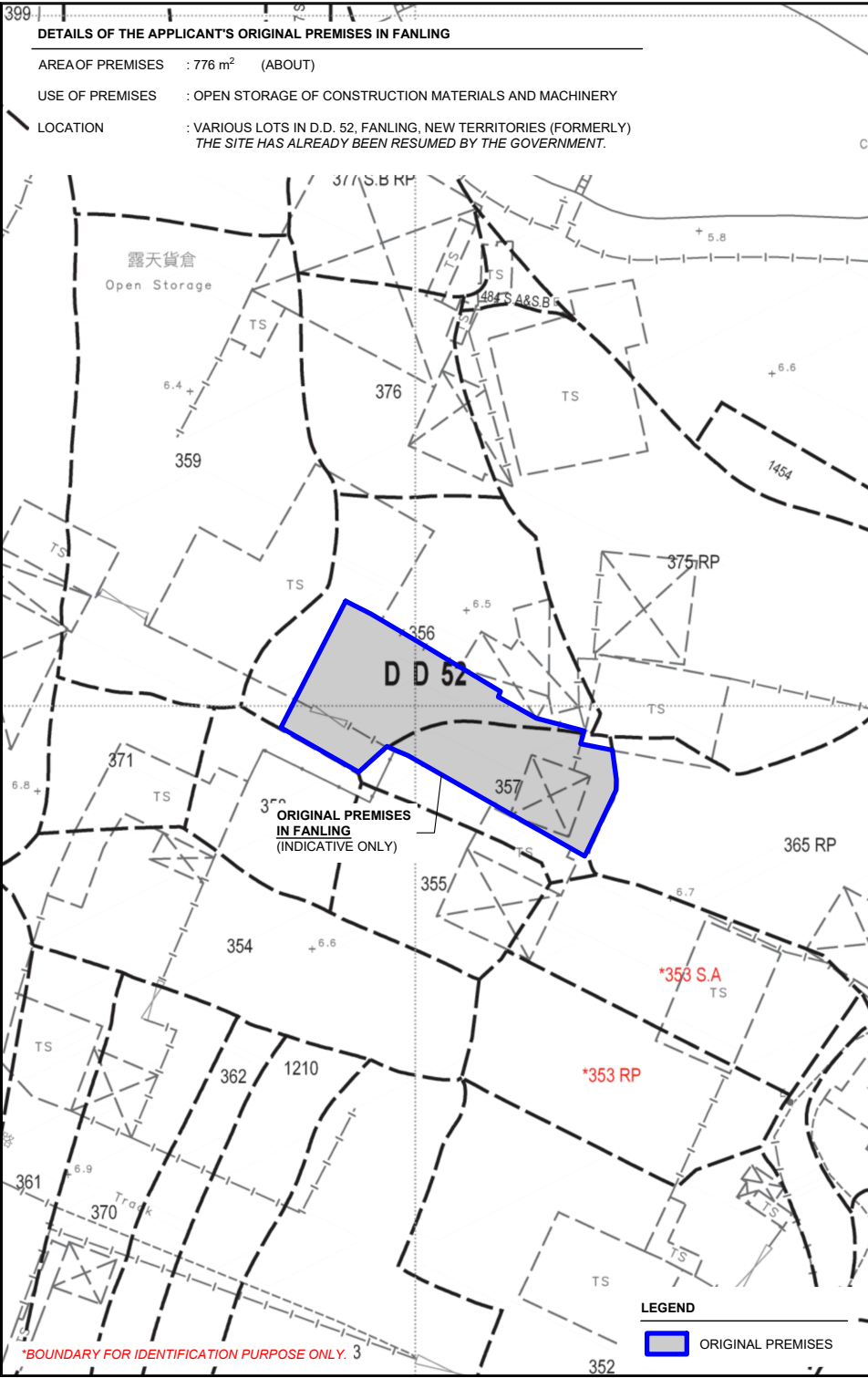
SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE	
ZONING PLAN	
DWG NO.	VER.
PLAN 2	001





PLANNING CONSULTANT

PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 1000 / 3000 @ A4

DRAWN BY	DATE
MN	24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE

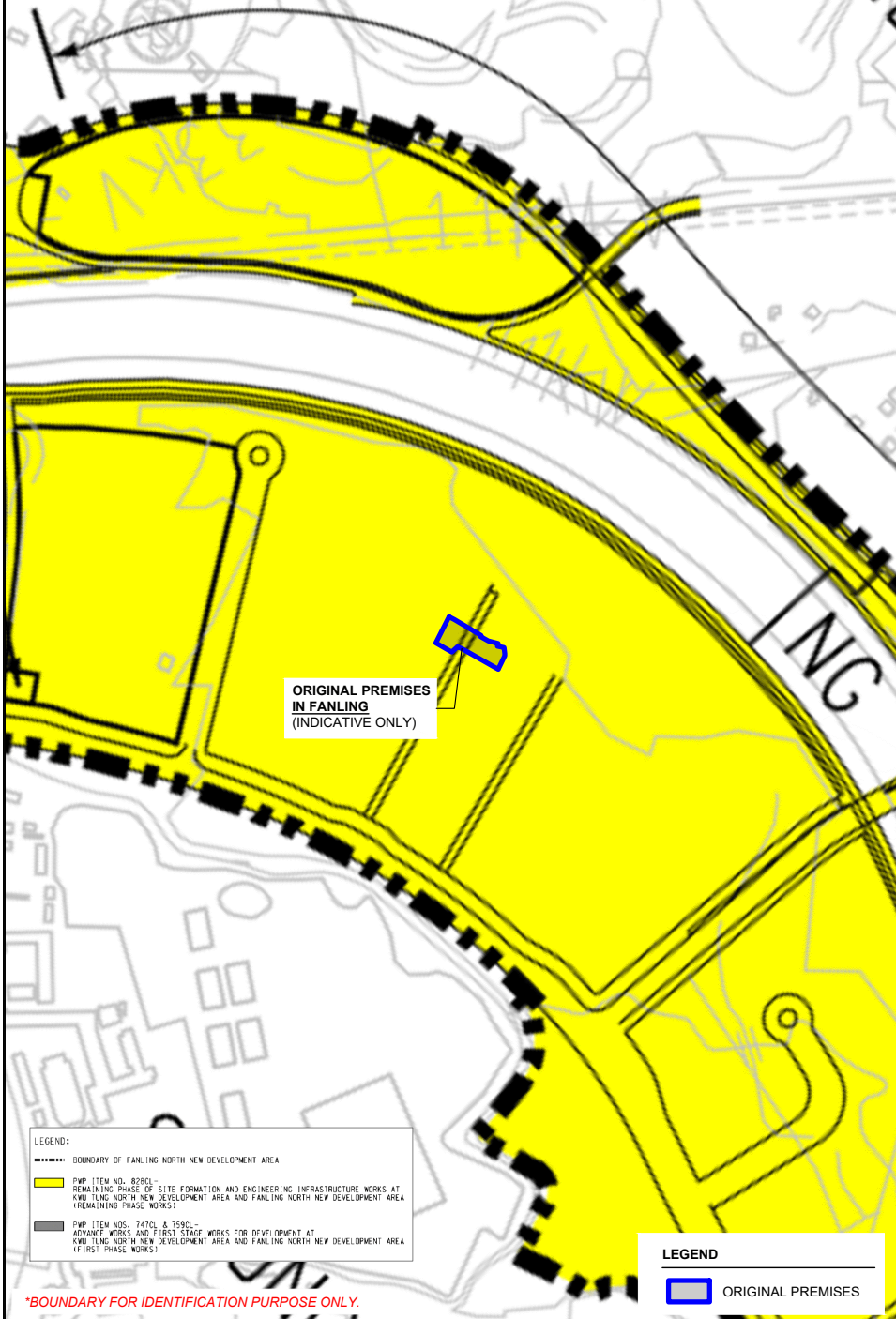
DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG. NO.	VER.
PLAN 4	001

**DEVELOPMENT SCHEDULE OF FANLING NORTH NEW DEVELOPMENT AREA**

DEVELOPMENT PHASING OF THE SITE : REMAINING PHASE DEVELOPMENT



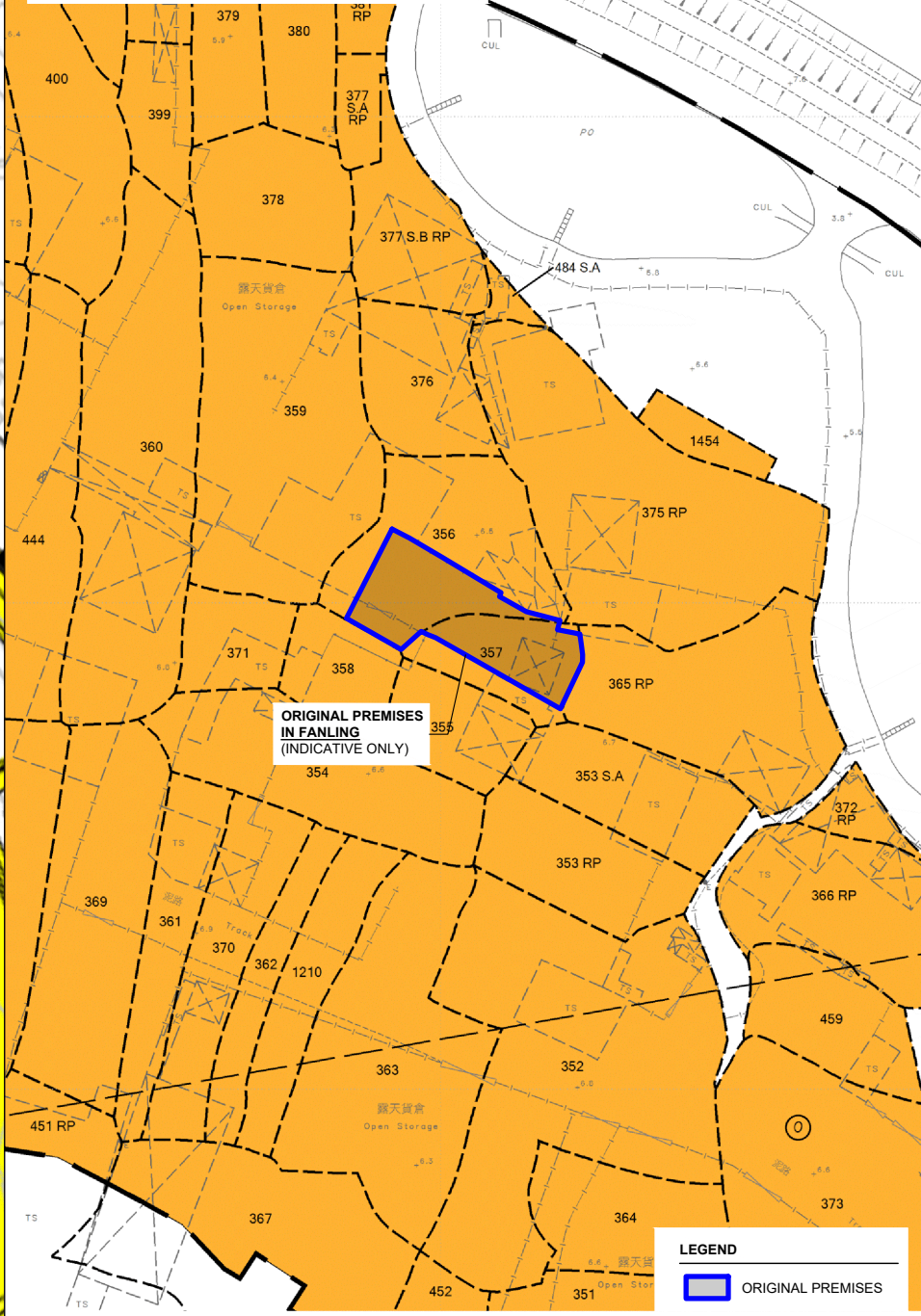
**LEGEND:**  
 - - - - - BOUNDARY OF FANLING NORTH NEW DEVELOPMENT AREA  
 PWP ITEM NO. 828CL - REMAINING PHASE OF SITE FORMATION AND ENGINEERING INFRASTRUCTURE WORKS AT KWO TUNG NORTH NEW DEVELOPMENT AREA AND FANLING NORTH NEW DEVELOPMENT AREA (REMAINING PHASE WORKS)  
 PWP ITEM NOS. 747CL & 759CL -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

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

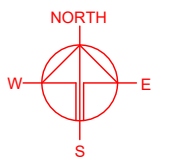
**LEGEND**  
 [Blue Outline] ORIGINAL PREMISES

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

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



**LEGEND**  
 [Blue Outline] ORIGINAL PREMISES



PLANNING CONSULTANT

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

SITE LOCATION  
 VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE  
 1 : 5000 / 1500 @ A4

DRAWN BY MN	DATE 24.2.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE OP - PHASING & RESUMPTION	
DWG NO. PLAN 5	VER. 001

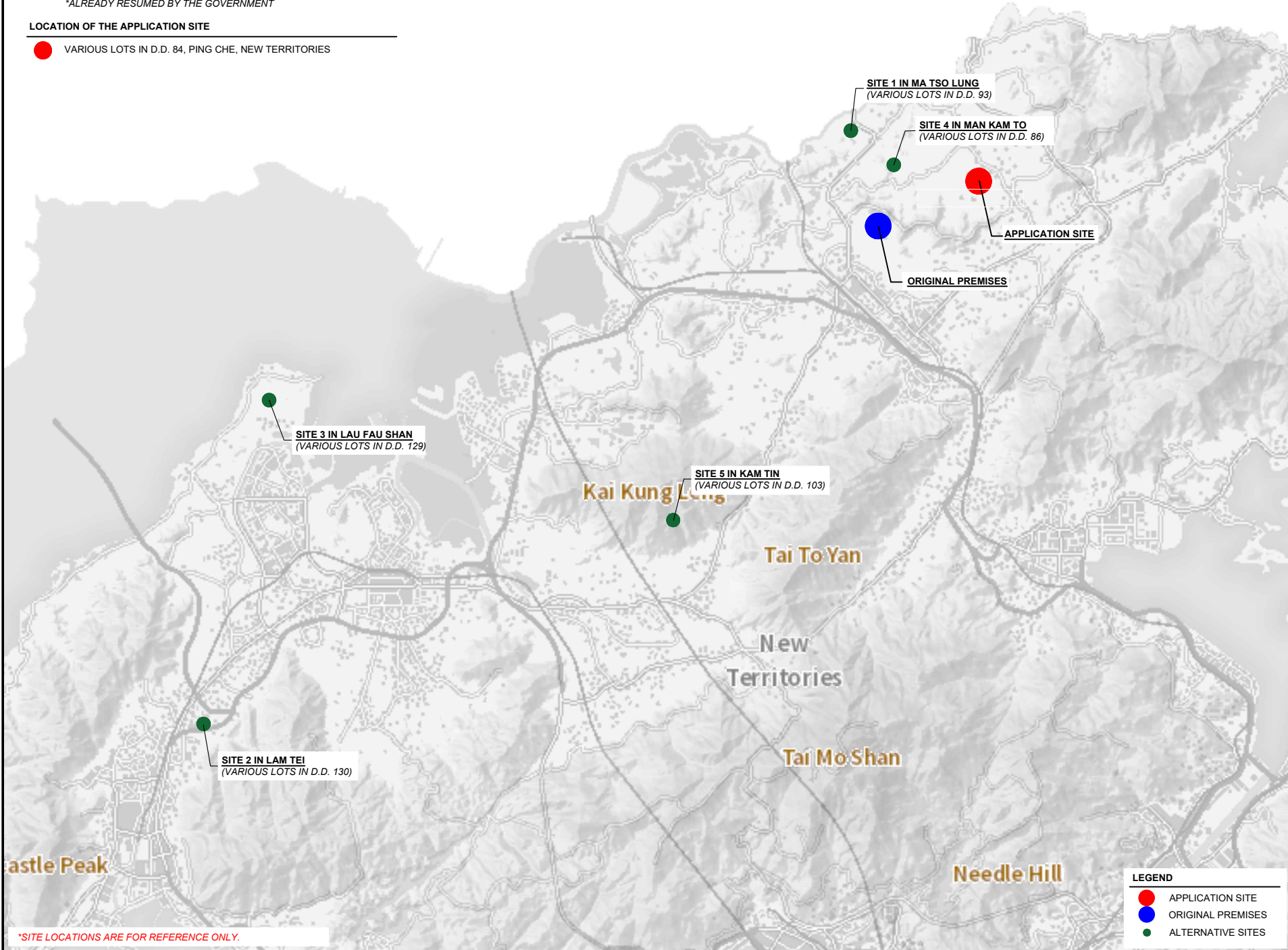
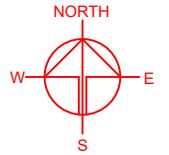
**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES**

● VARIOUS LOTS IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)

*\*ALREADY RESUMED BY THE GOVERNMENT*

**LOCATION OF THE APPLICATION SITE**

● VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES



*\*SITE LOCATIONS ARE FOR REFERENCE ONLY.*

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

INDICATIVE @ A4

DRAWN BY	DATE
DN	4.3.2026

CHECKED BY	DATE

APPROVED BY	DATE

**LEGEND**

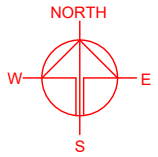
- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

DWG. TITLE
ALTERNATIVE SITES

DWG NO.	VER.
PLAN 6	001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)  
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE  
1 : 1000 @ A4

DRAWN BY: MN DATE: 24.2.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
AERIAL PHOTO

DWG NO.: PLAN 7 VER.: 001

**LEGEND**

 APPLICATION SITE

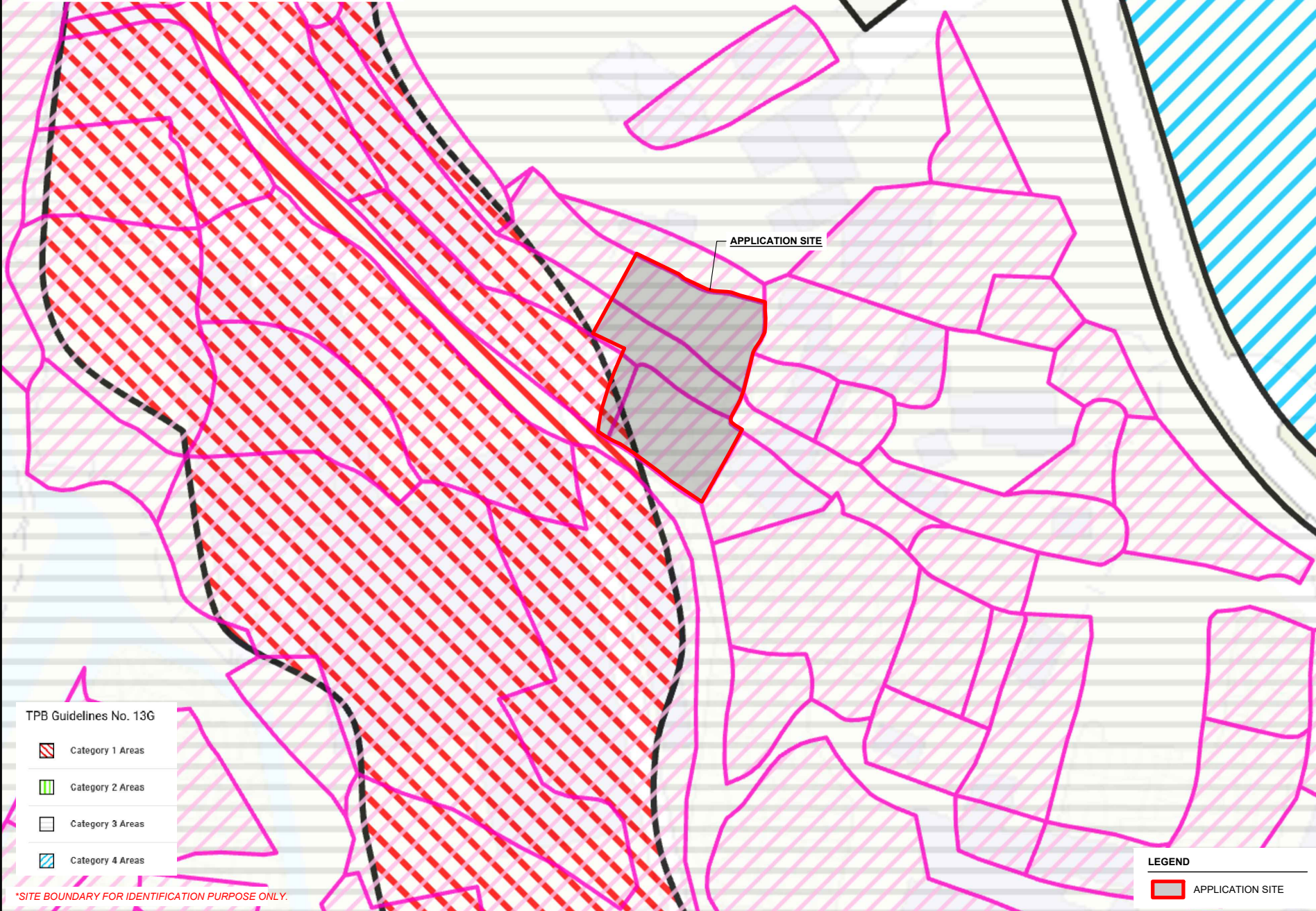
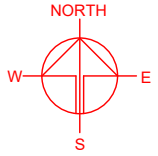
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)





CATEGORY OF SITE : CATEGORY 3 AREA (ABOUT 95%) AND CATEGORY 1 AREA (ABOUT 5%)

Playground  
Playground



APPLICATION SITE

**TPB Guidelines No. 13G**

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

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	24.2.2026

CHECKED BY	DATE

APPROVED BY	DATE

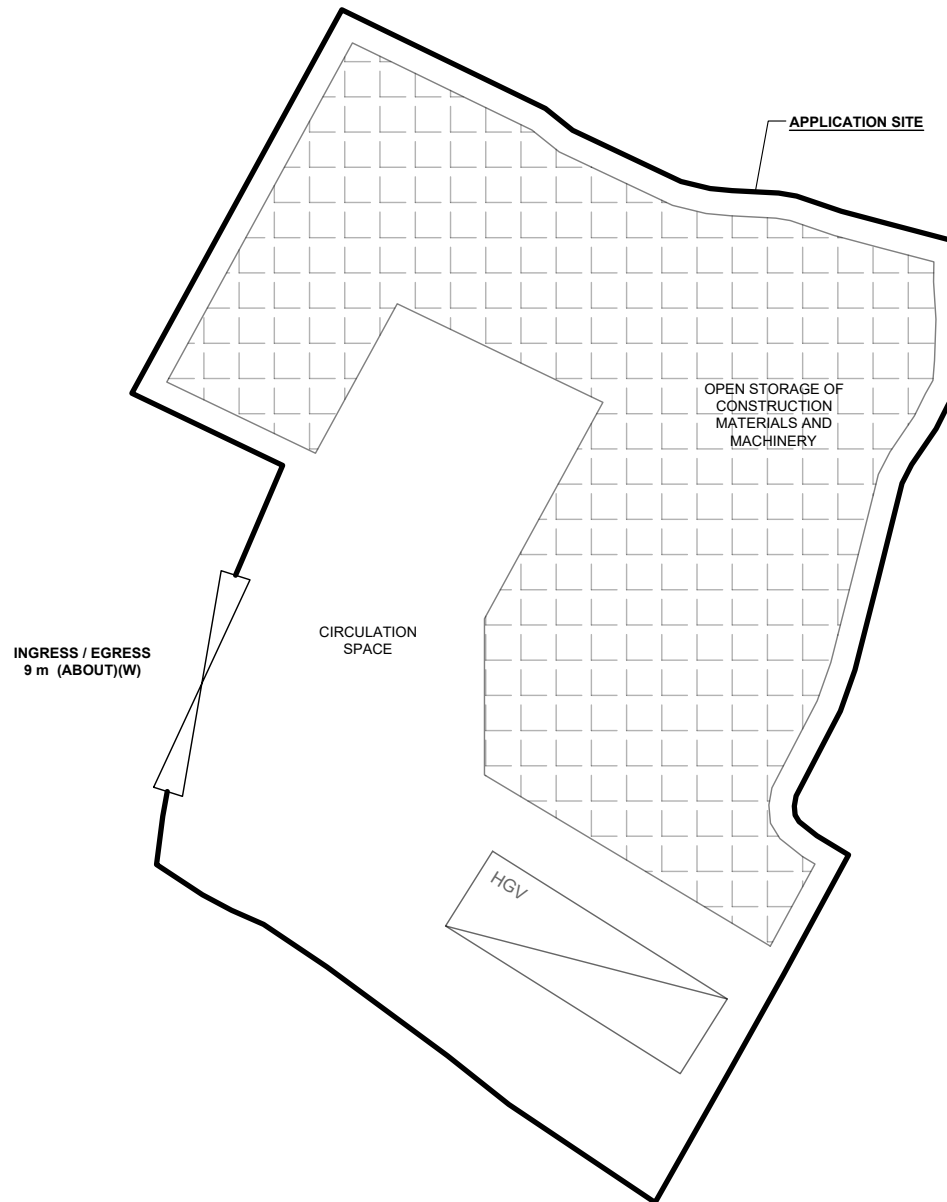
DWG. TITLE  
TPB PG-No. 13G

DWG. NO.	VER.
PLAN 8	001

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)  
 COVERED AREA : NOT APPLICABLE  
 UNCOVERED AREA : 971 m<sup>2</sup> (ABOUT)  
 OPEN STORAGE AREA : 487 m<sup>2</sup> (ABOUT)  
 HEIGHT OF STAKING : NOT MORE THAN 3 m

NO STRUCTURE IS PROPOSED AT THE APPLICATION SITE.







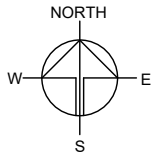
**LOADING/UNLOADING PROVISIONS**

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE (HGV) : 1  
 DIMENSION OF L/UL SPACE : 11 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

-  APPLICATION SITE
-  OPEN STORAGE AREA
-  L/UL SPACE (HEAVY GOODS VEHICLE)
-  INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	24.2.2026

CHECKED BY	DATE

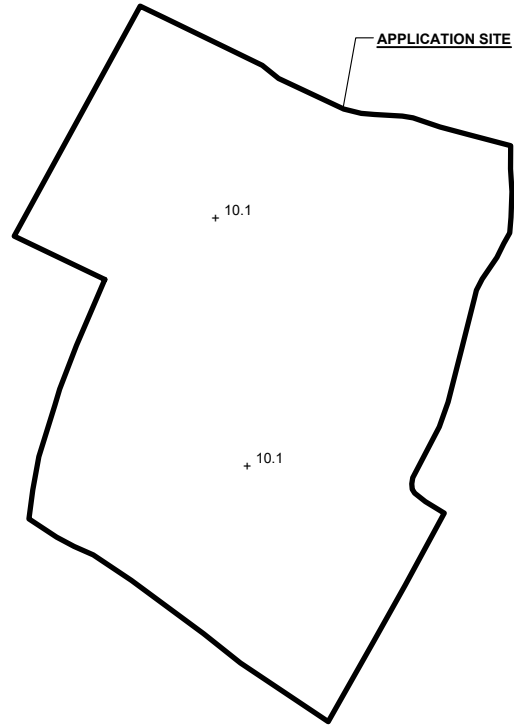
APPROVED BY	DATE



DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
PLAN 9	001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +10.1 mPD (ABOUT)  
 SITE SURFACE : SOILED GROUND

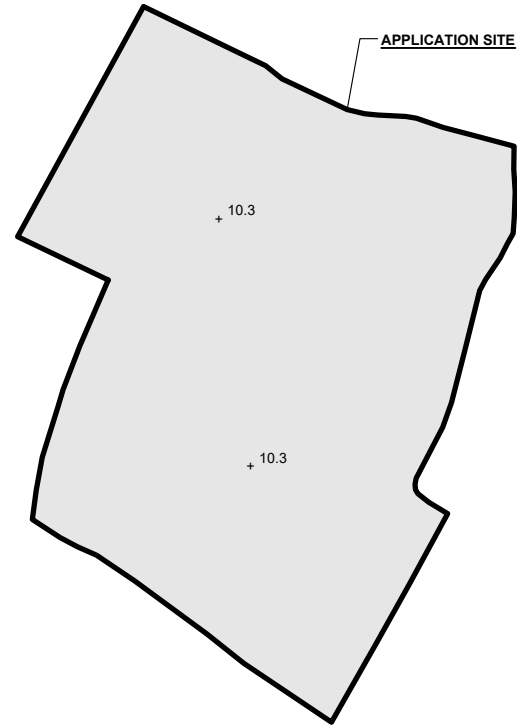





**LEGEND**  
 APPLICATION SITE  
 EXISTING SITE LEVEL

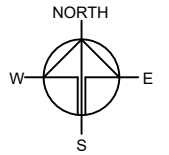
\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

**PROPOSED FILLING OF LAND AREA**

APPLICATION SITE AREA : 971 m<sup>2</sup> (ABOUT)  
 PROPOSED FILLING OF LAND AREA : NOT MORE THAN 0.2 m (ABOUT)  
 DEPTH OF LAND FILLING : +10.3 mPD (ABOUT)  
 PROPOSED SITE LEVELS : CONCRETE  
 MATERIAL OF LAND FILLING : LOADING / UNLOADING SPACE,  
 USE : OPEN STORAGE AREA AND CIRCULATION SPACE



**LEGEND**  
 APPLICATION SITE  
 FILLING OF LAND AREA  
 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	24.2.2026
REVISED BY	DATE
APPROVED BY	DATE

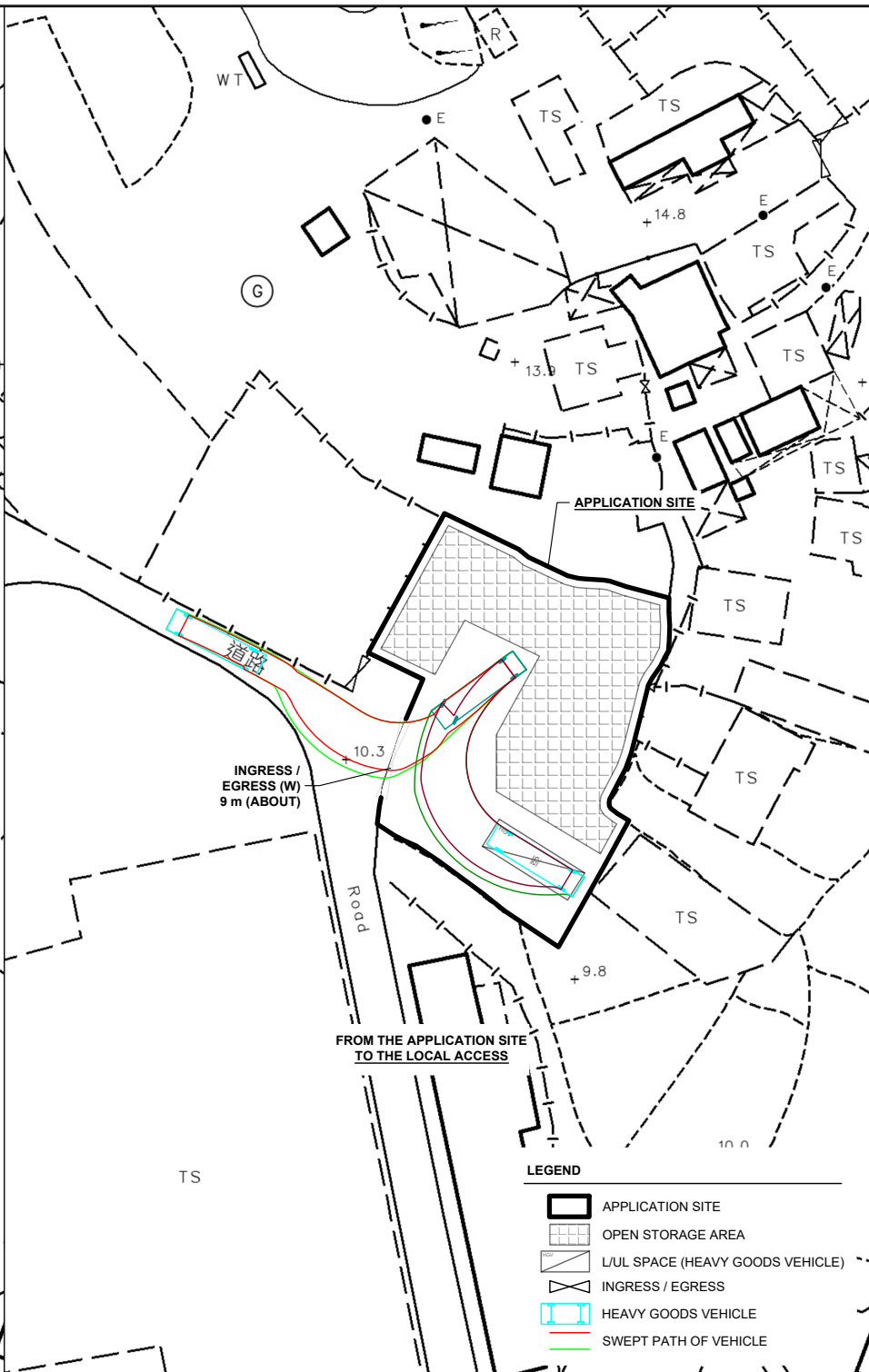
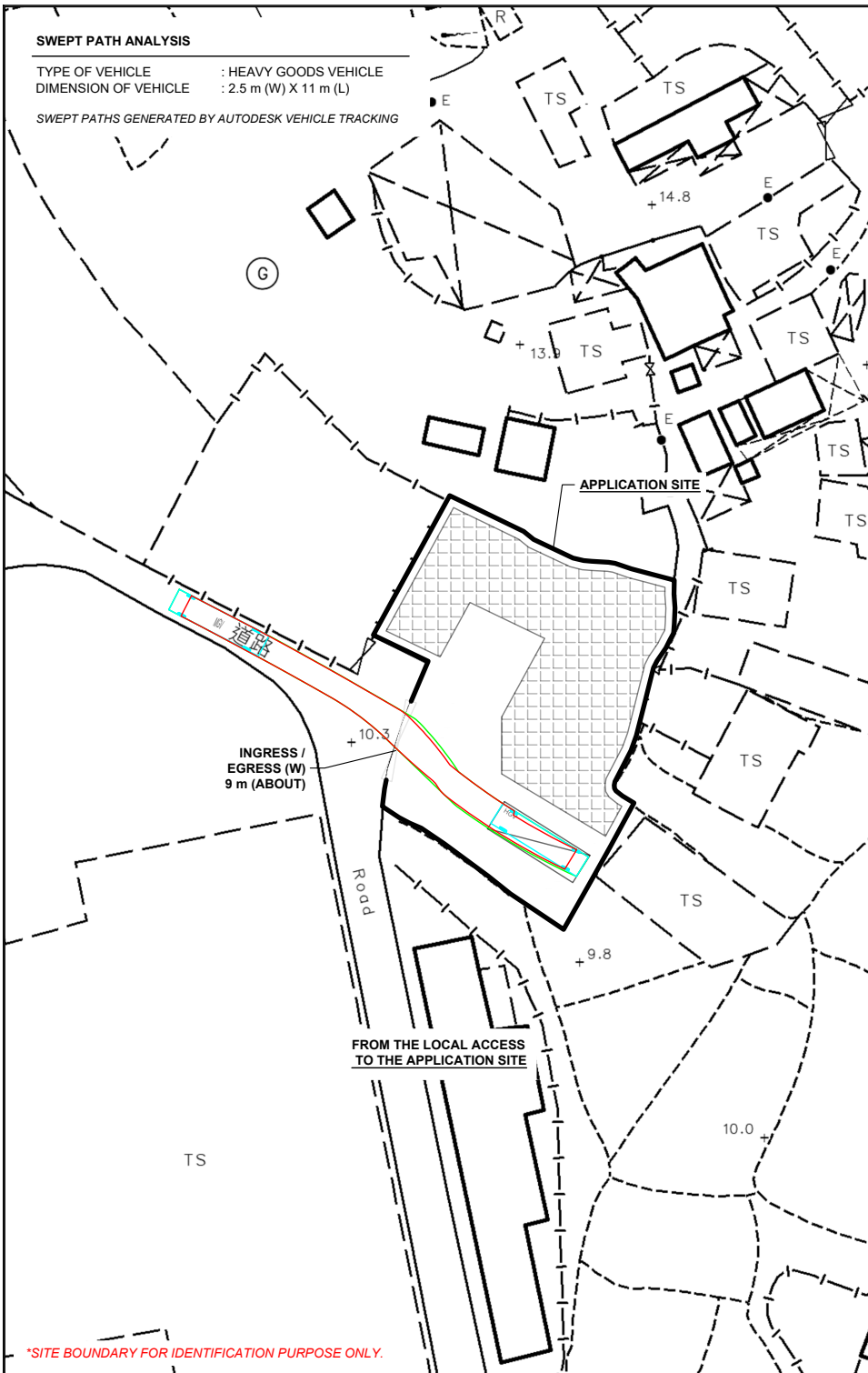
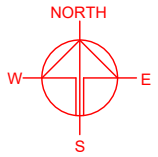
DWG. TITLE  
 FILLING OF LAND

DWG. NO. PLAN 10	VER. 001
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**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



FROM THE LOCAL ACCESS  
TO THE APPLICATION SITE

FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- OPEN STORAGE AREA
- L/U/L SPACE (HEAVY GOODS VEHICLE)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEPT PATH OF VEHICLE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 84, PING CHE, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

24.2.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 11

VER.

001