



盈卓
規劃
有限公司

Our Ref. : DD87 Lot 208
Your Ref. : TPB/A/NE-HLH/91

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

By E-mail

14 July 2026

Dear Sir,

1st Further Information

**Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop,
Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities
for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone,
Various Lots in D.D. 87, Hung Lung Hang, New Territories**

(S.16 Planning Application No. A/NE-HLH/91)

We write to submit further information in response to departmental and public comments on the captioned application.

Should you require more information, please contact the undersigned at (852) [REDACTED].
Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited

A handwritten signature in black ink, followed by a circular blue stamp. The stamp contains the text 'R-riches Planning Limited' and '盈卓規劃有限公司' in Chinese.

Christian CHIM
Town Planner

cc DPO/STN, PlanD

(Attn.: Mr. Peter NGAN
(Attn.: Ms. Esther LI

email: pplngan@pland.gov.hk)
email: ehlli@pland.gov.hk)



Response-to-Comment (RtC)

Proposed Temporary Container Storage Yard, Container Vehicle Park, Vehicle Repair Workshop, Logistics Centre, Warehouse and Open Storage of Miscellaneous Goods with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land in “Agriculture” Zone, Various Lots in D.D. 87, Hung Lung Hang, New Territories

(S.16 Application No. A/NE-HLH/91)

(i) An RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Fire Services (D of FS)		
(a)	Provision of fire service installations (FSIs) shall be demonstrated in form of FS Notes with all relevant standards and specifications.	Noted. Please refer to the updated FSIs proposal enclosed at Annex 1 .
(b)	The stand-alone fire detectors shall be provided in accordance with the “ <i>Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]</i> ”.	
(c)	In relation to Item (b) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously.	
(d)	Appropriate type and quantity of portable fire extinguishers shall be provided to every structure and open storage area and shall be placed at prominent location easily accessible by users within the application site.	
(e)	The numbers of portable fire extinguishers for each open storage area shall be provided in accordance with the following formula: <i>(Number of fire extinguishers required = [Storage area (m²)] x [0.003]).</i>	
(f)	The revised Fire Safety Requirements (FSRs) for temporary storage and structures under planning application took effect on 2.7.2025 and	

	have been published on the Fire Services Department (FSD) website. - if the applicant self-initiates the provision of emergency lighting, the standard and specification shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the "FSD Circular Letter No. 4/2021"; and - if the applicant self-initiates the provision of directional and exit sign, the standards and specifications shall be provided in accordance with BS 5266-1:2016 and the "FSD Circular Letter No. 5/2008".	
(g)	The applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed FSRs will be formulated upon receipt of the formal submission of general building plans.	Noted.
2. Comments of the Commissioner for Transport (C for T)		
(a)	According to the applicant's response dated 19.12.2024 under previously approved application (No. A/NE-HLH/77), the applicant will deploy staff to direct vehicles to use both accesses (Kong Nga Po Road via local access road and Ping Che Road via local access road) while entering/exiting the application site, with a view to avoid causing congestion to the road network. The traffic generated/attracted by the applied uses will be evenly diverted to both accesses. The applicant should clarify whether such an arrangement will continue to be implemented during the approval period of this application.	The applicant confirms that such traffic arrangement proposed under the previous application No. A/NE-HLH/77 will continue to be adopted under the current application. The following traffic management measures adopted under the previous application will continue to be implemented: - sufficient manoeuvring space will be provided within the application site; - no vehicle will queue back on the local road; - staff will be deployed to manage the traffic; - no vehicle without valid licenses issued under the <i>Road Traffic (Registration and Licensing of Vehicles) Regulations</i> will be allowed to be parked/stored at the application site; and - traffic signs will be installed to ensure pedestrian safety.
(b)	The access roads connecting between the Site and Kong Nga Po Road/Ping Che Road are not	Noted.

	managed by the Transport Department. The applicant should seek comments from the responsible party(ies).	
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Departmental Comments		Applicant's Responses
3. Comments of the District Planning Officer/Shia Tin, Tai Po & North, Planning Department (DPO/STN, PlanD)		
(a)	Please advise whether the applied uses are already in operation. The applicant shall be reminded to adhere to the scheme as submitted under the current application.	The applied uses are currently partially in operation. The affected business operators are planning for their relocation as it takes time for full relocation of the affected business. The applicant noted that the approved scheme submitted under the current application should be adhered to.
(b)	Please confirm whether the existing run-in/out will be maintained by the applicant at his own expense.	It is confirmed that the existing run-in/out will continue to be maintained by the applicant at his own cost.
(c)	Please provide a brief timetable for the submission of the Short-Term Waiver for the applied uses at the subsequent stage.	Upon obtaining the approval for the previous application No. A/NE-HLH/77 in November 2024, the applicant submitted the application for Short Term Waiver (STW) to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in March 2025. The applicant is still pending the decision from DLO/N, LandsD as of today.
(d)	Please advise on the latest progress of the implementation of the on-site drainage facilities and FSIs. Evidence, such as contractor quotation(s) or photographic record(s) (if any), may be submitted to demonstrate the applicant's efforts in implementing these proposals.	The applicant has commenced the construction of the underground water storage tank and drainage channels (site photos at Annex 2). Upon completion of the drainage works, the applicant will submit photographic records for the consideration of relevant authorities. For the FSIs provision, the applicant is currently waiting for the STW approval for the erection of structures, where the FSIs will be installed therewithin. Meanwhile, the applicant has sought a quotation from the contractor for purchasing the FSIs equipment (Annex 3). Upon completion of the structures and FSI instalment, the applicant will submit F.S. 251 certificates for the consideration of relevant authorities.
(e)	The applicant should take note of the public comment(s) on the application received, and provide response as necessary.	Please refer to Part (ii) below.

- (ii) The applicant provides the following information in response to the public comments received during the public inspection period:
- no landslide nor erosion of river bank have ever been recorded along the section of Ping Yuen River in the proximity of the application site, which has proven that the mitigation measures of the 3 m setback is practicable and has not been imposing adverse impact to the existing riverbank;
 - the applicant has spent effort in complying ALL submission-related planning conditions imposed under the previous planning application No. A/NE-HLH/77, including the submission of a drainage impact assessment and FSIs proposal, which had already been accepted by the Chief Engineer/ Mainland North, Drainage Services Department and the Director of Fire Services (D of FS) respectively;
 - apart from the submission-related planning conditions, the applicant had also carried out the implementation works for the traffic management measures and the installation of fire extinguishers, which were accepted by the Commissioner for Transport and D of FS respectively;
 - upon obtaining the planning permission under the previous application, the applicant submitted an STW application to DLO/N, LandsD in March 2025. The applicant is currently waiting for DLO/N, LandsD decision on the application. Given that no structure is allowed to be erected without prior STW approval, the applicant has not been able to construct the proposed structures and implement the FSIs as required under relevant planning condition; and
 - considering the scale of the proposed development, the applicant was not able to complete all implementation works within the limited timeframe.
- (iii) The applicant provides the following information as per the request of the Director of Northern Metropolis Co-ordination Office, Development Bureau:
- the affected business operators (Tenants A to H) have authorised the applicant, i.e. Able New Development Limited, to handle the matters in relation to their relocation. The respective Memorandum of Understanding signed by each of the tenants are enclosed at **Annex 4a**.
 - the application site will be used for accommodating the said businesses of the affected business operators, and the area, location and operators' name are the same as those under the previous application No. A/NE-HLH/77;
 - site photos showing the operations of each tenant are enclosed at **Annex 4b**;
 - the affected premises have been leased to Tenants A and D by Fancy Spot Limited, i.e. Tenant F. The electricity meters installed at the affected premises of Tenants A and D were registered under the name of Tenant F, who was responsible for the bi-monthly payment of electricity bills. The electricity bills issued to Tenant F by CLP Power, as well as the payment records of Tenants A and D to Tenant F are enclosed at **Annex 4c**; and
 - electric generators were used by Tenants B, C, E, G and H to generate electricity at the affected premises. Hence, no electricity meter was installed.

Annex 1

Updated FSIs proposal

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 23,163 m ²	(ABOUT)
COVERED AREA	: 1,600 m ²	(ABOUT)
UNCOVERED AREA	: 21,563 m ²	(ABOUT)
PLOT RATIO	: 0.07	
SITE COVERAGE	: 7%	
NO. OF STRUCTURE	: 9	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,600 m ²	(ABOUT)
TOTAL GFA	: 1,600 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 8.23 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
TENANT A B1	VEHICLE REPAIR WORKSHOP	108 m ² (ABOUT)	108 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TENANT B B2	WAREHOUSE (EXCLUDING D.D.G.)	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCLUDING D.D.G.), OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TENANT C B4	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B5	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B6	LOGISTICS CENTRE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
B7	LOGISTICS CENTRE, OFFICE	220 m ² (ABOUT)	220 m ² (ABOUT)	8.23 m (ABOUT)(1-STOREY)
TENANT D B8	OFFICE	100 m ² (ABOUT)	100 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TENANT E B9	OFFICE	72 m ² (ABOUT)	72 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,600 m ² (ABOUT)	1,600 m ² (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 12
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 7 m (L) x 3.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 8
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/U) PROVISIONS

NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/U SPACE FOR CONTAINER VEHICLE	: 9
DIMENSION OF L/U SPACE	: 16 m (L) x 3.5 m (W)

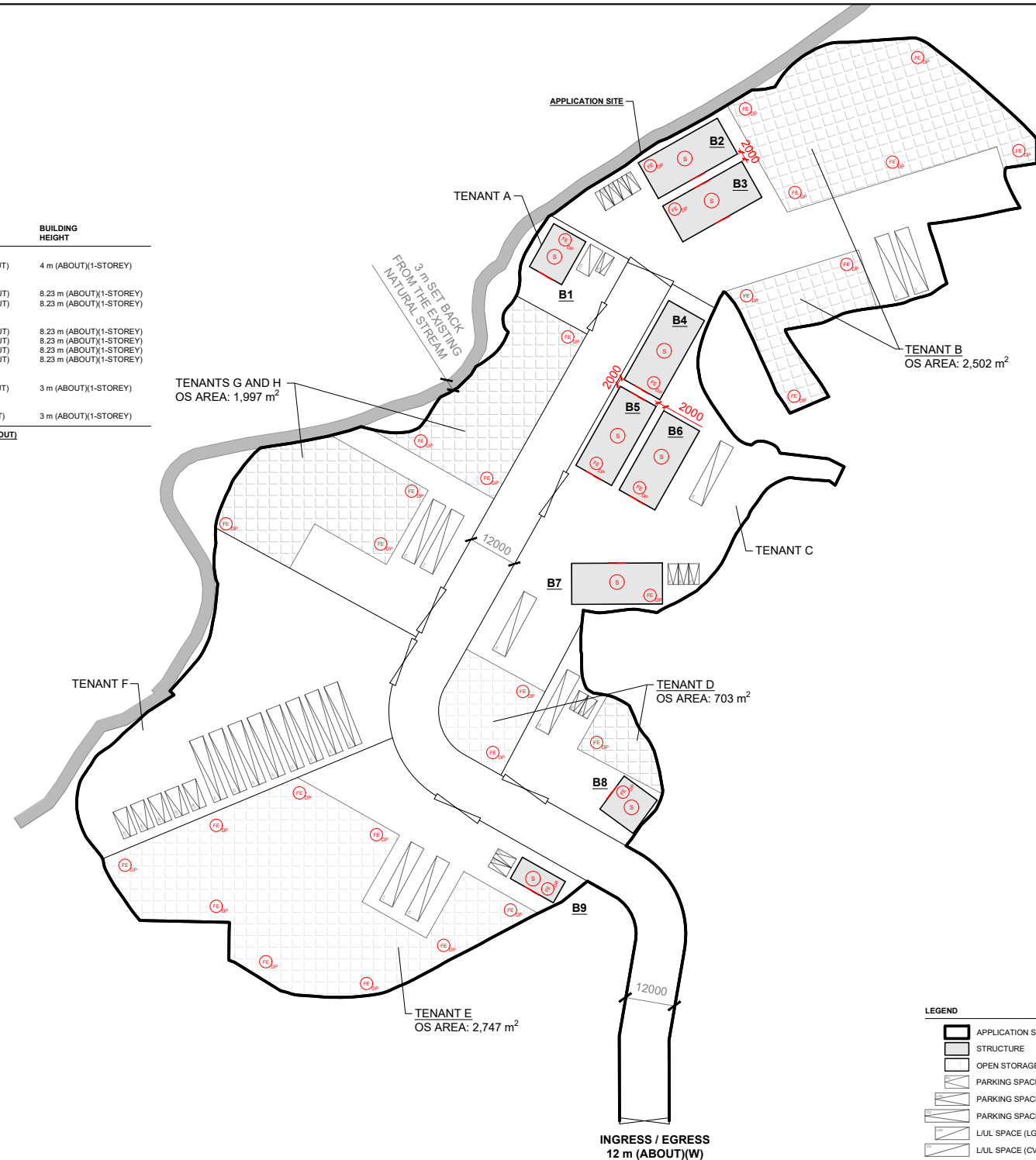
FIRE SERVICE INSTALLATIONS

- (S) STAND-ALONE FIRE DETECTOR
- (E_{DP}) 4 KG DRY POWDER TYPE FIRE EXTINGUISHER

FS NOTES:

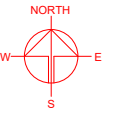
- SUFFICIENT STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]".
- IN RELATION TO 1) ABOVE, WHERE TWO OR MORE STAND-ALONE FIRE DETECTORS ARE INSTALLED IN AN ENCLOSED STRUCTURE, ALL STAND-ALONE DETECTORS SHALL BE INTERCONNECTED (EITHER WIRED OR WIRELESSLY) SUCH THAT WHEN ONE OF THE STAND-ALONE FIRE DETECTOR IS TRIGGERED, ALL CONNECTED STAND-ALONE FIRE DETECTORS SHALL SOUND AN ALARM SIMULTANEOUSLY.
- PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
- ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



LEGEND

[Outline]	APPLICATION SITE
[Shaded Box]	STRUCTURE
[White Box]	OPEN STORAGE AREA
[Box with 'PC']	PARKING SPACE (PC)
[Box with 'LGV']	PARKING SPACE (LGV)
[Box with 'CV']	PARKING SPACE (CV)
[Box with 'LGV']	L/U SPACE (LGV)
[Box with 'CV']	L/U SPACE (CV)
[Double Line]	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER STORAGE YARD,
CONTAINER VEHICLE PARK,
VEHICLE REPAIR WORKSHOP,
LOGISTICS CENTRE,
WAREHOUSE AND OPEN
STORAGE OF MISCELLANEOUS
GOODS WITH ANCILLARY
FACILITIES AND ASSOCIATED
FILLING OF LAND FOR A PERIOD
OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.87, HUNG
LUNG HANG, NEW TERRITORIES

SCALE

1 : 1000 @ A3

DRAWN BY

MN

REVIEWED BY

APPROVED BY

DWG. TITLE

FSIs PROPOSAL

DWG. NO.

ANNEX 1

VER.

002

Annex 2

Site photos showing the drainage works under implementation





Annex 3

Quotation for FSIs provision



盈卓建築工程有限公司
R-Riches Construction Limited

香港新界錦田吉慶圍236號盈匯坊D座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, New Territories, Hong Kong
電話: 2339 0116 / 2339 0884 傳真: 2323 3662
電郵: r-riches@hotmail.com

報價單

客戶名稱:

工程地段: DD87 Lot 208 & VL

列印日期: 2026-06-30 17:30:28

報價編號: SOA2401052

報價日期: 30/06/2026

項目編號: RRC/03/77

	項目	數量	單價	總金額(HKD)
1	一般工程 - 供應及安裝緊急照明燈 - MODEL: HI-LUX 6V3L	9項		
2	一般工程 - 供應及裝設5公斤乾粉滅火筒	19項		
3	一般工程 - 供應及安裝出路指示燈箱 - MODEL: HI-LUX LED-10WS	9項		
備註 - 以上包括提供人手及所需物料 - 完工後簽發FS251消防證書 付款方式 1. 確認簽署正式合約後三個工作天內銀行過數/支票付款50%費用 2. 完成後三個工作天內以銀行過數/支票付款支付50%尾數 報價條款 此報價單有效期三十天				

付款方法:

支票抬頭: R-RICHES CONSTRUCTION LIMITED

銀行轉帳:

確認 / 核實:



客戶確認:

Annex 4a

Memoranda of Understanding
signed by the affected business operators

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

鏗達工程公司

Hunter Engineering Co.

公司註冊證明書 /

商業登記證號碼號碼

規劃申請的申請人

(乙方)

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

商業登記證號碼號碼

鏗達工程公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。鏗達工程公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

HUNTER ENGINEERING CO.

Manager

鏗達工程公司 (甲方)

業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)

規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

正記貿易有限公司

Zheng Ji Trading Limited

公司註冊證明書 /

商業登記證號碼號碼

規劃申請的申請人

(乙方)

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

商業登記證號碼號碼

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正記貿易有限公司 (甲方)

業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)

規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者
(甲方) : 日豐(中港)運輸有限公司
Sun Rich (China-Hong Kong) Transport Limited

公司註冊證明書 /
商業登記證號碼 : 

規劃申請的申請人
(乙方) : 力新發展有限公司
Able New Development Limited

公司註冊證明書 /
商業登記證號碼 : 

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日豐(中港)運輸有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)
力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

光展發展有限公司

Lightchin Development Limited

公司註冊證明書 /

商業登記證號碼號碼

規劃申請的申請人

(乙方)

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

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備注：上述標題地段將會因應規劃許可的需要而有所修訂。



光展發展有限公司 (甲方)

業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED

Authorized Signature(s)

力新發展有限公司 (乙方)

規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

創運物流(香港)有限公司

Fortune Logistics (HK) Company Limited

公司註冊證明書 /

商業登記證號碼號碼

規劃申請的申請人

(乙方)

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

商業登記證號碼號碼

創運物流(香港)有限公司 (甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。創運物流(香港)有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

For and on behalf of
FORTUNE LOGISTICS (HK) COMPANY LIMITED
創運物流(香港)有限公司

創運物流(香港)有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者
(甲方)

綽展有限公司
Fancy Spot Limited

公司註冊證明書 /
商業登記證號碼號碼

規劃申請的申請人
(乙方)

力新發展有限公司
Able New Development Limited

公司註冊證明書 /
商業登記證號碼號碼

綽展有限公司(甲方) 為位於受古洞北及粉嶺北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 52 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。綽展有限公司(甲方) 初步與 力新發展有限公司(乙方) 達成共識，同意 力新發展有限公司(乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注：上述標題地段將會因應規劃許可的需要而有所修訂。

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

綽展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司
Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者

(甲方)

:

香港萬盈發展有限公司

Hong Kong Multi Profit Development Limited

公司註冊證明書 /

:

商業登記證號碼號碼

規劃申請的申請人

(乙方)

:

力新發展有限公司

Able New Development Limited

公司註冊證明書 /

:

商業登記證號碼號碼

香港萬盈發展有限公司 (甲方) 為位於受新田/落馬洲發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 105 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。香港萬盈發展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。



[Redacted Signature]

香港萬盈發展有限公司 (甲方)

業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司

[Redacted Signature]

Authorized Signature(s)

力新發展有限公司 (乙方)

規劃申請的申請人簽署

2024 年 8 月 13 日

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者
(甲方) : 香港萬盈發展有限公司
Hong Kong Multi Profit Development Limited

公司註冊證明書 /
商業登記證號碼號碼

規劃申請的申請人
(乙方) : 力新發展有限公司
Able New Development Limited

公司註冊證明書 /
商業登記證號碼號碼

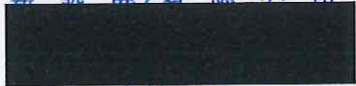
香港萬盈發展有限公司 (甲方) 為位於受錦田北發展影響的棕地發展區範圍內的業務經營者，由於受政府收回及清理位於丈量約份第 107 約多個地段的土地之影響，因而需要覓地搬遷重置以繼續經營。香港萬盈發展有限公司 (甲方) 初步與 力新發展有限公司 (乙方) 達成共識，同意 力新發展有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於丈量約份第 87 約地段第 208 號和多個毗連地段作「擬議臨時貨櫃存放場、貨櫃車停車場、汽車修理工場、物流中心、貨倉及露天存放雜項貨物連附屬設施（為期 3 年）和相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。



香港萬盈發展有限公司 (甲方)
業務經營者簽署

For and on behalf of
ABLE NEW DEVELOPMENT LIMITED
力新發展有限公司



Authorized Signature(s)

力新發展有限公司 (乙方)
規劃申請的申請人簽署

2024 年 8 月 13 日

Annex 4b

Site photos of the affected business operations

Tenant A – Hunter Engineering Company (鋁達有限公司)



Tenant B – Zheng Ji Trading Limited (正記貿易有限公司)



Tenant C – Sun Rich (China-Hong Kong) Transport Limited (日豐有限公司)



Tenant D – Lightchin Development Company (光展有限公司)



Tenant E – Fortune Logistics (HK) Company Limited (創運物流有限公司)



Tenant F – Fancy Spot Limited (綽展有限公司)



Tenant G – Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)



Tenant H – Hong Kong Multi Profit Development Limited (香港萬盈發展有限公司)



Annex 4c

Records of electricity bills payment

Records of electricity bills payment
Tenant A

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編賬號碼 Account Number

發單日期 (日-月-年)
09-11-24

由 11-10-24 至 08-11-24
共 29 日用電量

按金 \$18,600.00

第 1/2 頁

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$7,909.72		\$3,236.45		\$0.83	

應繳總數

\$11,147.00

繳款限期

25-11-24

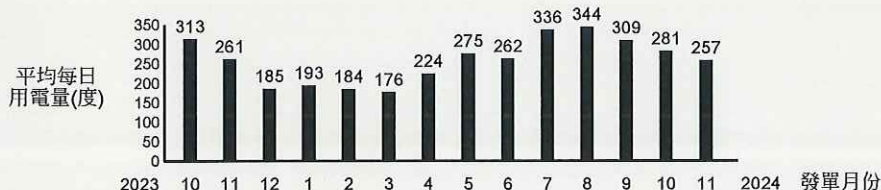
自動轉賬

上次繳費 \$12,579.00
已於 26-10-24 收到
謝謝

電力費用:			其他:	
每度(¢)	度數	費用(\$)	上期零數撥來	
106.0	7462	7,909.72	零數撥入下次	-0.02
小計	7462	\$7,909.72	小計	\$0.83

燃料調整費:

小計 (7462 度) \$3,236.45



客戶資訊: 請於繳費限期前預留足夠存款於銀行戶口作轉賬之用。交易所需時間視乎個別銀行安排, 一般在繳費日期後三個工作天內完成。如客戶於銀行設有自動轉賬上限, 請留意賬單總額是否超出有關上限以免令交易有所延誤。

若未於繳費限期前付款, 須另繳 5% 逾期附加費

電錶號碼 10416756 讀錶倍數 1 前次讀數 376631 今次讀數 384093

「轉數快」繳費

編賬號碼:

應繳總數: \$11,147.00
香港上海滙豐銀行有限公司自動轉賬

環保訊息:

2023年平均每度電
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編賬號碼 Account Number

第 2/2 頁



電力費用
Energy Charge

請參考首頁

+



燃料調整費
Fuel Cost Adjustment

請參考首頁

+



其他
Others

請參考首頁

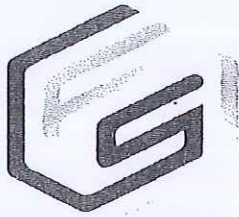
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請參考首頁

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	11-10-24	31-10-24	21	5404	0.434	2,345.34
	01-11-24	08-11-24	8	2058	0.433	891.11
				7462		3,236.45

備註：用電量是根據用電日數以比例方法計算



綽展有限公司
Fancy Spot Limited

新界上水馬會道1E
電話:26632973
傳真:24623482

OFFICIAL RECEIPT 收據

Date 8/11/2024

No. 7

鏗達工程公司
DD 52 Lot No.(444,360)之部份地段

HK\$	2024年11月份	Month/period	月份/期間
HK\$		Maintenance	管理費
HK\$		Deposit	按金
HK\$		Rates	差餉
HK\$		13/9/2024-14/10/2024	
HK\$		CLP Power costs	中華電力費用
HK\$		Adjudication Fee	租約印花稅
HK\$		AMOUNT PAID	已付金額

Bank:
支票轉入:

Date : 1/11/2024

Amount :

綽展有限公司簽署及蓋印



Records of electricity bills payment
Tenant D

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

發單日期 (日-月-年)
04-09-24

由 05-07-24 至 04-09-24
共 62 日用電量

按金 \$3,400.00

第 1/2 頁

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$561.04		\$259.38		-\$100.42	

應繳總數

\$720.00

繳款限期

19-09-24

上次繳費\$553.00
已於11-07-24收到
謝謝

電力費用:

用電級別	每度(¢)	度數	費用(\$)
首 400度	89.9	400	359.60
次 600度	103.3	195	201.44
小計		595	\$561.04

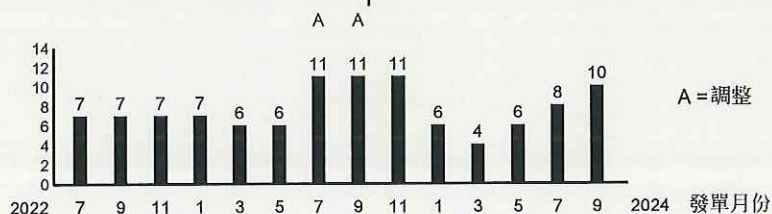
其他:

政府電費紓緩/補貼	-\$100.00
上期零數撥來	0.49
零數撥入下次	-0.91
小計	-\$100.42

燃料調整費:

小計 (595 度) \$259.38

平均每日
用電量(度)



電錶號碼 讀錶倍數 前次讀數 今次讀數
6029371 1 26030 26625

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

編號號碼:

應繳總數:

\$720.00

環保訊息:

存根

2023年平均每度電
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

第 2/2 頁

 **電力費用**
Energy Charge
請參考首頁

+

 **燃料調整費**
Fuel Cost Adjustment
請參考首頁

+

 **其他**
Others
請參考首頁

=

請參考首頁

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	05-07-24	31-07-24	27	259	0.436	112.92
	01-08-24	31-08-24	31	297	0.436	129.49
	01-09-24	04-09-24	4	39	0.435	16.97
				595		259.38

備註：用電量是根據用電日數以比例方法計算

9/10 email



綽展有限公司
Fancy Spot Limited

OFFICIAL RECEIPT 收據

新界上水馬會道1E
電話:26632973
傳真:24623482

Date 9/10/2024

No. 11

光展發展有限公司
DD 52 Lot No.(356 , 357)之部份地
段

HK\$	2024年 10月份	Month/period	月份/期間
HK\$		Maintenance	管理費
HK\$		Deposit	按金
HK\$		Rates	差餉
HK\$		15/7/2024-13/9/2024	
HK\$		CLP Power costs	中華電力費用
HK\$		Rates	差餉
HK\$		AMOUNT PAID	已付金額

銀行 支票號碼
Bank :

日期
Date : 4/10/2024

金額
Amount :

綽展有限公司簽署及蓋印



Records of electricity bills payment
Tenant F

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

發單日期(日-月-年)
05-01-24

由 06-12-23 至 05-01-24
共 31 日用電量

按金 \$17,900.00

第 1/2 頁

 電力費用 Energy Charge	+	 燃料調整費 Fuel Cost Adjustment	+	 其他 Others	=
\$6,464.68		\$3,052.36		-\$0.04	

應繳總數

\$9,517.00

繳款限期

20-01-24

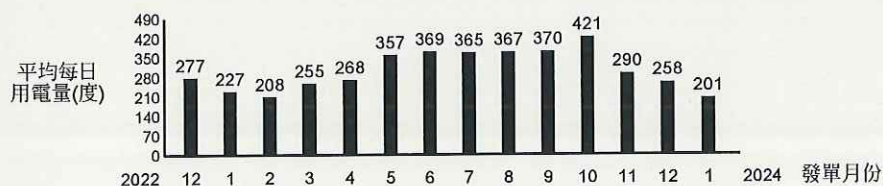
上次繳費\$12,651.00
已於22-12-23收到
謝謝

電力費用:

	度數	費用(\$)	其他:	
電力費用	6242	6,464.68	上期零數撥來	\$0.72
小計	6242	\$6,464.68	零數撥入下次	-0.76
			小計	-\$0.04

燃料調整費:

小計 (6242 度) **\$3,052.36**



若未於繳費限期前付款，須另繳 5% 逾期附加費

電錶號碼 7600344 讀錶倍數 1 前次讀數 320512 今次讀數 326754

「轉數快」繳費

編號號碼:

應繳總數:

\$9,517.00

存根

環保訊息:

2022年平均每度電
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD

註冊客戶及供電地址
Registered Customer & Supply Address
FANCY SPOT LTD

編號號碼 Account Number

第 2/2 頁



電力費用
Energy Charge

請參考首頁

+



燃料調整費
Fuel Cost Adjustment

請參考首頁

+



其他
Others

請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
電力費用	06-12-23	31-12-23	26	5236	1.031	5,398.32
	01-01-24	05-01-24	5	1006	1.060	1,066.36
				6242		6,464.68
燃料調整費	06-12-23	31-12-23	26	5236	0.494	2,586.58
	01-01-24	05-01-24	5	1006	0.463	465.78
				6242		3,052.36

備註：用電量是根據用電日數以比例方法計算