

**Similar Applications for Temporary Warehouse
in the vicinity of the Application Site
within/partly within “Agriculture” Zone in the Man Kam To Area**

Approved Applications

Application No.	Uses / Developments	Date of Consideration
A/NE-MKT/34	Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	20.9.2024
A/NE-MKT/35	Proposed Temporary Warehouse (Timber and Other Associated Materials) for a Period of 3 Years and Associated Filling of Land	19.7.2024

Rejected Applications

Application No.	Uses / Developments	Date of Consideration	Rejection Reasons
A/NE-MKT/25	Proposed Temporary Warehouse and Open Storage for Construction Materials for a Period of 3 Years	11.9.2023	R1-R3
A/NE-MKT/26	Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land	1.12.2023 (on review)	R1-R2
A/NE-MKT/29	Temporary Warehouse for Storage of Construction Material for a Period of 3 Years	10.11.2023	R1-R2
A/NE-MKT/31	Proposed Temporary Logistics Warehouse (Excluding Dangerous Goods) and Ancillary Office for a Period of 3 Years and Filling of Land	27.10.2023	R1-R2

Rejection Reasons

- R1 The development was not in line with the planning intention of the “Agriculture” (“AGR”) zone, which was primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It was also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There was no strong planning justification in the submission to merit a departure from such planning intention, even on a temporary basis.

- R2 The applicant failed to demonstrate in the submission that the development would not cause adverse traffic, environmental, drainage, landscape and/or slope safety impacts on the surrounding areas.
- R3 The application did not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance in that there was no previous planning approval for open storage use granted at the site; there were adverse comments from the relevant Government departments and local objections against the application.

Government Departments' General Comments

1. Traffic

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

- she has no comment on the application from traffic engineering perspective; and
- should the application be approved, conditions should be included to request the applicant to implement the proposed traffic management measures, and the implemented traffic management measures shall be maintained at all times during the planning approval period.

2. Drainage

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

- it is noted that the application is to facilitate the relocation of brownfield operators affected by New Development Area. In order to streamline the process and act as a facilitator, he has no in-principle objection to the application provided that a revised drainage proposal would be submitted afterwards;
- should the application be approved, conditions should be included to request the applicant to submit and implement a revised drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent area, and the implemented drainage facilities at the Site shall be maintained at all times during the planning approval period; and
- her advisory comments on the application are at **Appendix IV**.

3. Building Matters

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

- he has no adverse comment to the application;
- there is no record of approval by the Building Authority for the buildings/structures existing at the Site; and
- his advisory comments are at **Appendix IV**.

4. Project Interface

Comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD):

- it is noted that the proposed use is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North new Town and Man Kam To. Please note that the P&E Study already commenced on 29.10.2021.

While the implementation programme of LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, subject to the land use planning in the P&E Study, the proposed use, if approved, may need to be vacated for the site formation works.

5. Fire Safety

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

- he has no in-principle objection to the application subject to fire service installation and water supplies for firefighting being provided to his satisfaction; and
- his advisory comments on the application are at **Appendix IV**.

6. Other Departments

The following Government departments have no comment on/no objection to the application:

- (a) Director of Food and Environmental Hygiene (DFEH);
- (b) Commissioner of Police (C of P);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (d) Director of Electrical and Mechanical Services (DEMS);
- (e) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (f) District Officer (North), Home Affairs Department (DO(N), HAD).

回 條

致： 新界沙田
上禾輦路1號
沙田政府合署13樓
規劃署地區規劃處新界區規劃部
沙田、大埔及北區規劃處
曾芷珉女士
(傳真： [REDACTED])

申請編號：A/NE-MKT/37
擬議臨時貨倉存放食品（為期3年）和相關填土工程
新界打鼓嶺蓮麻坑路丈量約份第90約地段
第478號A分段餘段、第482號（部分）、第484號及第487號（部分）

本人/機構接獲北區民政處來信，諮詢上述事宜，現回覆如下：

☐ 贊成（理由/意見：_____）

☒ 反對（理由/意見：
上禾輦路已不能負荷大型車輛
出入，對村內環境造成污染，大幅填
泥對土地排水阻礙影響去水渠排水。）

☐ 無意見（其他補充事項：_____）

(請於合適的方格口內填上「✓」號)

請於 2025 年 1 月 8 日或之前傳真或寄回至沙田、大埔及北區規劃處

簽署： [Signature]
姓名： [Signature]
團體： 打鼓嶺鄉事委員會
電話： [REDACTED]
日期： 8-1-2025

回 條

致： 新界沙田
上禾輦路1號
沙田政府合署13樓
規劃署地區規劃處新界區規劃部
沙田、大埔及北區規劃處
曾芷珉女士
(傳真： [REDACTED])

申請編號：A/NE-MKT/37
擬議臨時貨倉存放食品(為期3年)和相關填土工程
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第478號A分段餘段、第482號(部分)、第484號及第487號(部分)

本人/機構接獲北區民政處來信，諮詢上述事宜，現回覆如下：

☐ 贊成 (理由/意見：_____)

☒ 反對 (理由/意見：會造成交通繁忙、空氣污染
道路造成阻塞，村民出入安全)

☐ 無意見(其他補充事項：_____)

(請於合適的方格口內填上「✓」號)

請於 2025 年 1 月 8 日或之前傳真或寄回至沙田、大埔及北區規劃處

簽署：鄭錦富
姓名：鄭錦富
團體：打鼓嶺水湖
電話：[REDACTED]
日期：8-1-2025

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with other concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. No Right of access via Government Land (GL) is granted to the Site;
 - (ii) Lot No. 487 in D.D. 90 is covered by a Letter of Approval (LoA) No. 5316 and a Modification of Tenancy (MOT) No. 38178 for erection of temporary structures. Her office reserves the rights to take enforcement action for irregularities and cancel the LoA/MOT as appropriate;
 - (iii) the following irregularity not covered by the planning application has been detected by her office:

Unauthorised structures within the said private lot not covered by the planning application

there are unauthorised structures within Lot No. 487 in D.D. 90 not covered by the planning application. The lot owner should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iv) the lot owners/applicant shall remove the unauthorised structures not covered by the planning application immediately; or include the unauthorised structures in the planning application for the further consideration by the relevant departments and, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification as aforesaid required, apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected. The applications for STW will be considered by the Government in its capacity as a landlord and there is not guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate to be imposed by LandsD;
 - (v) LandsD reserves the right to take enforcement action against the lot owner for any breach of the lease conditions, including the breaches already in existence or to be detected at any point of time in future;
 - (vi) given the proposed use is temporary in nature, only erection of temporary structures will be considered;
 - (vii) the approach of first erection of unauthorised structures then regularisation should not be encouraged; and
 - (viii) the lot owner should comply with all the land filing requirements imposed by relevant government departments. GL should not be disturbed unless with prior approval;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses

and Open Storage Sites” issued by the Environmental Protection Department (EPD) should be followed to minimise potential environmental nuisance to the surrounding area;

- (ii) adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the applied use should be provided. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and are duly certified by an Authorised Person; and
 - (iii) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that:
- (i) the applicant is reminded to ensure that the site boundary as indicated on plans in Tree Group Inspection Report and Compensatory Planting Proposal tally with the site boundary of the current application, and the compensation planting as illustrated in the Compensatory Planting Proposal is practicable to implement;
 - (ii) the statement, “*There is not adequate space for health growth of the compensatory trees to their mature size.*” in Section 3 is contradictory to the proposed compensatory planting in the Compensatory Planting Proposal;
 - (iii) the applicant is advised to ensure sufficient space for growth of new trees, particularly for standard trees proposed with 2m spacing only; and
 - (iv) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Director of Fire Services (D of FS) that in consideration of the design/nature of the proposal, fire service installations (FSIs) are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to his department for approval. In addition, the applicant should note that:
- (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and
 - (ii) the location of where the proposed FSI to be installed should be clearly marked on the layout plans;
- if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
- (i) the run-in/out should be designed and constructed in accordance with prevailing HyD Standard Drawings to the satisfaction of HyD and the Transport Department; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drain;

- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any catering service/activities regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. For example, if a food business involves the storage of articles of food under refrigeration in any warehouse in the territory, a cold store licence must be obtained from the DFEH before commencement of such business; and
 - (iii) for any waste generated from the such activity/operation, the applicant should arrange disposal properly at their own expenses. The work and operation shall not cause any environmental nuisance, pest infestation and obstruction to the surrounding;
- (h) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed development area at Lo Wu/Man Kam To (LW/MKT) under the Planning & Engineering (P&E) Study for New Territories North New Town and Man Kam To. The applicant should note that the P&E Study already commenced on 29.10.2021. While the implementation programme of LW/MKT will be formulated under the P&E Study, the site formation works will likely commence soon after the completion of detailed design in next stage. Hence, the applicant should be reminded that subject to the land use planning in the P&E Study, the proposed use may need to be vacated for the site formation works;
- (i) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains within the Site as shown in the Water Mains Record Plan (MRP) (**Attachment 1**) may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the proposed site areas are need to be diverted outside the site boundary of the proposed site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed;
 - details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - no structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on plan. Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing of site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must

extend below the invert level of the pipe;

- no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1 metre from any hydrant outlet; and
- tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains;

(j) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that the applicant should follow up on the drainage proposal as follows:

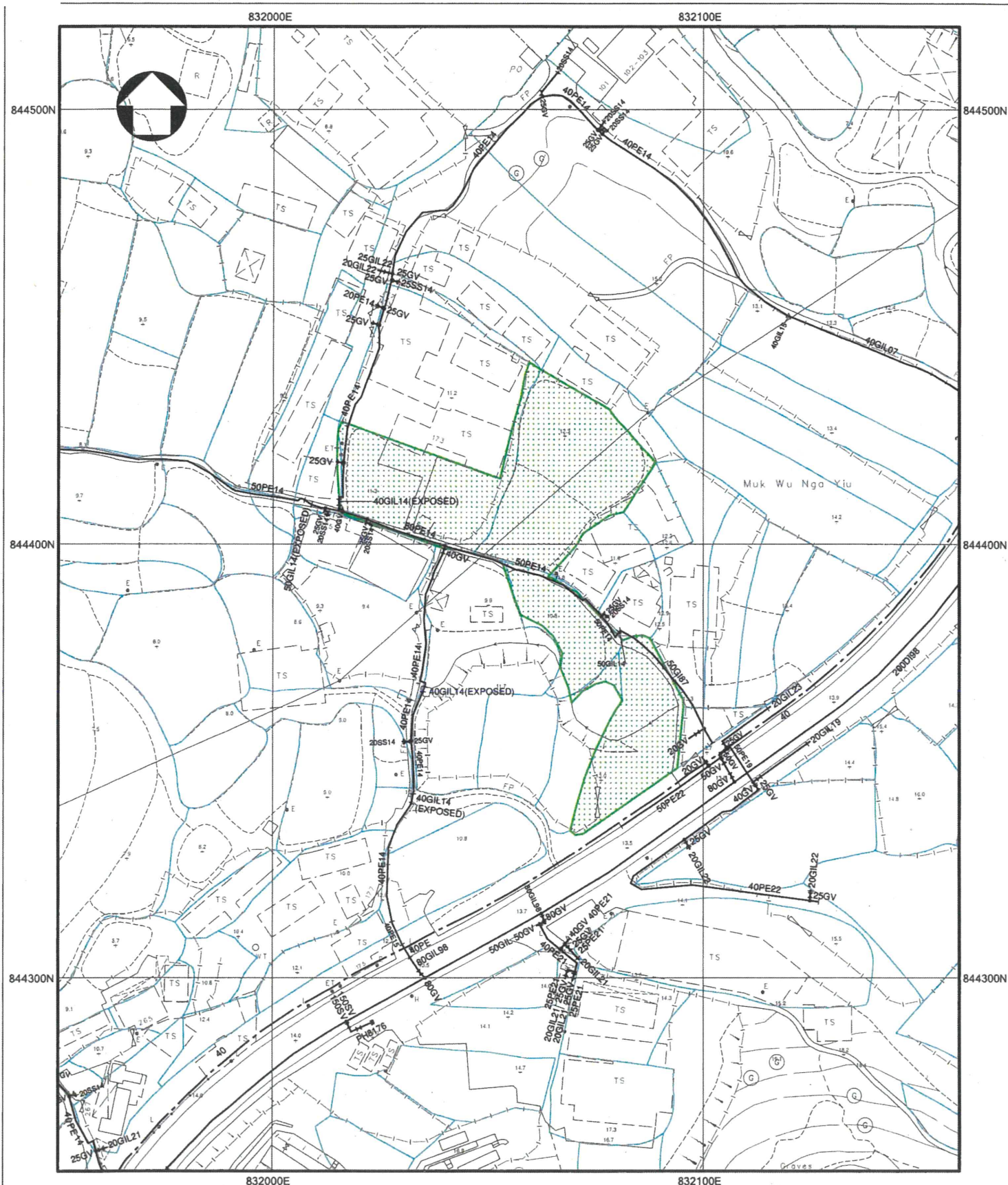
- (i) the applicant should assess the capacity of the existing streamcourse/culvert based on its characteristics and evaluate if it is adequate to collect estimated existing runoff and additional surface runoff from the proposed use;
- (ii) it is observed from P2 & P3 in the drainage proposal that the capacity of the streamcourse/channel could be impacted by the debris and vegetation, such factor should be considered in the assessment and regular clearance should be carried out if it is adopted as discharge point; and
- (iii) the drainage path at the downstream of the existing culvert in the drainage plan should be provided with site photos; and

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) if the existing structures are erected on leased land without approval of the Building Authority (BA) (not being a New Territories Exempted House), they are unauthorised building works (UBWs) under the BO and should not be designated for any approved use under the captioned application;
- (ii) it is noted that three new structures are proposed in the application. Before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained unless they are exempted building works, designated exempted works or minor works commenced under the simplified requirements under the BO. Otherwise they are UBWs. An Authorised Person (AP) should be appointed as the coordinator for the proposed building works in accordance with the BO;
- (iii) for UBWs erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the application site under the BO;
- (iv) any temporary shelters or concerted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the Building (Planning) Regulations (B(P)R);
- (v) the Site shall be provided with means of obtaining access thereto from a street under the regulation 5 of B(P)R and emergency vehicular access shall be provided under the regulation 41D of B(P)R;
- (vi) if the Site is not abutting on a specified street having a width not less than 4.5m, the development intensity shall be determined by the BA under regulation 19(3) of B(P)R at building plan submission stage;
- (vii) the applicant may wish to note that in general there is no requirement under the BO in respect of provision of car parking spaces for a proposed development. However, the

applicant's attention is drawn to the provision of accessible car parking spaces designated for the use of persons with a disability as per the requirements under regulation 72 of B(P)R and Division 3 of Design Manual: Barrier Free Access 2008;

- (viii) the applicant's attention is drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;
- (ix) the headroom of the storey should not be excessive, otherwise gross floor area of the storey will be considered double counting under regulation 23(3)(a) of the B(P)R subject to justification. As such, particular attention should be drawn to the headroom of the vehicle repair workshop and warehouse at the proposed development; and
- (x) formal submission under the BO is required for any proposed new works, including any temporary structures, site formation works like filling of ponds and land and site formation drainage works. Detailed comments under the BO on individual sites for private developments such as permissible plot ratio, site coverage, emergency vehicular access, private streets and/or access roads, barrier free access and facilities, compliance with the sustainable building design guidelines, etc will be formulated at the formal building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE

PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-NW-12C & 17A

FILE REF: (3) IN WSD/M/SP 3051/528/9S/20 PT.2

REF. CODE: 18W24M

SHEET 1 OF 1

SCALE 1:1200



水務署
Water Supplies Department

This document is received on 23 APR 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

2400885

4/9

By Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/37
	Date Received 收到日期	23 APR 2024

- 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.info.gov.hk/tpb/>. 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.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

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

Active Full Limited (業滿有限公司)

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

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

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,950 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,600 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)	Nil 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 Man Kam To Outline Zoning Plan No. S/NE-MKT/4
(e) Land use zone(s) involved 涉及的土地用途地帶	'Agriculture' ("AGR")
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- ☒ sent request for consent to the "current land owner(s)" on 3.4.2024 (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 _____ (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 _____ (DD/MM/YYYY)[&]
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/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, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
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(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
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(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1,350sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	1,600sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	NAsq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	Not more than 1,600sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	Not more than 1,600sq.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)

Structure 1: Warehouse (Not exceeding 8.5m, 1 storey)

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

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

Taxi Spaces 的士車位	Nil
Coach Spaces 旅遊巴車位	Nil
Light Goods Vehicle Spaces 輕型貨車車位	Nil
Medium Goods Vehicle Spaces 中型貨車車位	Nil
Heavy Goods Vehicle Spaces 重型貨車車位	Nil
Others (Please Specify) 其他 (請列明)	2 spaces of 11m x 3.5m for medium goods vehicle and heavy goods vehicle

Proposed operating hours 擬議營運時間 9:00a.m. to 7:00p.m. from Mondays to Saturdays. No operation will be held 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？	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)) <u>Lin Ma Hang Road</u>																															
	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)																															
(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，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 2,950 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.2 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 20%;">Yes 會 <input type="checkbox"/></td> <td style="width: 20%;">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>			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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Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

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

位於鄉郊地區臨時用途/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>(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>

Part 6 (Cont'd) 第 6 部分(續)

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

1. The applicant occupied a warehouse for storage of food provisions with short term waiver at Kwu Tung and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site to continue the operation.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-MKT/17.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of construction material will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Kwu Tung to the application site and preliminary comments were received and addressed in the current application.
11. No container trailer/tractor will access/park at the application site.

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



Patrick Tsui

Name in Block Letters
姓名（請以正楷填寫）

Consultant

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

on behalf of Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)
代表

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

Date 日期

9/4/2024

(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 deposited 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存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.
Site area 地盤面積	2,950 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Man Kam To Outline Zoning Plan No. S/NE-MKT/4
Zoning 地帶	'Agriculture' ("AGR")
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land

(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,600 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.542 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	8.5	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	54.24 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	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) NA		0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	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) Medium goods vehicle and heavy goods vehicle		0 0 0 0 0 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed drainage plan, site plan, the affected warehouse for storage of food provisions at Kwu Tung		
Proposed land filling plan, alternative site plans		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage proposal and estimated traffic generation		
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。

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at
Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by 業滿有限公司. The applicant seeks planning permission for proposed temporary warehouse for storage of food provisions for a period of 3 years at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The current application is to facilitate relocation of their food business from Kwu Tung which will be resumed by Government for the Kwu Tung Development. The previous site falls within the Kwu Tung Development Area (YLS NDA) and the concerned lot (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) (**Figure 5**) will be resumed by the Government in April 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 1618RP in D.D.125 (**Figure 6**) – This site is an ideal site for the relocation of applicant's business because it has been approved for vehicle repair workshop on 9.12.2022 by Town Planning Board (TPB Ref.: A/HSK/418). However, this site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford. Further, the acquisition cost of this site is not affordable by the applicant. Also, the site is adjacent to 'Village Type Development' ("V") zone and the vehicular access falls within the 'Village Type Development' zone which is incompatible to the adjacent uses.
- 2.1.4 Alternative Site 2 – Lot 1282 in D.D.124 (**Figure 7**) – The size of the site is about 370m² only so that it would be too small for the relocation of applicant's business. The said site would not be adequate for the smooth manoeuvring of medium goods vehicle within the site after storage of construction materials which may generate adverse traffic impact to the nearby pedestrian and vehicle. The site will be resumed by Government shortly too so that it cannot guarantee the continuous operation of the applicant's business in the future. Another relocation may be necessary in the near future so that it would frustrate the potential of this site and extra money is required for the relocation of which the applicant cannot afford.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 (**Figure 8**) – The site is zoned "AGR" and "CA" according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 (**Figure 9**) – Although the site is zoned "OS" according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m² which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and abutting Lin Ma Hang Road. The site area of the site at the application site (i.e. 2,950m²) is the most closely to the area of the original site at Kwu Tung (i.e. 2,175m²).

2.2 The Site is Unsuitable for Agricultural Rehabilitation

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. In view of that warehouses have been found along Lin Ma Hang Road and most of them were relocated from other New Development Area, the proposal which is not incompatible with the surrounding

uses would put scarce land resources into a better use.

2.3 Importance to Local Food Provisions Industry

- 2.3.1 The applicant is a major supplier of soy beans products in Hong Kong. Successful relocation of the Site would help sustain the operation and help support the sustainable supply of soy beans products in Hong Kong market.

2.4 No Adverse Traffic Impacts

- 2.4.1 Only medium/heavy goods vehicle will access to site to deliver the food provisions to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area. The applicant has also submitted estimated traffic generation/attraction to support his application and the traffic generated and attracted to the site is negligible.
- 2.4.2 The proposed development is a warehouse for storage of food provisions. No visitors will be allowed to visit the site. The proposed warehouse is not significant in size and it is only 1,600m² in size. As such, the approval of the current application would not bring significant amount of traffic to the area.

2.5 No Adverse Environmental and Visual Impacts

- 2.5.1 It is noted that some residential settlements were found to the west of the application site. However, the applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 7:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, the proposed development is a warehouse for storage of food provisions. No workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. More, the applicant proposed to cover the site with a 1,600m² warehouse to store the food provisions within the warehouse. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.
- 2.5.2 The applicant noted that residential settlements were found to the west. The applicant will make the warehouse by the material with a density higher than 7kg/m². No opening of the warehouse would be facing east. All the windows

will be closed during the operation hours.

2.6 No Adverse Drainage Impacts

- 2.6.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

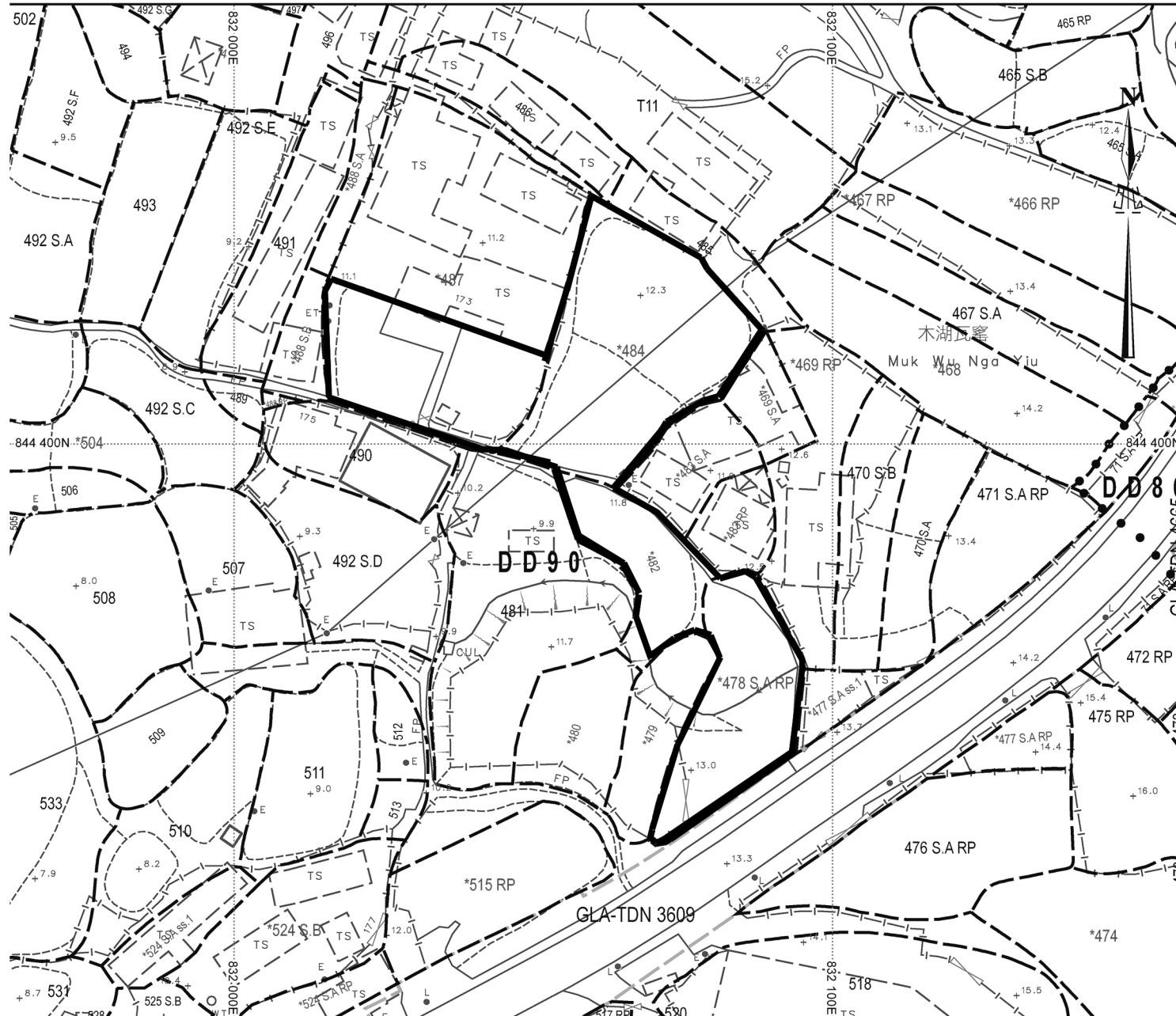
2.7 The Proposed Development is Compatible with the Surrounding Environment

- 2.7.1 The application site has consulted Development Bureau before submitting the current application. It is noted that the proposed development is not incompatible with the surrounding environment.
- 2.7.2 Although some residential settlements were found to the west, significant part of the proposed development would be covered and storage use will be carried out within a warehouse. Thus, the impact to the nearby residents is minimal.

2.8 No Undesirable Precedent

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Kwu Tung NDA. Successful relocation of the operation would help to maintain a stable supply of food provisions in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.

N



Drawing No.

Figure 1

Project

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title

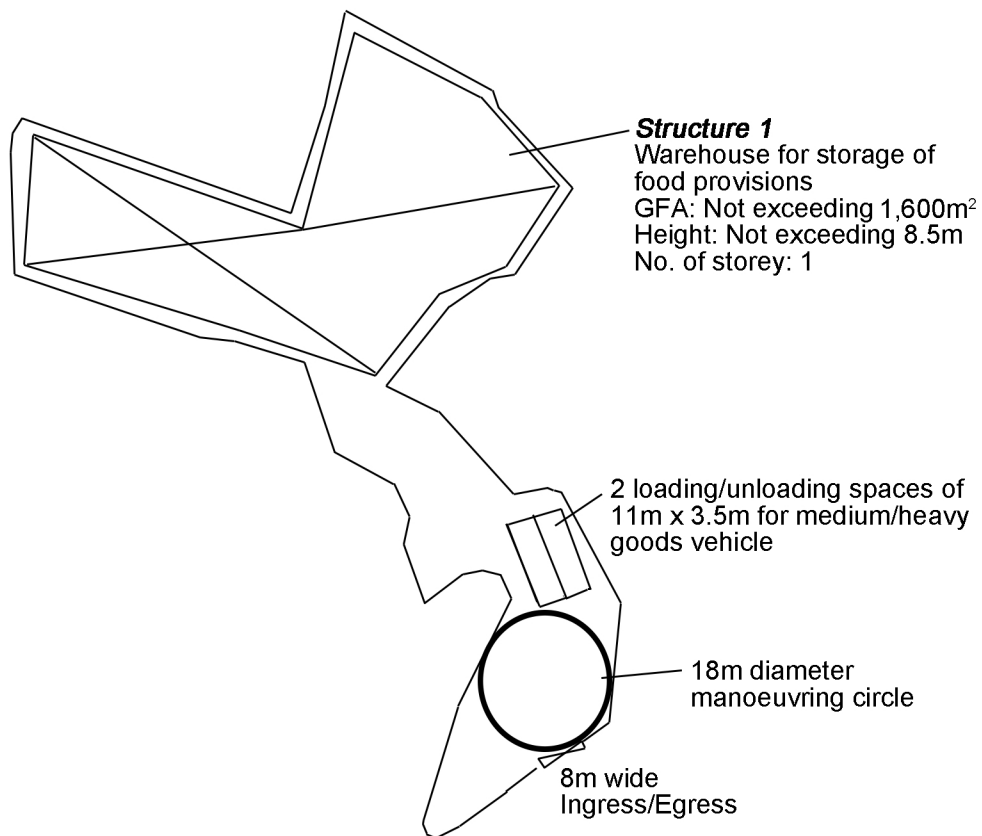
Site Plan

Scale

1:1000

Remarks

N



Drawing No.

Figure 2

Project

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

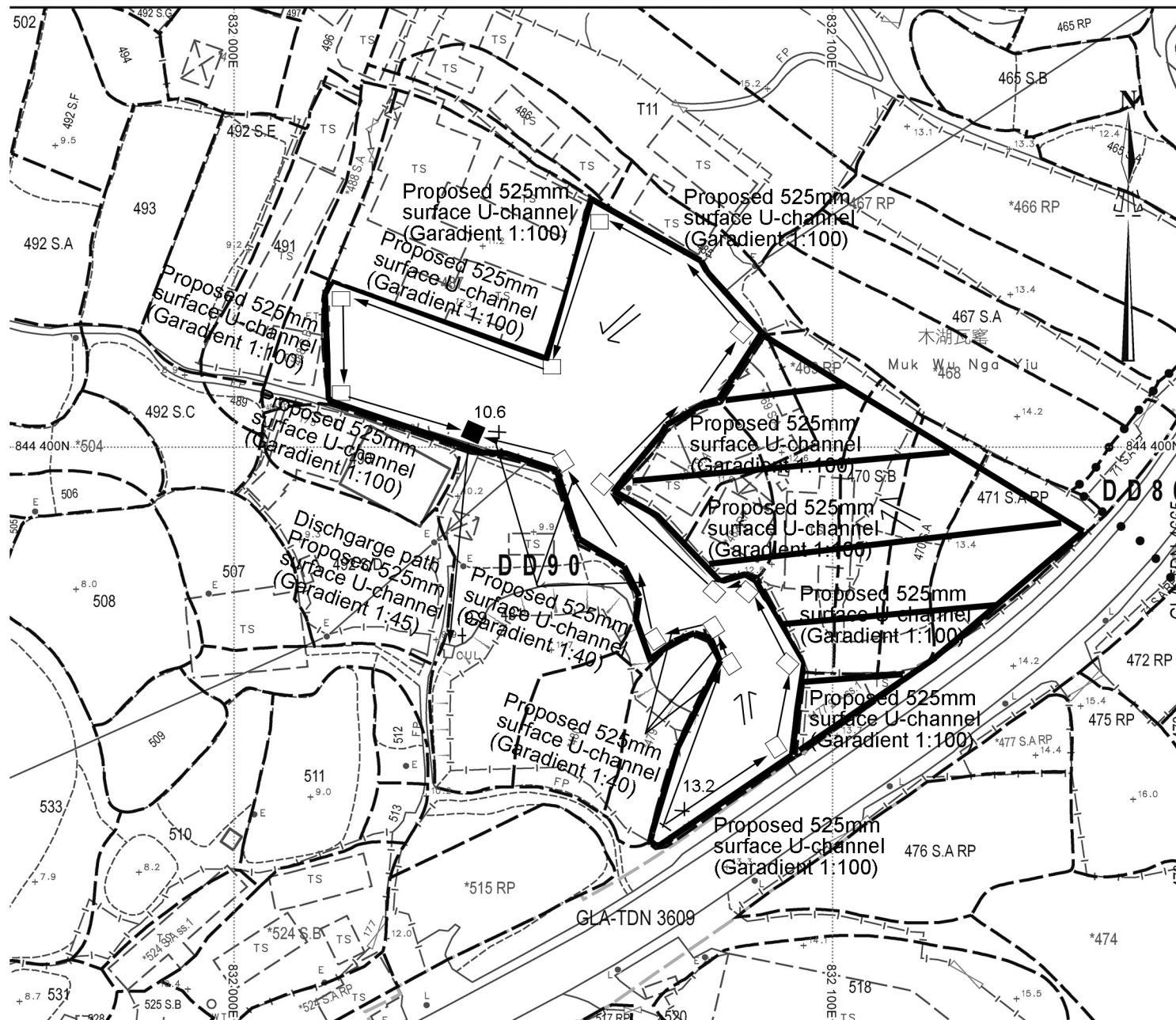
Drawing Title

Proposed Layout Plan





Scale

1:1000

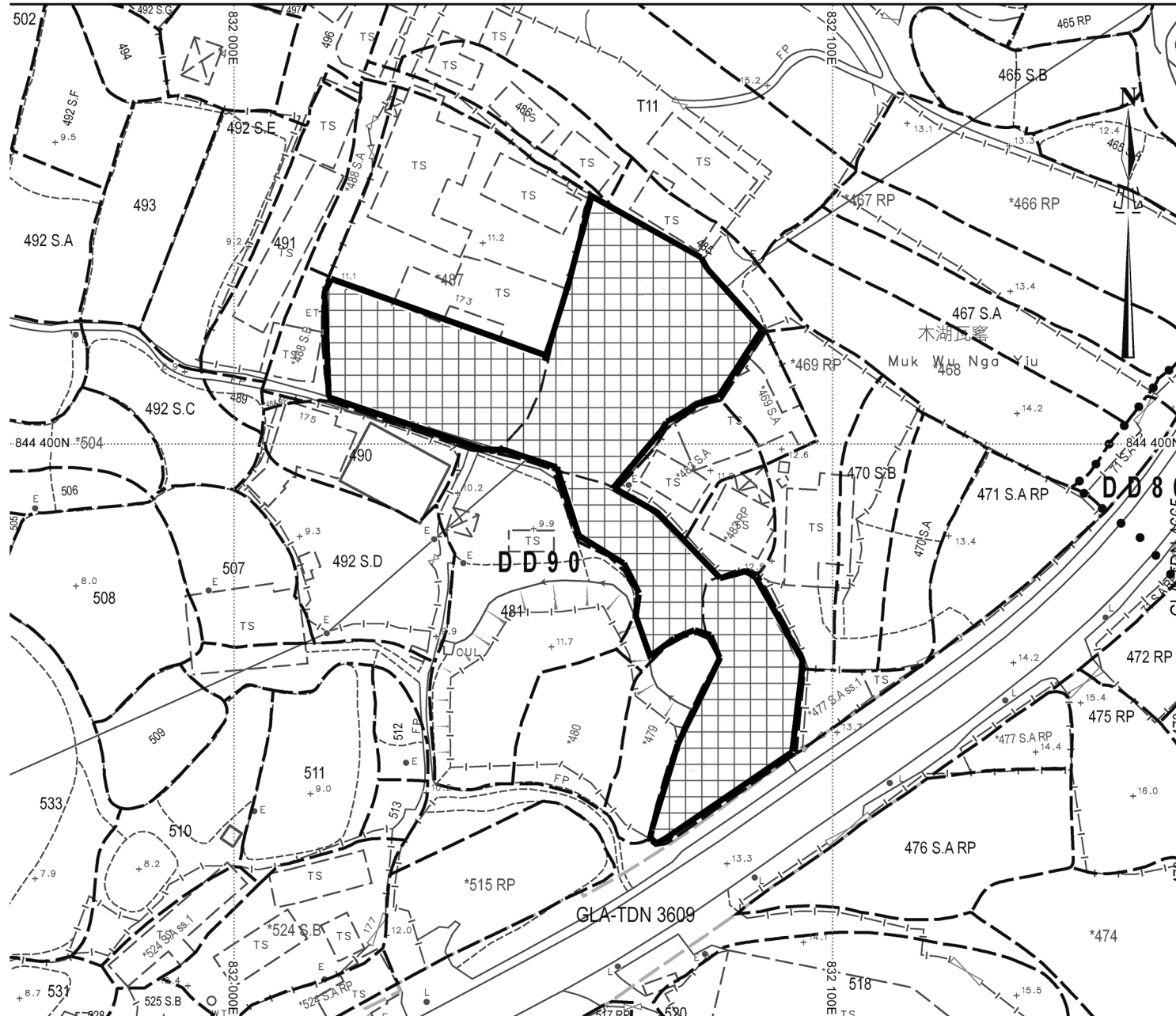
Remarks



+12.5 Level (in mPD)

-  Proposed catchpit
-  Flow of surface runoff
-  Catchpit with sand trap
-  External catchment

N



Drawing No.

Figure 4

Project

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title

Proposed Land Filling Plan

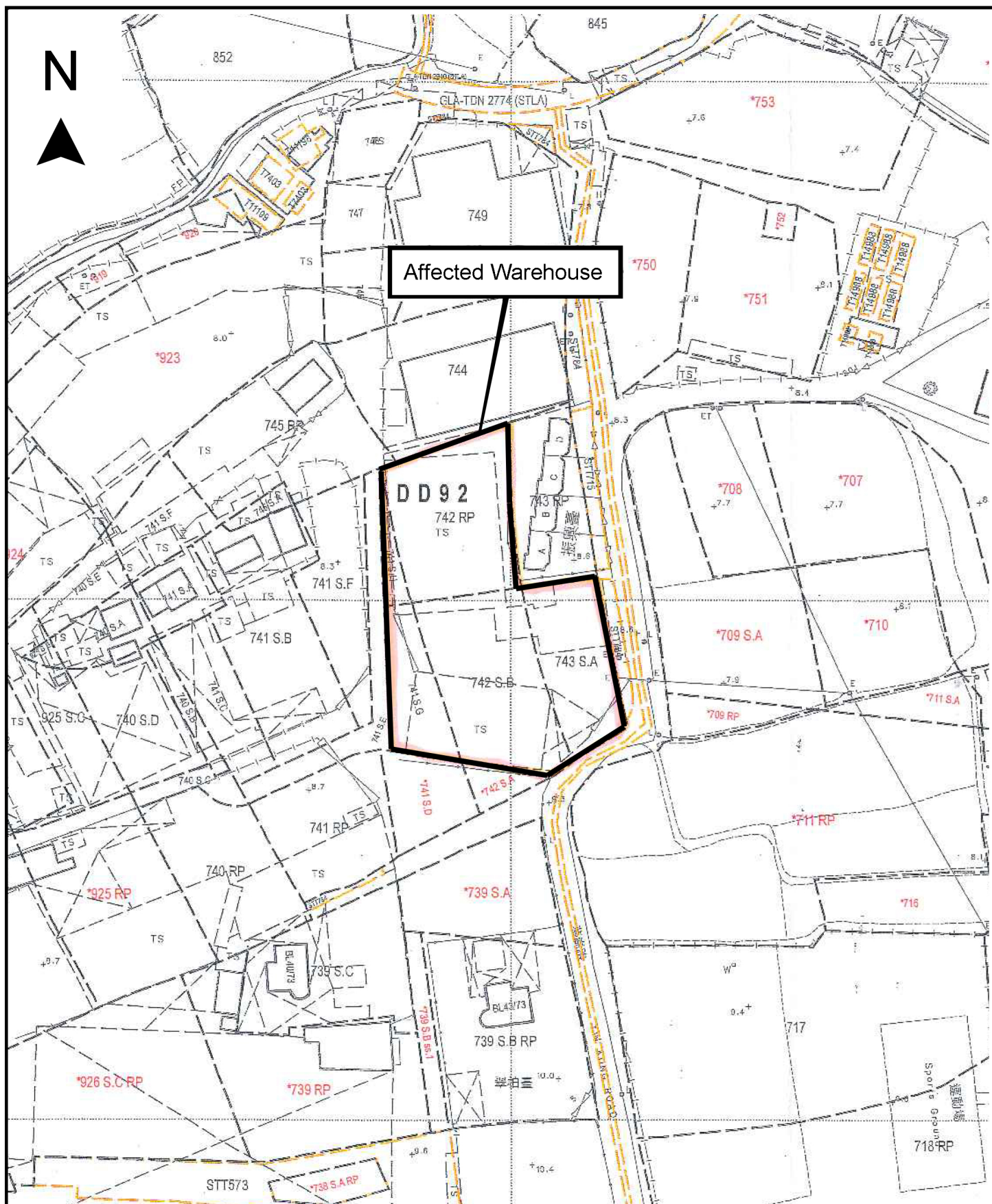
Scale

1:1000

Remarks



Proposed filling of 200mm concrete



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

The Affected Warehouse for Storage of Food Provisions at Kwu Tung

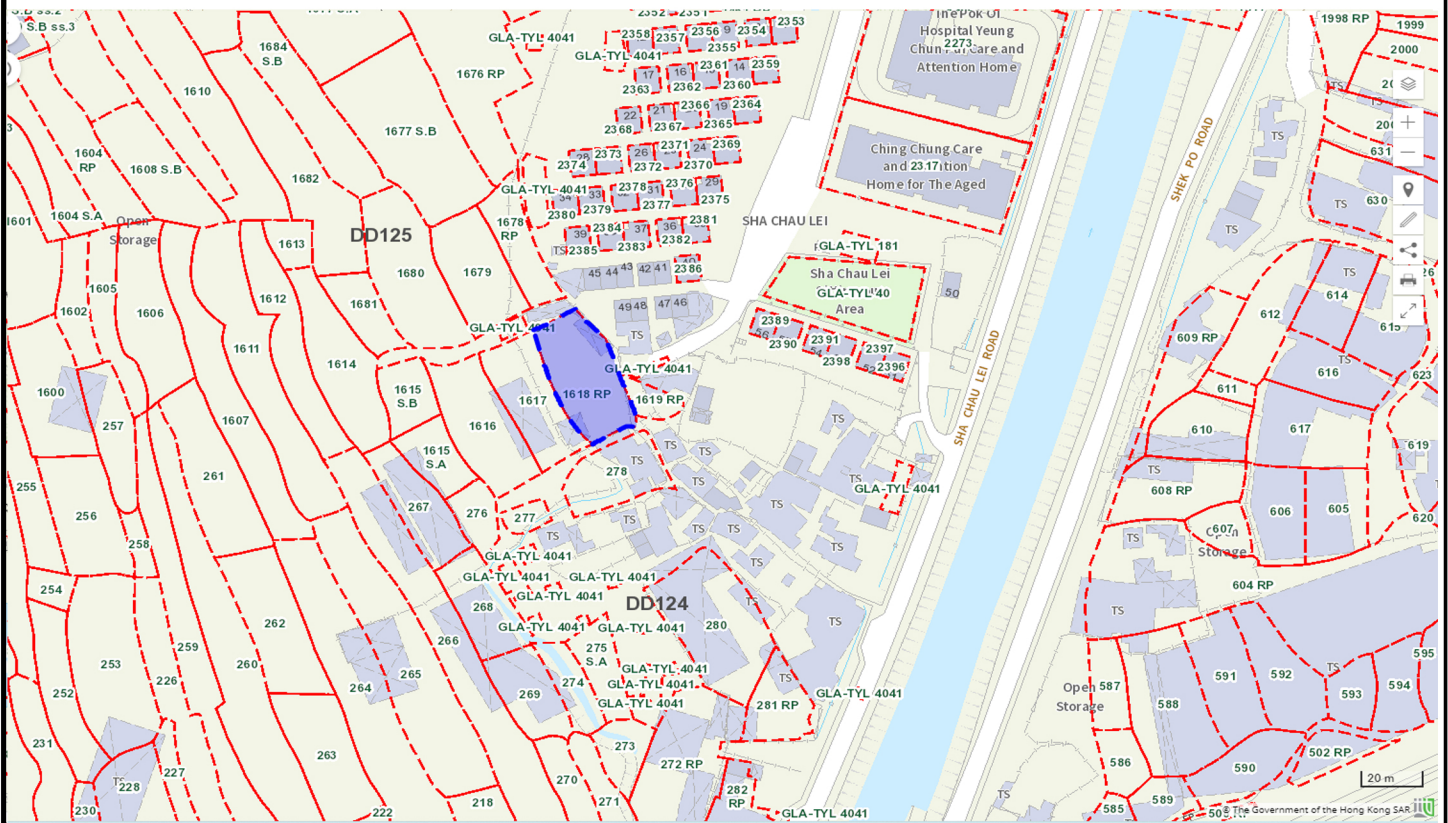
Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at
Lot 1618RP in D.D.125

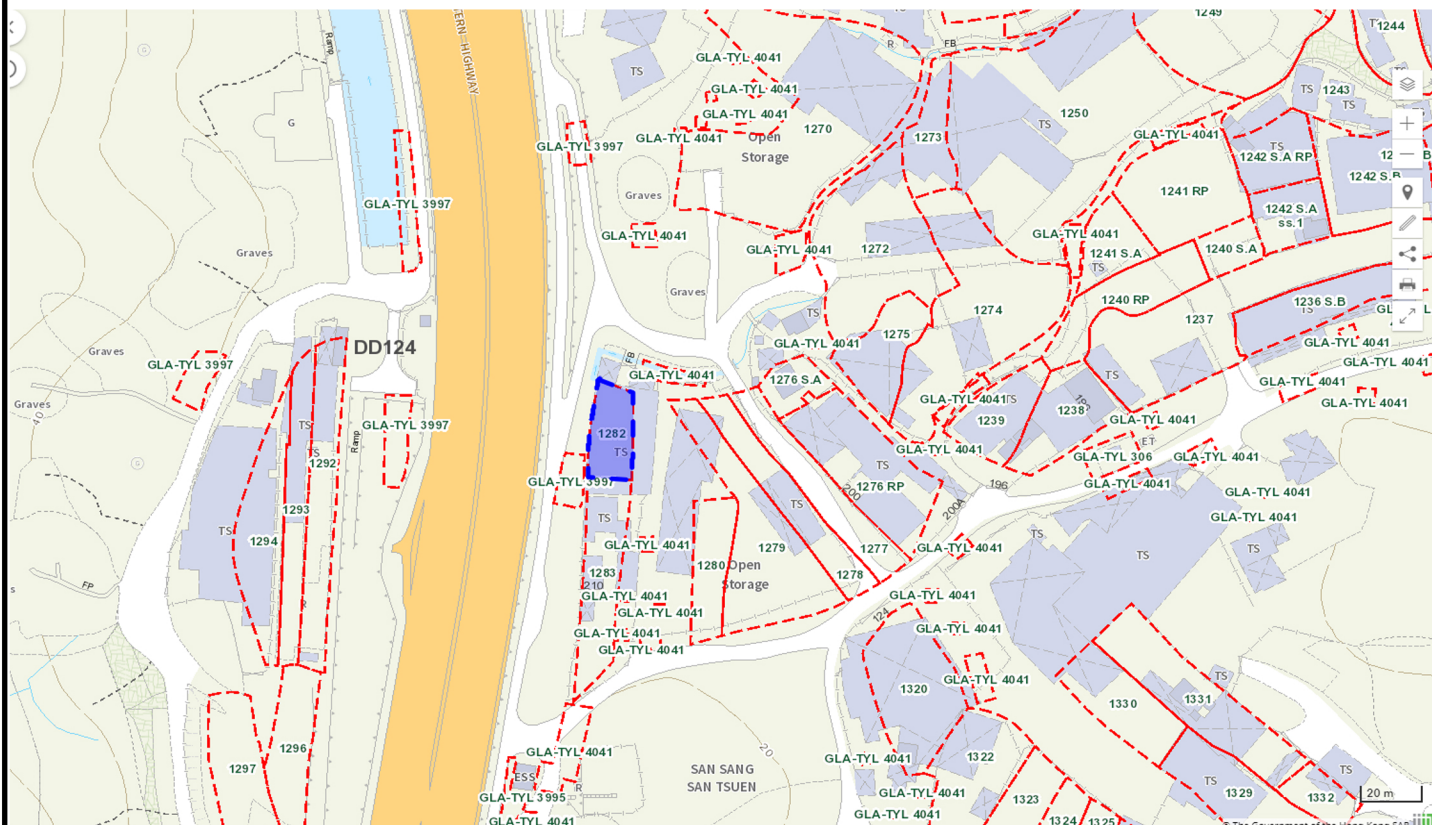
Drawing No. 圖號:

Figure 6

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative site 2: Lot 1282 in D.D.124

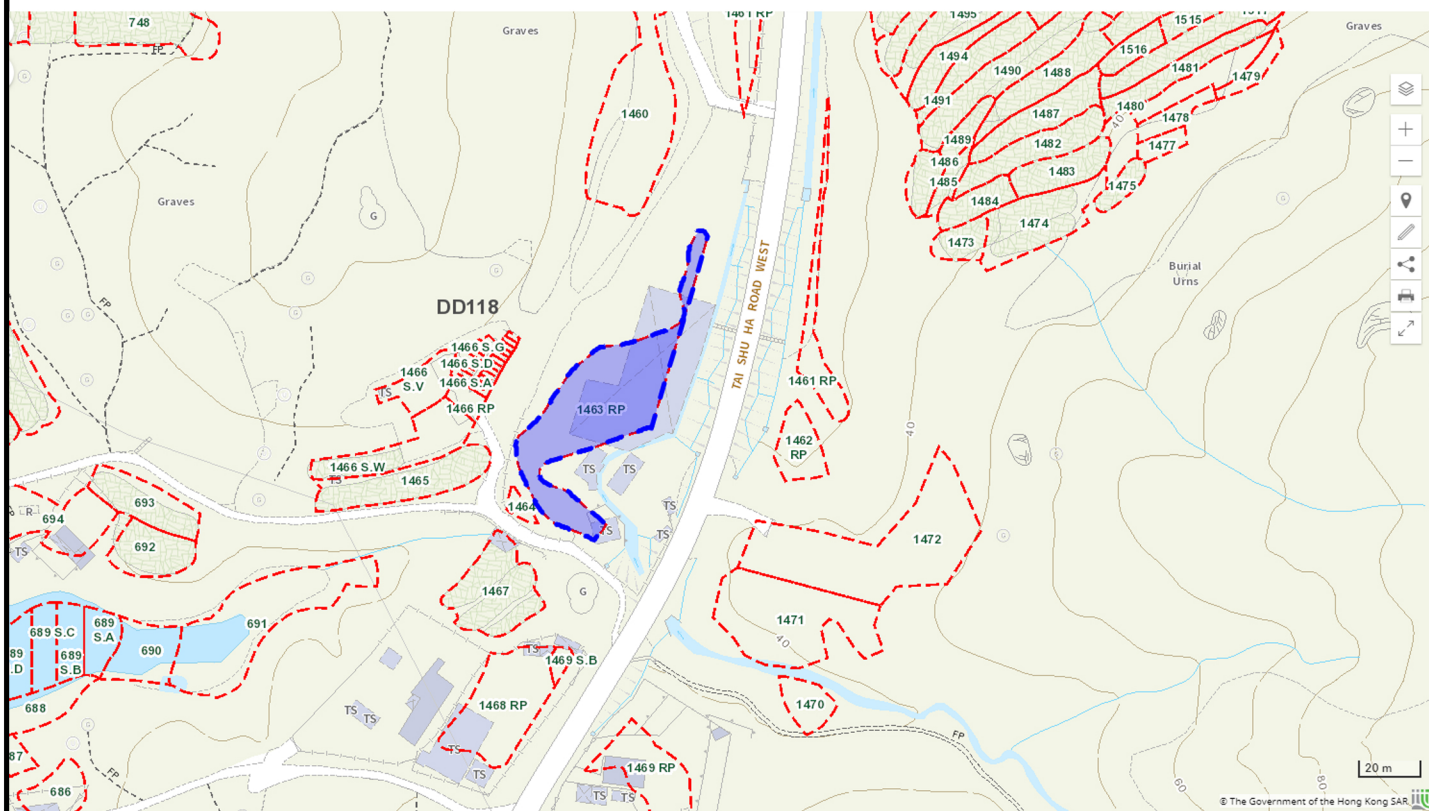
Drawing No. 圖號:

Figure 7

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 3 at Lot 1463 RP in D.D.118

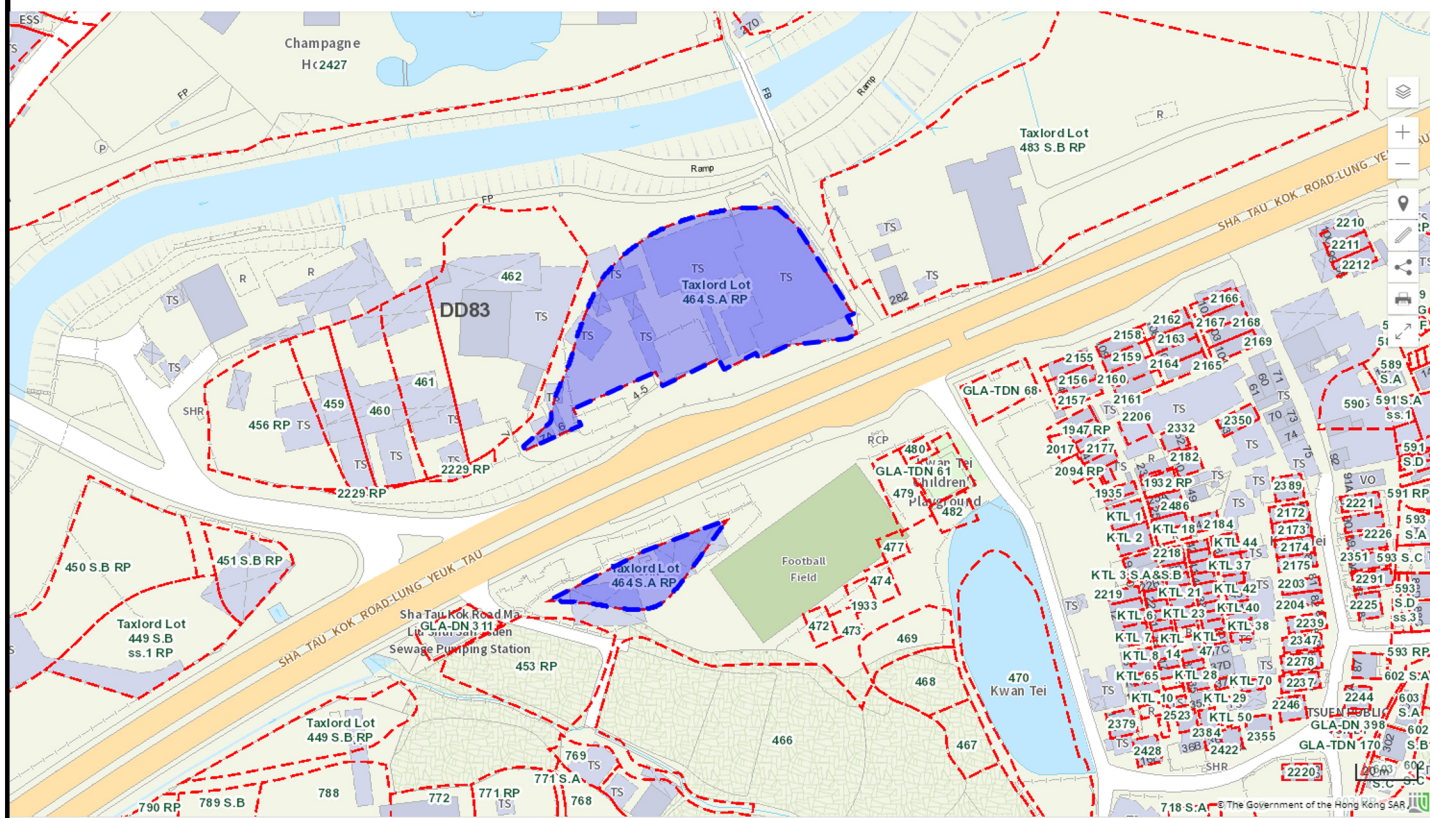
Drawing No. 圖號:

Figure 8

Remarks 備註:

Scale 比例:

As shown



Project 項目名稱:

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title 圖目:

Alternative Site 4 at Taxlord Lot 464 S.A RP in D.D.83

Drawing No. 圖號:

Figure 9

Remarks 備註:

Scale 比例:

As shown

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at
Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.**

Annex 1 Drainage Proposal

1.1 Existing Situation

A. Site particulars

- 1.1.1 The application site occupied an area of about 2,950m². It is proposed to fill the site with 200mm concrete for the warehouse use.
- 1.1.2 The area adjacent to the proposed development is mainly rural in nature. It is surrounded by temporary structures to the north and west. To the south is Lin Ma Hang Road. Vacant land is found to the east of the site.

B. Level and gradient of the subject site & proposed surface channel

- 1.1.3 It is sloping from south to north from about +13.2mPD to +10.6mPD.

C. Catchment area of the proposed drainage provision at the subject site

- 1.1.4 According to **Figure 3**, it is noted that the level of the application site is comparatively higher than the adjoining land except the land to the southeast. As such, an external catchment has been identified in **Figure 3**.

D. Particulars of the existing drainage facilities to accept the surface runoff collected at the application site

- 1.1.5 As shown in **Figure 3**, a culvert is found to the southwest of the application site and it is about +9.9mPD.

1.2 Runoff Estimation

- 1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A/3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 5,100m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 13.2\text{m} - 10.6\text{m} = 2.6\text{m}$$

$$L = 88\text{m}$$

$$\therefore \text{Average fall} = 2.6\text{m in } 88\text{m} \text{ or } 1\text{m in } 33.85\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

$$t_c = 0.14465 [88 / (2.95^{0.2} \times 5,100^{0.1})]$$

$$t_c = 4.36 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 290 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 290 \times 5,100 / 3,600$$

$$\therefore Q_1 = 41.83 \text{ l/s} = 24,650 \text{ l/min}$$

In accordance with the Chart or the Rapid Design of Channels in “Geotechnical Manual for Slopes”, for an approximate gradient of about 1:40 and 1:100 in order to follow the gradient of the application site, 525mm surface U-channel is considered adequate to dissipate all the stormwater accrued by the application site.

1.3 Proposed Drainage Facilities

- 1.3.1 Subject to the calculations in 1.2 above, it is determined that proposed 525mm surface U-channel along the site periphery is adequate to intercept storm water passing through and generated at the application site (**Figure 3**).
- 1.3.2 Catchpits will be provided at the turning point of the surface U-channel.
- 1.3.3 The collected stormwater will then be dissipate to the culvert to the southwest of application site. The culvert is now receiving the stormwater from the application site and it is deemed adequate to receive the stormwater from the application site.
- 1.3.4 All the proposed drainage facilities will be provided and maintained at the applicant’s own expense.
- 1.3.5 The provision of the proposed surface channel will follow the gradient of the application site.

- 1.3.6 Prior to the commencement of drainage works, the applicant will seek the consent of the District Lands Office/North and relevant registered land owner for works outside the application site or outside the jurisdiction of the applicant.
- 1.3.7 All proposed works at the site periphery would not obstruct the flow of surface runoff from the adjacent areas, the provision of trees and surface channel at site boundary is detailed hereunder:
- (a) Soil excavation at site periphery, although at minimal scale, is inevitably for the provision of surface channel. In the reason that the accumulation of excavated soil at the site periphery would obstruct the free flow of the surface runoff from the surroundings, the soil will be cleared at the soonest possible after the completion of the excavation process.
 - (b) In view of that soil excavation may be continued for several working days, surface channel will be dug in short sections and all soil excavated will be cleared before the excavation of another short section.
 - (c) 100mm gap will be provided at the toe of the site hoarding to allow unobstructed flow of surface runoff.

Annex 2 Estimated Traffic Generation

- 2.1 The application site is abutting Lin Ma Hang Road.
- 2.2 Also, the proposed loading/unloading spaces at the application site would only be opened to medium/heavy goods vehicles with prior appointment.
- 2.3 The estimated average traffic generation and traffic generation rate at peak hours are as follow:

Type of Vehicle	<u>Average Traffic Generation Rate</u> (pcu/hr)	<u>Average Traffic Attraction Rate</u> (pcu/hr)	<u>Traffic Generation Rate at Peak Hours</u> (pcu/hr)	<u>Traffic Attraction Rate at Peak Hours</u> (pcu/hr)
Medium/ heavy goods vehicle	0.4	0.4	2	2

Note 1: The opening hour of the proposed development is restricted to 9:00 a.m. to 7:00 p.m. from Mondays to Saturdays. No operation will be held on Sundays including public holidays;

Note 2: The pcu of medium/heavy goods vehicle is taken as 2; &

Note 3: Morning peak is defined as 7:00a.m. to 9:00a.m. whereas afternoon peak is defined as 5:00p.m. to 7:00p.m.

- 2.4 As shown in the above estimation, it is estimated that the proposed development would not generate significant amount of traffic. It would not affect the traffic condition of Lin Ma Hang Road. The negligible increase in traffic would not aggravate the traffic condition of Kam Tai Road and nearby road networks.

Total: 6 pages

Date: 25 April 2024

TPB Ref.: A/NE-MKT/37

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 25.4.2024.

The proposed development is intended to store soy bean products such as 豆卜 and 腐竹.

There is a typo in para 1.1.2 of the supplementary planning statement and it should be read as follows. The updated page is attached herewith.

The previous site falls within the Kwu Tung Development Area and the concerned lot (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) (**Figure 5**) will be resumed by the Government in April 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.

There is a typo in point 6 of the justifications (i.e. page 8 of S16.III application form) and it should be read as follows. The updated page is attached herewith.

Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of food provisions will also be housed within an enclosed structure. No workshop activities is proposed.

The letter by DLO/N concerning the clearance of the abovementioned site (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) is attached herewith.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED]
[REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land
at
Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by 業滿有限公司. The applicant seeks planning permission for proposed temporary warehouse for storage of food provisions for a period of 3 years at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. **(Figure 1)** Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The current application is to facilitate relocation of their food business from Kwu Tung which will be resumed by Government for the Kwu Tung Development. The previous site falls within the Kwu Tung Development Area and the concerned lot (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) **(Figure 5)** will be resumed by the Government in April 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The applicant occupied a warehouse for storage of food provisions with short term waiver at Kwu Tung and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site to continue the operation.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "AGR" zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in "AGR" zone within the same Outline Zoning Plan such as A/NE-MKT/17.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of food provisions will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Kwu Tung to the application site and preliminary comments were received and addressed in the current application.
11. No container trailer/tractor will access/park at the application site.

電話 Tel: 3547 0710
圖文傳真 Fax: 3547 0756
電郵地址 Email: lee2nda@landsd.gov.hk
本署檔號 Our Ref: (16) in LD NDA/POL/8/1/277
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

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

新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsgov.hk

11 Yin Kong Road, Fanling North,
N.T., H.K.

鴻福食品貿易有限公司

郵寄及現場張貼

古洞北／粉嶺北新發展區餘下階段發展

**丈量約份第95約地段第741號H分段、第741號G分段、第742號B分段、
第742號餘段及第743號A分段(如適用)**

露天／戶外業務清拆編號：X9/319-334 (如適用)

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

故現請貴公司於2024年5月2日或之前向本辦事處提供下列文件（如適用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在2014年1月16日至今的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電：3547 0710與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(譚文狄



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年4月19日

RESTRICTED

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

Cheryl Tsz Man TSANG/PLAND

寄件者: stndp/PLAND
寄件日期: 2024年07月31日星期三 12:21
收件者: Cheryl Tsz Man TSANG/PLAND; Ryan Chi Kin HO/PLAND
主旨: Fw: *Restricted: A/NE-MKT/37
附件: MKT37-ltr-04.pdf

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Wednesday, July 31, 2024 12:17 PM
To: stndp/PLAND <stndpo@pland.gov.hk>
Cc: Gloria Wai Mei LAM/PLAND <[REDACTED]>
Subject: Fw: *Restricted: A/NE-MKT/37

From: king king <[REDACTED]>
Sent: Wednesday, July 31, 2024 12:13 PM
To: Katie Yuet Yee LEUNG/PLAND <[REDACTED]>
Cc: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/37

Dear Katie,

Please see attached response to the comments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

RESTRICTED

Total: 80 page

Date: 31 July 2024

TPB Ref.: A/NE-MKT/37

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the comments of the CTP/UD&L, Planning Department is shown in the attached tree group inspection report.

Our response to the comments of the CE/MN, DSD is found in the attachment.

Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
(i) The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, maneuvering within the subject site and into/out of the parking and loading/unloading spaces, preferably using the swept path analysis;	Noted. Please see attached drawing showing the swept path analysis.
(ii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	No drop bar will be installed at the application site so that no queueing of vehicle outside the application site will happen.
(iii) The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	TS460 signs and flash lights will be provided at the ingress/egress to alert the drivers and pedestrians.
(iv) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	No drop bar will be installed at the application site so that it would invite vehicle getting into the application site

	for parking.
--	--------------

Our response to the comments of the DLO/N is shown below:

The temporary structure at Lot No. 487 in D.D.90 will be demolished before the erection of new temporary structure for the proposed development. The applicant will apply for short term waiver upon planning approval and no temporary structure will be erected before the issuance of the short term waiver.

Our response to the comments of DEVB is found below:

DEVB's comment's	Applicant's response
To facilitate our consideration, the applicant should be requested to submit further information to demonstrate that he is the business operator of the existing operation at the site affected by the KTN NDA development.	The owner of the application site is the same person with the affected person at the resumed site. The proof is attached.

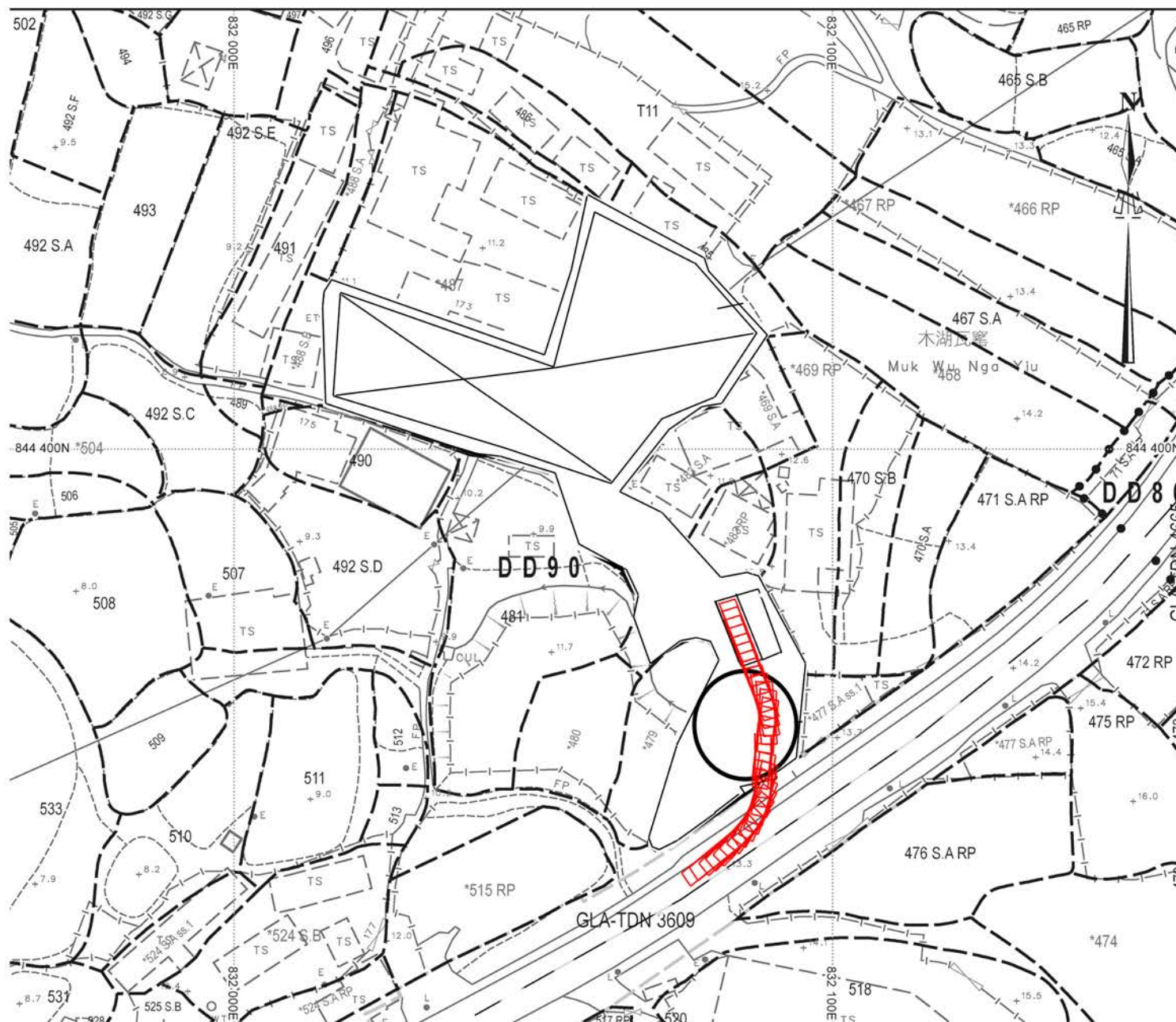
Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Katie LEUNG) –
By Email



Remarks



Remarks

TREE GROUP INSPECTION REPORT FOR

LOT NO. 478 S.A. RP, 479, 487, 484 & 482 IN

D.D. 90

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

Content

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2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 4
5. Appendix B – General View	P. 5
6. Appendix C – Tree Survey Schedule	P. 7
7. Appendix D – Tree Photographic Records	P.10

1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the LOT NO. 478 S.A. RP, 479, 487, 484 & 482 IN D.D. 90. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 2 July, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 50 trees surveyed in site. For the composition of the surveyed trees, it is composed of 15 species. *Ficus hispida* (對葉榕) was the dominant species with the quantities of 9. More information is shown in the Table 3.1.

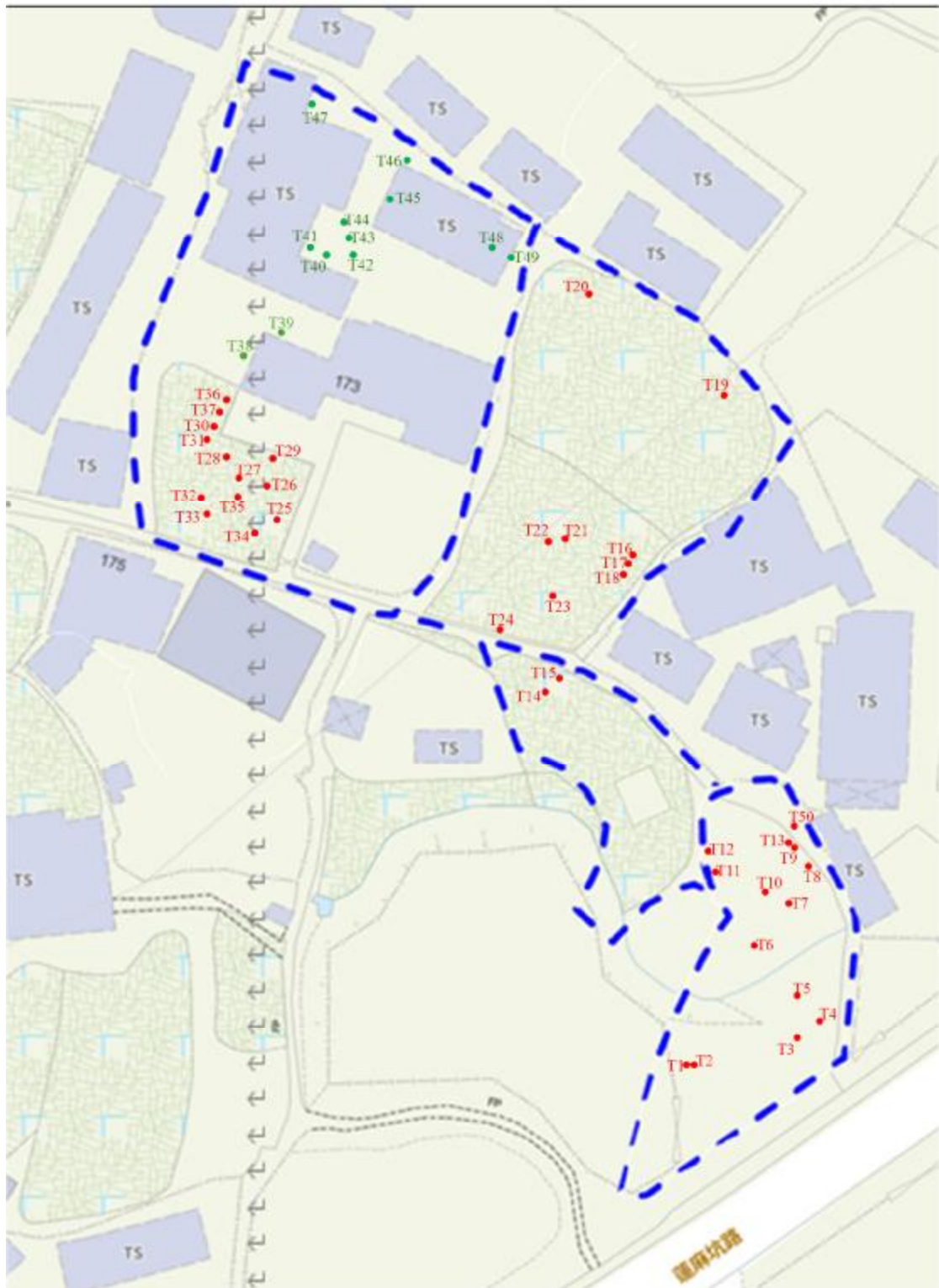
Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Aporosa dioica</i>	Retain	-	1
<i>Artocarpus heterophyllus</i>	Retain	-	1
<i>Artocarpus heterophyllus</i>	Fell	-	1
<i>Canarium album</i>	Retain	-	2
<i>Celtis sinensis</i>	Fell	-	2
<i>Clausena lansium</i>	Retain	-	1
<i>Delonix regia</i>	Retain	-	1
<i>Dimocarpus longan</i>	Retain	-	5
<i>Dimocarpus longan</i>	Fell	-	3
<i>Dyopsis lutescens</i>	Fell	-	4
<i>Eriobotrya japonica</i>	Fell	-	1
<i>Ficus hispida</i>	Fell	-	9
<i>Lagerstroemia indica</i>	Fell	-	1
<i>Leucaena leucocephala</i>	Fell	-	6
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	Fell	-	8
<i>Mangifera indica</i>	Fell	-	2
<i>Sterculia lanceolata</i>	Retain	-	1
<i>Sterculia lanceolata</i>	Fell	-	1
Total Quantity of Surveyed Trees:			50

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



Appendix B – General View





Appendix C – Tree Survey Schedule

Location: Lot no. 478 S.A. RP, 479, 487, 484 & 482 in D.D. 90

Date of Inspection: 2024/07/02

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T1	<i>Macaranga tanarius</i> var. tomentosa	血桐	130	6	4	Low	Poor	Fair	Poor	Low	Native	wound (trunk), restricted root, vine, tree trunk near T2
T2	<i>Leucaena leucocephala</i>	銀合歡	180	9	5	Low	Poor	Fair	Poor	Low	Exotic	wound (trunk), restricted root, vine, tree trunk near T1
T3	<i>Leucaena leucocephala</i>	銀合歡	110 + 170	6	4	Low	Fair	Fair	Fair	Low	Exotic	restricted root,, bent (trunk), vine
T4	<i>Ficus hispida</i>	對葉榕	140	4	3	Low	Fair	Fair	Fair	Low	Native	restricted root,, vine
T5	<i>Macaranga tanarius</i> var. tomentosa	血桐	180	6	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), restricted root, vine, exposed root
T6	<i>Macaranga tanarius</i> var. tomentosa	血桐	270	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), vine
T7	<i>Leucaena leucocephala</i>	銀合歡	100	7	4	Low	Fair	Fair	Fair	Low	Native	vine
T8	<i>Leucaena leucocephala</i>	銀合歡	18 + 33	9	8	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk), restricted root, multi-trunks, vine
T9	<i>Leucaena leucocephala</i>	銀合歡	26	8	7	Low	Fair	Fair	Fair	Low	Exotic	restricted root, vine
T10	<i>Ficus hispida</i>	對葉榕	15 + 16 + 13	4	5	Low	Fair	Fair	Fair	Low	Native	restricted root, multitrunks, vine
T11	<i>Ficus hispida</i>	對葉榕	100	4	2	Low	Poor	Fair	Poor	Low	Native	wound (trunk), lean, bent (trunk), cracks, vine,
T12	<i>Ficus hispida</i>	對葉榕	110 + 160	4	4	Low	Poor	Fair	Poor	Low	Native	lean, codominant trunks, vine
T13	<i>Leucaena leucocephala</i>	銀合歡	270	8	7	Low	Poor	Fair	Poor	Low	Exotic	lean, restricted root, vine
T14	<i>Macaranga tanarius</i> var. tomentosa	血桐	470	7	9	Low	Poor	Fair	Poor	Low	Native	wound (trunk), fungal, cross branches, exposed root, dead branches
T15	<i>Macaranga tanarius</i> var. tomentosa	血桐	280	6	9	Low	Poor	Fair	Poor	Low	Native	wound (trunk), lean, exposed root
T16	<i>Macaranga tanarius</i> var. tomentosa	血桐	140 + 120 + 90	7	7	Low	Poor	Fair	Poor	Low	Native	wound (trunk), multi-trunks, vine
T17	<i>Ficus hispida</i>	對葉榕	90 + 80+ 170 + 80	3	5	Low	Poor	Poor	Poor	Low	Native	wound (trunk), much dead branches, multi-trunks
T18	<i>Ficus hispida</i>	對葉榕	260+ 220 + 370 + 140 + 200	5	5	Low	Poor	Poor	Poor	Low	Native	wound (trunk), exposed dead wood
T19	<i>Ficus hispida</i>	對葉榕	100 + 80+ 110 + 130	5	4	Low	Fair	Fair	Fair	Low	Native	wound (trunk), multi-trunks
T20	<i>Ficus hispida</i>	對葉榕	370	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), multi-trunks
T21	<i>Ficus hispida</i>	對葉榕	120 + 130	5	5	Low	Fair	Fair	Fair	Low	Native	included bark , multi-trunks, vine
T22	<i>Macaranga tanarius</i> var. tomentosa	血桐	15	4	4	Low	Fair	Fair	Fair	Low	Native	vine
T23	<i>Macaranga tanarius</i> var. tomentosa	血桐	100 + 120	4	5	Low	Fair	Fair	Fair	Low	Native	codominant trunks, bent (trunk), exposed root

Appendix C – Tree Survey Schedule

Location: Lot no. 478 S.A. RP, 479, 487, 484 & 482 in D.D. 90

Date of Inspection: 2024/07/02

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T24	<i>Celtis sinensis</i>	朴樹	210	4	4	Low	Poor	Poor	Poor	Low	Native	dead tree
T25	<i>Artocarpus heterophyllus</i>	菠蘿蜜	180	7	2	Low	Poor	Poor	Poor	Low	Exotic	fallen tree
T26	<i>Dimocarpus longan</i>	龍眼	140 + 140	5	5	Low	Fair	Fair	Fair	Low	Exotic	vine, dead branches
T27	<i>Dyopsis lutescens</i>	散尾葵	110	8	2	Low	Fair	Fair	Fair	Low	Exotic	vine
T28	<i>Dyopsis lutescens</i>	散尾葵	100	8	2	Low	Fair	Fair	Fair	Low	Exotic	vine
T29	<i>Eriobotrya japonica</i>	枇杷	150	5	3	Low	Fair	Fair	Fair	Low	Exotic	vine
T30	<i>Dyopsis lutescens</i>	散尾葵	120	6	2	Low	Fair	Fair	Fair	Low	Exotic	vine
T31	<i>Lagerstroemia indica</i>	紫薇	90 + 90+ 90+ 130	5	7	Low	Fair	Fair	Fair	Low	Exotic	multi-trunks
T32	<i>Mangifera indica</i>	杧果	230	7	5	Low	Fair	Fair	Fair	Low	Exotic	vine, bent (trunk)
T33	<i>Mangifera indica</i>	杧果	100	4	4	Low	Fair	Fair	Fair	Low	Exotic	
T34	<i>Dimocarpus longan</i>	龍眼	120	4	3	Low	Fair	Fair	Fair	Low	Exotic	vine
T35	<i>Dyopsis lutescens</i>	散尾葵	110	7	2	Low	Fair	Fair	Fair	Low	Exotic	vine
T36	<i>Dimocarpus longan</i>	龍眼	450	5	8	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk), vine
T37	<i>Sterculia lanceolata</i>	假蘋婆	160 + 90	5	2	Low	Fair	Fair	Fair	Low	Native	topping
T38	<i>Artocarpus heterophyllus</i>	菠蘿蜜	260	8	9	Low	Fair	Fair	Fair	Low	Exotic	dead branches
T39	<i>Clausena lansium</i>	黃皮	200 + 290+ 280	7	8	Low	Fair	Fair	Fair	Low	Exotic	restricted root
T40	<i>Canarium album</i>	白欖	300	10	5	Low	Fair	Fair	Fair	Low	Exotic	
T41	<i>Canarium album</i>	白欖	390	10	5	Low	Fair	Fair	Fair	Low	Exotic	
T42	<i>Dimocarpus longan</i>	龍眼	200	8	4	Low	Fair	Fair	Fair	Low	Exotic	
T43	<i>Dimocarpus longan</i>	龍眼	360	7	4	Low	Fair	Fair	Fair	Low	Exotic	codominant trunks, dead branches
T44	<i>Dimocarpus longan</i>	龍眼	290	8	6	Low	Fair	Fair	Fair	Low	Exotic	
T45	<i>Delonix regia</i>	鳳凰木	900	11	14	Low	Poor	Fair	Poor	Low	Exotic	large wound (trunk), decay, vine,
T46	<i>Dimocarpus longan</i>	龍眼	100	6	4	Low	Fair	Fair	Fair	Low	Exotic	vine

Appendix C – Tree Survey Schedule

Location: Lot no. 478 S.A. RP, 479, 487, 484 & 482 in D.D. 90

Date of Inspection: 2024/07/02

Surveyed by: LEE HIU WA HK- 1104A

[illegible]

Appendix D–Tree Photographic Records

T1



T2



T3



T4



T5



T6



T7



T8



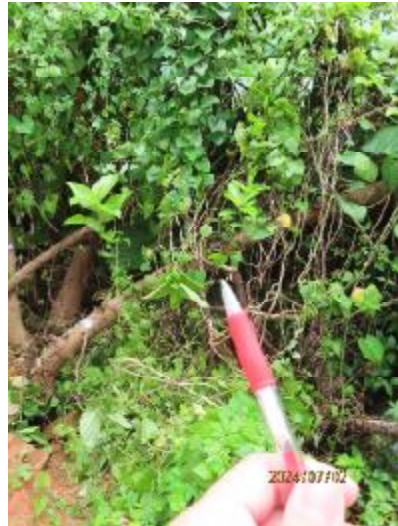
T9



T10



T11



T12



T13



T14



T15



T16



T17



T18



T19



T20



T21



T22



T23



T24



T25



T26



T27



T28



T29



T30



T31



T32



T33



T34



T35



T36



T37



T38



T39



T40



T41



T42



T43



T44



T45



T46



T47



T48



T49



T50



Response to DSD's comments (MKT37)

(a) According to the record, there is existing streamcourse within the application site. Please verify the condition on site and study the upstream catchment area of the streamcourse in the drainage proposal. Photos should be submitted clearly showing the current conditions of the area around the site, the existing drainage/flowpaths around the site, the proposed drainage from the site to the downstream existing watercourse and the existing watercourse.	Please see the enclosed photos and Figure 3.
(b) A drainage plan should clearly indicate the size, levels and routes of the proposed drainage. The details (invert level, gradient, general sections etc.) of the proposed drain / surface channel, catchpits and the discharge structure shall be provided.	Please see the enclosed Figure 3.
(c) The applicant shall be required to place all the proposed works at least 3m away from the top of the bank of the existing streamcourse. All the proposed works in the vicinity of the streamcourse should not create any adverse drainage impacts, both during and after construction. Proposed flooding mitigation measures if necessary shall be provided at the resources of the applicant to my satisfaction.	Noted.
(d) Please clarify the downstream of the proposed drainage discharge point. The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the captioned site. He should also ensure that the flow from this site will not overload the existing drainage system.	Due to the proposed works hasn't changed the catchment area, it is therefore, no additional discharge will be discharged to the existing streamcourse.
(e) Please elaborate how the overland flow from the external catchment can be collected by the proposed U channel with consideration of ground level after the proposed development. The applicant is reminded that all existing flow paths as well as the run-off falling into and passing through the site should be intercepted and disposed of via proper discharge points. The applicant shall also ensure that no works, including any site formation works, shall be carried out as may adversely interfere with the free flow condition of the existing drains, channels and watercourses on or in the vicinity of the subject site any time during or after the works.	Please see the enclosed Figure 3 and 4.
(f) Please advise the utilization of proposed drainage collection system.	Please see the enclosed Figure 3.
(g) The applicant should be reminded to minimize the possible adverse environmental impacts on the existing streamcourse in his design during construction. DEP and DAFC should be consulted on possible environmental and/or ecological impacts of the development.	Noted.
(h) The applicant is reminded that where walls are erected or kerbs are laid along the boundary of the same, peripheral channels should be provided on both sides of the wall or kerbs, and/or adequate openings should be provided at the walls/kerbs to allow existing overland flow passing through the site to be intercepted by the drainage system of the site with details to be agreed by DSD, unless justified not necessary.	Noted, please see the enclosed Figure 4.
(i) The proposed drainage works, whether within or outside the site boundary, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	Noted.
(j) For works to be undertaken outside the lot boundary, the applicant should obtain prior consent and agreement from DLO/N and/or relevant private lot owners.	Noted.
(k) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	Noted.
(l) The applicant shall allow all time free access for the Government and its agent to conduct site inspection on his completed drainage works.	Noted.
(m) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on Government Land when so required.	Noted.
2. The site is in an area where no public sewerage connection is available. EPD should be consulted regarding the sewage treatment/disposal facilities for the proposed development.	Noted.

RECORD PHOTOGRAPHS



Photo View - P1

Taken at: 2 July 2024



Photo View - P2

Taken at: 2 July 2024

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lot 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, NT

RECORD PHOTOGRAPHS



Photo View - P3

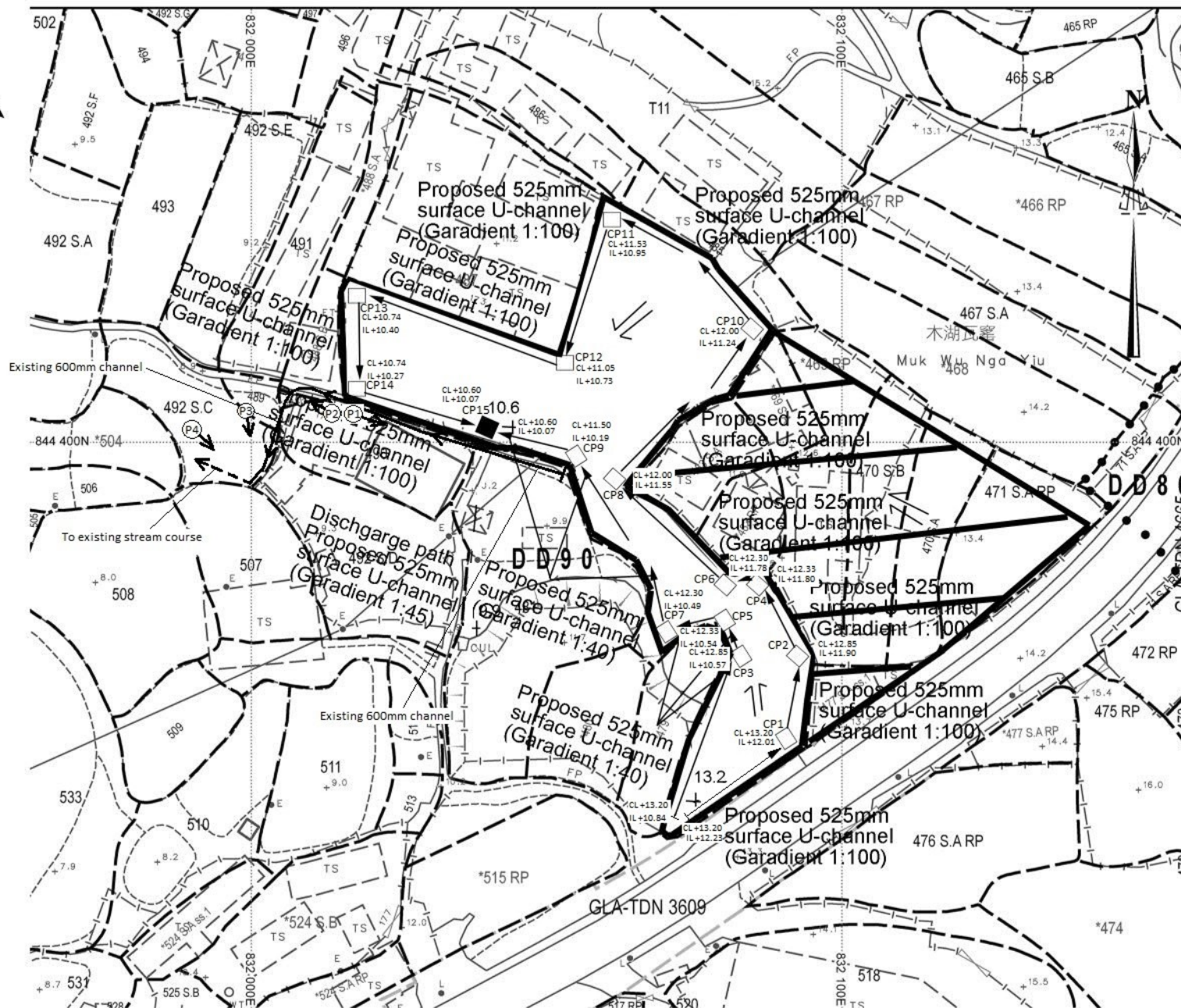
Taken at: 2 July 2024




Photo View - P4

Taken at: 2 July 2024

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lot 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, NT



 **Photo view**

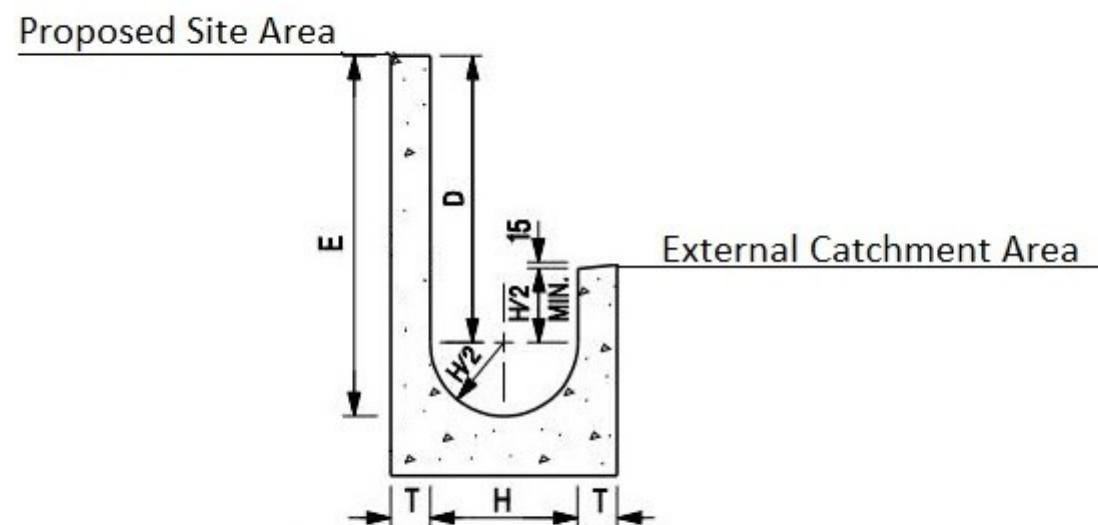


Figure 4



公司註冊處
Companies Registry

周年申報表
Annual Return

表格
Form

NAR1

商業登記號碼
Business Registration Number

63193082

註 Note

1 公司名稱 Company Name

ACTIVE FULL LIMITED
業滿有限公司

2 商業名稱(如有的話) Business Name (If any)

N/A

3 公司類別 Type of Company

請在適用的空格內加上 ✓ 號 Please tick the relevant box



私人公司

Private company



公眾公司

Public company



擔保有限公司

Company limited by guarantee

經營業務性質

Business Nature

編碼 Code

描述 Description

4 本申報表的結算日期

Date to which this Return is Made Up

4

日 DD

4

月 MM

2024

年 YYYY

5 隨本表格交付的財務報表所涵蓋的會計期

Period Covered by Financial Statements Delivered with this Form

(私人公司無需填報此項 A private company needs not complete this section)

--	--	--

日 DD

月 MM

年 YYYY

至
To

--	--	--

日 DD

月 MM

年 YYYY

6 在香港的註冊辦事處地址 Address of Registered Office in Hong Kong

室/樓/座等
Flat/Floor/Block etc.

-

大廈
Building

-

街道/屋苑/地段/村等
Street/Estate/Lot/Village
etc.

11 Yin Kong Road,

區
District

North, NT,

地區
Region

香港/HONG KONG

提交人資料 Presenter's Reference

姓名/名稱 Name: Smartlink Business Consultants Ltd.

地址 Address: Flat B, 14/F., Wah Hing Comm. Centre,
383 Shanghai Street, Yaumatei, Kowloon

電話 Tel: 23021393

傳真 Fax: 25540831

電郵 Email:

檔號 Reference:

請勿填寫本欄 F

Your Receipt
Companies Registry
H.K.

24/04/2024 09:25:26

Submission No.:

236613535/3

BRN:

63193082

Sh. Form.:

NAR1L

Revenue Code

Amount(HKD)

07

\$105.00

Receipt No. Method

Amount(HKD)

362360905985 Cheque

\$105.00

Total Paid

\$105.00

13

7 電郵地址 Email Address

N/A

13

8 香港聯絡電話號碼 Hong Kong Contact Telephone Number

+852

N/A

9 按揭及押記 Mortgages and Charges

截至本申報表的結算日期，所有根據《公司條例》(第 622 章)須向公司註冊處處長登記的，或若於 1912 年 1 月 1 日後設定便須如此登記的按揭及押記的負債總額

Total amount of the indebtedness as at the date to which this return is made up in respect of all mortgages and charges which are required to be registered with the Registrar of Companies pursuant to the Companies Ordinance (Cap. 622) or would have been required to be so registered if created after 1 January 1912

N/A

10 無股本公司的成員人數 Number of Member(s) of a Company Not Having a Share Capital

(有股本的公司無需填報此項 Company having a share capital need not complete this section)

截至本申報表的結算日期的成員人數

Number of Member(s) as at the Date to which this Return is Made Up

N/A

14

11 股本 Share Capital

(無股本的公司無需填報此項 Company not having a share capital need not complete this section)

截至本申報表的結算日期 As at the Date to which this Return is Made Up				
股份的類別 (如普通股／ 優先股等) Class of Shares (e.g. Ordinary/ Preference etc.)	貨幣單位 Currency	已發行股份 Issued Shares		
		總數 Total Number	總款額 Total Amount	已繳或視作 已繳的總款額 Total Amount Paid up or Regarded as Paid up
ORDINARY	HK\$	2	2	2
總數 Total	HK\$	2	2	2



12 公司秘書 Company Secretary

A. 公司秘書 (自然人) Company Secretary (Natural Person)

(如超過一名公司秘書屬自然人，請用續頁 A 填報 Use Continuation Sheet A if more than 1 company secretary is a natural person)

中文姓名
Name in Chinese

英文姓名
Name in English

姓氏
Surname

名字
Other Names

前用姓名
Previous Names

中文
Chinese

英文
English

別名
Alias

中文
Chinese

英文
English

香港通訊地址
Hong Kong
Correspondence
Address

室／樓／座等
Flat/Floor/Block etc.

大廈
Building

街道／屋苑／地段／村等
Street/Estate/Lot/Village etc.

區
District

地區
Region

香港 / HONG KONG

電郵地址
Email Address

身分識別 Identification

(a) 香港身分證部分號碼
Partial Number of Hong Kong Identity Card

* * * (*)

(b) 護照
Passport

簽發國家／地區
Issuing Country/Region

部分號碼
Partial Number

信託或公司服務提供者牌照 Trust or Company Service Provider Licence

請填報牌照編號或在適用的空格內加上 ✓ 號 Please provide the licence no. or tick the relevant box

牌照編號
Licence No.

☐ 無須領有牌照
Not required to
obtain a licence

原因 Reason:



12 公司秘書 Company Secretary (續上頁 cont'd)

B. 公司秘書 (法人團體) Company Secretary (Body Corporate)

(如超過一名公司秘書屬法人團體，請用續頁B填報 Use Continuation Sheet B if more than 1 company secretary is a body corporate)

中文名稱
Name in Chinese

盛雄商業顧問有限公司

英文名稱
Name in English

SMARTLINK BUSINESS CONSULTANTS LIMITED

香港地址
Hong Kong
Address

室／樓／座等
Flat/Floor/Block etc.

Flat B, 14/F.,

大廈
Building

Wah Hing Comm. Centre,

街道／屋苑／地段／村等
Street/Estate/Lot/Village etc.

383 Shanghai Street,

區
District

Yaumatei, Kowloon,

地區
Region

香港 / HONG KONG

電郵地址
Email Address

N/A

商業登記號碼 Business Registration Number

31727023

信託或公司服務提供者牌照 Trust or Company Service Provider Licence

請填報牌照編號或在適用的空格內加上 ✓ 號 Please provide the licence no. or tick the relevant box

牌照編號
Licence No.

004885

☐ 無須領有牌照
Not required to
obtain a licence

原因 Reason:



13 董事 Directors

A. 董事 (自然人) Director (Natural Person)

(如超過一名董事屬自然人，請用續頁 C 填報 Use Continuation Sheet C if more than 1 director is a natural person)

請在適用的空格內加上 ✓ 號 Please tick the relevant box(es)

身分
Capacity



董事
Director



候補董事
Alternate
Director

代替 Alternate to

中文姓名
Name in Chinese

劉少輝

英文姓名
Name in English

姓氏
Surname

LAU

名字
Other Names

Siu Fai

前用姓名
Previous Names

中文
Chinese

N/A

英文
English

N/A

別名
Alias

中文
Chinese

N/A

英文
English

N/A

通訊地址
Correspondence
Address

室／樓／座等
Flat/Floor/Block etc.

-

大廈
Building

-

街道／屋苑／地段／村等
Street/Estate/Lot/Village etc.

區／市／省／州／郵遞區號等
District/City/Province/
State/Postal Code etc.

國家／地區
Country/Region

電郵地址
Email Address

N/A

身分識別 Identification

(a) 香港身分證部分號碼

Partial Number of Hong Kong Identity Card

*

*

*

(

*

)

(b) 護照

Passport

簽發國家／地區
Issuing Country/Region

N/A

部分號碼
Partial Number

N/A



13 董事 Directors (續上頁 cont'd)

B. 董事 (法人團體) Director (Body Corporate)

(如超過兩名董事屬法人團體，請用續頁 D 填報 Use Continuation Sheet D if more than 2 directors are body corporate)

請在適用的空格內加上 ✓ 號 Please tick the relevant box(es)

23 1 身分

Capacity

☐

董事
Director

☐

候補董事
Alternate
Director

代替 Alternate to

中文名稱

Name in Chinese

英文名稱

Name in English

28 地址

Address Flat/Floor/Block etc.

大廈
Building

街道/屋苑/地段/村等
Street/Estate/Lot/Village etc.

區/市/省/州/郵遞區號等
District/City/Province/
State/Postal Code etc.

國家/地區
Country/Region

26 電郵地址

Email Address

29 商業登記號碼 Business Registration Number

(只適用於在香港註冊的法人團體)

Only applicable to body corporate registered in Hong Kong)

請在適用的空格內加上 ✓ 號 Please tick the relevant box(es)

23 2 身分

Capacity

☐

董事
Director

☐

候補董事
Alternate
Director

代替 Alternate to

中文名稱

Name in Chinese

英文名稱

Name in English

28 地址

Address Flat/Floor/Block etc.

大廈
Building

街道/屋苑/地段/村等
Street/Estate/Lot/Village etc.

區/市/省/州/郵遞區號等
District/City/Province/
State/Postal Code etc.

國家/地區
Country/Region

26 電郵地址

Email Address

29 商業登記號碼 Business Registration Number

(只適用於在香港註冊的法人團體)

Only applicable to body corporate registered in Hong Kong)



13 董事 Directors (續上頁 cont'd)

C. 備任董事 Reserve Director

(只適用於只有一名成員而該成員同時亦是唯一董事的私人公司)

Only applicable to a private company with only one member who is also the sole director of the company)

中文姓名
Name in Chinese

英文姓名
Name in English

姓氏
Surname

名字
Other Names

前用姓名
Previous Names

中文
Chinese

英文
English

別名
Alias

中文
Chinese

英文
English

通訊地址
Correspondence
Address

室／樓／座等
Flat/Floor/Block etc.

大廈
Building

街道／屋苑／地段／村等
Street/Estate/Lot/Village etc.

區／市／省／州／郵遞區號等
District/City/Province/
State/Postal Code etc.

國家／地區
Country/Region

電郵地址
Email Address

身分識別 Identification

(a) 香港身分證部分號碼
Partial Number of Hong Kong Identity Card

* * * (*)

(b) 護照
Passport

簽發國家／地區
Issuing Country/Region

部分號碼
Partial Number



30

14 有股本公司的成員詳情 Particulars of Member(s) of a Company Having a Share Capital

(有股本的公司必須填報此項 Company having a share capital must complete this section)

請在適用的空格內加上 ✓ 號 Please tick the relevant box



非上市公司的成員詳情列於附表一

Particulars of members of a non-listed company are listed in Schedule 1



上市公司的成員詳情列於附表二

Particulars of members of a listed company are listed in Schedule 2



公司的成員詳情列於隨本表格附上的唯讀光碟或唯讀型數碼多功能光碟

Particulars of members of the company are listed in the CD-ROM or DVD-ROM attached to this form

(載於唯讀光碟或唯讀型數碼多功能光碟內的成員的詳情，會以 PDF 格式供公眾以電子方式查閱。)

Particulars of members recorded in the CD-ROM or DVD-ROM will be available for public search electronically in PDF format.)

31

15 公司紀錄 Company Records

(如空位不足，請用續頁 E 填報 Use Continuation Sheet E if the space provided is insufficient)

公司備存下列紀錄的地址(如並非備存於第 6 項所述的註冊辦事處內)

Address where the following company records are kept (if not kept at the registered office stated in Section 6)

公司紀錄 Company Records	地址 Address

16 陳述書 Statement

(如屬私人公司，請在空格內加上 ✓ 號以作出此項陳述 For a private company, please tick the box to make the Statement)



現述明公司自最近一份周年申報表的結算日期起(如屬首份周年申報表，則自公司成立為法團的日期起)，並沒有發出邀請，以邀請公眾人士認購公司的任何股份或債權證；同時如成員人數於本申報表的結算日期當日超過五十名，則超出五十名之數的成員，全屬根據《公司條例》第 11(2) 條於計算公司成員人數時不包括在內的人。

The company has not, since the date of the last annual return (or since the date of incorporation in the case of the first annual return), issued any invitation to the public to subscribe for any shares or debentures of the company and that if the number of members of the company exceeds 50 as at the date of this return, the excess consists wholly of persons who, under section 11(2) of the Companies Ordinance, are excluded in the calculation of the number of members of the company.

32

提示 Advisory Note

所有公司董事均應閱讀公司註冊處編製的《董事責任指引》，並熟悉該指引所概述的董事一般責任。

All directors of the company are advised to read 'A Guide on Directors' Duties' published by the Companies Registry and acquaint themselves with the general duties of directors outlined in the Guide.

本申報表包括下列續頁/附表 This Return includes the following Continuation Sheet(s)/Schedule(s)

頁數 Number of pages	續頁 Continuation Sheet(s)					附表一 Schedule 1	附表二 Schedule 2
	A	B	C	D	E		
0	0	0	1	0	0	1	0

For and on behalf of
Smartlink Business Consultants Limited

6

簽署 Signed :

姓名 Name : Smartlink Business Consultants Ltd.

日期 Date :

4/4/2024

董事 Director / 公司秘書 Company Secretary *

日 DD / 月 MM / 年 YYYY

*請刪去不適用者 Delete whichever does not apply



表格
Form

NAR1

附表一 Schedule 1

(非上市公司適用 FOR NON-LISTED COMPANY)

本申報表的結算日期

Date to which this Return is Made Up

4	4	2024
---	---	------

日 DD 月 MM 年 YYYY

商業登記號碼

Business Registration Number

63193082

非上市公司的成員詳情(第14項) Particulars of Member(s) of a Non-listed Company (Section 14)

(有股本的非上市公司可填報此頁。如超過兩名成員，或超過一類股份，可另加附表一。另外，公司可選擇以唯讀光碟或唯讀型數碼多功能光碟提供成員詳情。 Non-listed company having a share capital can complete this page. If there are more than 2 members, or if there is more than one class of shares, please use additional Schedule 1. Alternatively, the company can choose to provide particulars of members in the form of CD-ROM or DVD-ROM.)

截至本申報表的結算日期的成員詳情 Particulars of Member(s) as at the Date to which this Return is Made Up

股份類別 Class of Shares	Ordinary	此類別股份的已發行總數 Total Number of Issued Shares in this Class	2
-------------------------	----------	--	---

1 中文姓名／名稱 Name in Chinese	劉少輝		持有股份數目 No. of Shares Held
英文姓名 Name in English	LAU	Siu Fai	1
或 OR	姓氏 Surname	名字 Other Names	
英文名稱 Name in English	N/A		<input type="checkbox"/> 股份是聯名持有 Shares are Jointly Held (如適用，請加✓號 Please tick if applicable.)

地址 Address	室／樓／座等 Flat/Floor/Block etc.	-
	大廈 Building	-
	街道／屋苑／地段／村等 Street/Estate/Lot/Village etc.	-
	區／市／省／州／郵遞區號等 District/City/Province/ State/Postal Code etc.	-
	國家／地區 Country/Region	-

備註* Remarks*	
-----------------	--

*例如聯名持有股份、股份轉讓等的詳情。For example, details of jointly held shares, share transfer, etc.

2 中文姓名／名稱 Name in Chinese	朱美玲		持有股份數目 No. of Shares Held
英文姓名 Name in English	CHU	Mei Ling, Angel	1
或 OR	姓氏 Surname	名字 Other Names	
英文名稱 Name in English	N/A		<input type="checkbox"/> 股份是聯名持有 Shares are Jointly Held (如適用，請加✓號 Please tick if applicable.)

地址 Address	室／樓／座等 Flat/Floor/Block etc.	-
	大廈 Building	-
	街道／屋苑／地段／村等 Street/Estate/Lot/Village etc.	-
	區／市／省／州／郵遞區號等 District/City/Province/ State/Postal Code etc.	-
	國家／地區 Country/Region	-

備註* Remarks*	
-----------------	--

*例如聯名持有股份、股份轉讓等的詳情。For example, details of jointly held shares, share transfer, etc.



本申報表的結算日期

Date to which this Return is Made Up

4	4	2024
---	---	------

日 DD

月 MM

年 YYYY

商業登記號碼

Business Registration Number

63193082

董事詳情 (自然人) (第 13A 項)

Details of Director (Natural Person) (Section 13A)

請在適用的空格內加上 ✓ 號 Please tick the relevant box(es)

23

身分
Capacity董事
Director候補董事
Alternate
Director

代替 Alternate to

24

中文姓名
Name in Chinese

朱美玲

英文姓名
Name in English姓氏
Surname

CHU

名字
Other Names

Mei Ling, Angel

前用姓名
Previous Names中文
Chinese

N/A

英文
English

N/A

別名
Alias中文
Chinese

N/A

英文
English

N/A

25

通訊地址
Correspondence
Address室/樓/座等
Flat/Floor/Block etc.

-

大廈
Building

-

街道/屋苑/地段/村等
Street/Estate/Lot/Village etc.區/市/省/州/郵遞區號等
District/City/Province/
State/Postal Code etc.國家/地區
Country/Region

26

電郵地址
Email Address

N/A

27

身分識別 Identification

(a) 香港身分證部分號碼

Partial Number of Hong Kong Identity Card

*

*

*

(

*

)

(b) 護照
Passport簽發國家/地區
Issuing Country/Region

N/A

部分號碼
Partial Number

N/A



繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。

Please cut along the dotted line after making payment and display the valid business/branch registration certificate at business address.

表格 2 FORM 2		[第 5 條]
《商業登記條例》(第 310 章)		[regulation 5]
BUSINESS REGISTRATION ORDINANCE (Chapter 310)		
《商業登記規例》		
BUSINESS REGISTRATION REGULATIONS		
商業 XXXX 登記證 Business XXXX Registration Certificate		
正本 ORIGINAL		
XXXXXX XXXXXX		
業務 / 法團所用名稱 Name of Business/ Corporation	業滿有限公司 ACTIVE FULL LIMITED	
業務 / 分行名稱 Business/ Branch Name	***** *****	
地址 Address		
業務性質 Nature of Business	INVESTMENT	
法律地位 Status	BODY CORPORATE	
生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.
04/04/2024	03/04/2025	63193082-000-04-24-2
		登記費及徵費 Fee and Levy
		\$2,200
		(登記費 FEE = \$2,200)
		(徵費 LEVY = \$ 0)
請注意下列《商業登記條例》的規定：		
Please note the following requirements of the Business Registration Ordinance:		
<p>1. 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。</p> <p>2. 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。</p>		
<p>1. Section 6(6) provides that the issue of a business registration certificate or a branch registration certificate shall not be deemed to imply that the requirements of any law in relation to such business or to the persons carrying on the same or employed therein have been complied with.</p> <p>2. Section 12 provides that valid business registration certificate or valid branch registration certificate shall be displayed at every address where business is carried on.</p>		
繳款時請將此商業XXXX登記證及繳款通知書完整交出。在付款後，本繳款通知書方成為有效的商業/XXX登記證。(請參閱背頁繳款辦法所載內容。)		
Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business XXXX registration certificate upon payment. (Please see payment instructions overleaf.)		
機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.		

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

From: king king <[REDACTED]>
Sent: 2024-11-15 星期五 23:51:31
To: Shirley Ka Kei CHAN/PLAND <skkchan@pland.gov.hk>
Cc: Cheryl Tsz Man TSANG/PLAND <ctmtsang@pland.gov.hk>;
Katie Yuet Yee LEUNG/PLAND <kyyleung@pland.gov.hk>;
Johnny Chung Yin LAM/PLAND <jcylam@pland.gov.hk>;
tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-MKT/37
Attachment: MKT37-ltr-06a.pdf

Dear Shirley,

Please see attached letter for responding to departmental comments. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Date: 15 November 2024

TPB Ref.: A/NE-MKT/37

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Our response to the comments of the CTP/UD&L, Planning Department is as follow:

Comments of CTP/UD&L, Planning Department	Applicant's response
<p>2. Having reviewed the submitted Tree Group Inspection Report, 50 nos. of existing trees are surveyed <u>within and outside</u> the application site, of which 12 nos. of trees are proposed to be retained and 38 nos. of trees are proposed to be removed. However, without clear demarcation of the application site boundary, potential impact on the landscape resources cannot be reasonably ascertained. There is also no landscape treatment/ mitigation measure provided in the submitted information which should be supplemented.</p> <p>3. We maintain our view of there is concern that approval of the application may alter the landscape character and degrade the landscape quality of the surrounding area.</p> <p>4. The applicant is advised to indicate the existing trees <u>within the site</u> on the Layout Plan and the proposed tree treatment (i.e. retain/ transplant/ fell), as</p>	<p>Please refer to the updated tree group inspection report and compensatory planting proposal in the attachment.</p>

<p>well as mitigation measures, if any. Please also indicate on plan the application site boundary for information.</p> <p>5. Appendix C – Diameter at Breast Height (DBH) of multi-trunks trees should be provided in a single index consolidated the diameters of various stems. Reference should be made to AFCD's Nature Conservation Practice Note No. 02 – Measurement of DBH. Please also provide proposed treatment in the Tree Survey Schedule for information.</p> <p>6. The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	
--	--

Our response to the comments of the CE/MN, DSD is as follow:

CE/MN, DSD's comments	Applicant's response
<p>1. Our previous comments (a)&(c) have not been addressed. The applicant should identify the existing streamcourse within the site and study for mitigation measures. For clarity, I mark the concerned streamcourse on plan for reference.</p> <p>2. Our previous comment (d) have not been addressed. The discharge path from the CP15 to the downstream streamcourse, and the flow path of the downstream streamcourse still cannot be clearly identified in the drainage plan. With increase of impermeable surface area, there would be additional surface runoff to be discharged to the existing streamcourse. Please evaluate if the existing drainage downstream have adequate capacity and satisfactory condition to cater for the discharge from the development.</p> <p>3. Please improve the readability and clarity of the labels/designations on</p>	<p>Please see the response to comments in the attachment.</p>

drainage plan.	
4. Please advise if boundary wall/fencing will be erected and if they would interfere with the overland flow from external catchment area.	

Our response to the comments of the Development Bureau is as follow:

Development Bureau's comments	Applicant's response
Other than the Annual Return and BR certificate, the applicant is advised to submit further info to demonstrate the existing operation under the name of the applicant.	The invoice showing the address of the affected site and the name of the company and the photo showing the loading/unloading of food stuff at the affected site are shown in support of the application.

Photo



Our response to the comments of the Transport Department is shown below:

Transport Department's comments	Applicant's response
(i) The applicant shall review the swept path analysis provided, and revise with analysis for right-hand drive goods vehicles;	Noted. Please see attached drawing showing the swept path analysis.
(ii) The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site; and	No drop bar will be installed at the application site so that no queueing of vehicle outside the application site will happen.
(iii) The applicant shall advise the measure in preventing illegal parking by visitors to the subject site.	Only vehicle with prior appointment will be allowed to park at the application site.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Shirley CHAN) –
By Email



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 10050 月結

維他天地451(循道中學) 電話:

發票

車號: 1- 0

發票編號: SO800174

發票日期: 2024年09月12日

頁數: 1 / 1

貨品	數量	單價	金額
G005 香煎腐皮卷(經濟裝16件)	5 盒	72.00	\$ 360.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



\$ 360.00



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8132VT 月結

維他天地598(鳳溪第一中學) 電話:

發票

車號: 11- 77

發票編號: SO798092

發票日期: 2024年09月05日

頁數: 1 / 1

貨品	數量	單價	金額
G005 香煎腐皮卷(經濟裝16件)	6 盒	72.00	\$ 432.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



總計 \$ 432.00



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6139VT 月結

維他天地357(佛教何南金中學) 電話:

發票

車號: 12- 0

發票編號: SO795796

發票日期: 2024年09月02日

頁數: 1 / 1

貨品	數量	單價	金額
G005 香煎腐皮卷(經濟裝16件)	6 盒	72.00	\$ 432.00
總計			\$ 432.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司，否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3524VT 月結

維他天地595(鄭錫坤中學) 電話:

發票

車號: 3- 350

發票編號: SO802688

發票日期: 2024年09月20日

頁數: 1 / 1

貨品	數量	單價	金額
G005 香煎腐皮卷(經濟裝16件)	5 盒	72.00	\$ 360.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司，否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8192a 月結

美心食品有限公司(屯門) 電話:

發票

車號: 3- 0

發票編號: SO801494

發票日期: 2024年09月17日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	10 包	54.00	\$ 540.00
A020g 素雞(10包裝)	10 袋	144.00	\$ 1,440.00

PO.940104469660(02701)

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

美心食品有限公司	
2701 新界西聯網業務(廚房)	
收貨:	
17 SEP 2024	
經購:	覆核:
總公司核准:	
此印鑑祇作收貨用途, 一切細則均以協約為準	

總計 \$ 1,980.00



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8192a 月結

美心食品有限公司(屯門) 電話:

發票

車號: 3- 0

發票編號: SO800405

發票日期: 2024年09月13日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	20 包	54.00	\$ 1,080.00
A020g 素雞(10包裝)	15 袋	144.00	\$ 2,160.00

PO.940104465489(02701)

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

美心食品有限公司	
2701 新界西聯網業務(廚房)	
收貨:	
13 SEP 2024	
經購:	覆核:
總公司核准:	
此印鑑祇作收貨用途, 一切細則均以協約為準	

總計 \$ 3,240.00



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8192a 月結

美心食品有限公司(屯門) 電話:

發票

車號: 3-0

發票編號: SO799478

發票日期: 2024年09月10日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	10 包	54.00	\$ 540.00
A020g 素雞(10包裝)	10 袋	144.00	\$ 1,440.00

PO.940104462050(02701)

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

美 心 食 品 有 限 公 司		\$ 1,980.00
2701 新界西聯網業務 (廚房)		
收貨:		
10 SEP 2024		
經購:	覆核:	
總公司核准:		
此印鑑祇作收貨用途, 一切細則均以協約作準		



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8192a 月結

美心食品有限公司(屯門) 電話:

發票

車號: 3-0

發票編號: SO798314

發票日期: 2024年09月07日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	15 包	54.00	\$ 810.00
A020g 素雞(10包裝)	10 袋	144.00	\$ 1,440.00

PO.940104458742(02701)

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

美 心 食 品 有 限 公 司		\$ 2,250.00
2701 新界西聯網業務 (廚房)		
07 SEP 2024		
經購:	覆核:	
總公司核准:		
此印鑑祇作收貨用途, 一切細則均以協約作準		



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 7480 月結

松本食品有限公司(油塘) 電話:

發票

車號: 12-0

發票編號: SO801969

發票日期: 2024-09-18

頁數: 1 / 1

貨品	數量	單價	金額
A004 炸叉燒 (5斤裝)	10 包	80.00	\$ 800.00
D026-2 石磨(無貼紙)支庄豆漿(500ml)	4,000 支	4.00	\$ 16,000.00
Z061 膠茜	89 個	0.00	\$ 0.00
總計			\$ 16,800.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 8125 月結

佛教李莊月明護養院(上水)蓋章簽收

發票

車號: 11-0

發票編號: SO798458

發票日期: 2024年09月09日

頁數: 1 / 1

貨品	數量	單價	金額
A139 大豆卜(3斤裝)	3 袋	86.00	\$ 258.00
A098 五香鴨(10條裝)	9 袋	140.00	\$ 1,260.00
總計			\$ 1,518.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

李莊月明 8/9/24



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO798054

發票日期: 2024年09月04日

頁數: 1 / 1

貨品	數量	單價	金額
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 373.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO798401

發票日期: 2024年09月05日

頁數: 1 / 1

貨品	數量	單價	金額
A098 五香鴨(10條裝)	2 袋	131.00	\$ 262.00
總計			\$ 262.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO803250

發票日期: 2024年09月21日

頁數: 1 / 1

貨品	數量	單價	金額
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 446.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO802845

發票日期: 2024年09月20日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	3 箱	245.00	\$ 735.00
總計			\$ 808.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO802233

發票日期: 2024年09月18日

頁數: 1 / 1

貨品	數量	單價	金額
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A098 五香鴨(10條裝)	2 袋	131.00	\$ 262.00
總計			\$ 390.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO801959

發票日期: 2024年09月17日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	2 箱	245.00	\$ 490.00
總計			\$ 563.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO800647

發票日期: 2024年09月13日

頁數: 1 / 1

貨品	數量	單價	金額
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A098 五香鴨(10條裝)	1 袋	131.00	\$ 131.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 504.00



上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO800035

發票日期: 2024年09月11日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A098 五香鴨(10條裝)	1 袋	131.00	\$ 131.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 449.00



上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO799728

發票日期: 2024年09月10日

頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	2 箱	245.00	\$ 490.00
總計			\$ 490.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6295 月結

恒昌凍肉食品有限(旺角富榮)蓋章簽

收 電話: [REDACTED]

發票

車號: 11-0

發票編號: SO799351

發票日期: 2024年09月09日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 318.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6182z1 月結

花園酒家(油麻地) 點部 蓋章簽收 電

話: [REDACTED]

發票

車號: 1-0

發票編號: SO800367

發票日期: 2024年09月13日

頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	1 箱	285.00	\$ 285.00
A084 濕炸支竹(3斤裝)	8 包	96.00	\$ 768.00
A139 大豆卜(3斤裝)	1 袋	90.00	\$ 90.00

總計 \$ 1,143.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該帳無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6182z1 月結

花園酒家(油麻地) 點部 蓋章簽收 電

話: [REDACTED]

發票

車號: 1-0

發票編號: SO798396

發票日期: 2024年09月05日

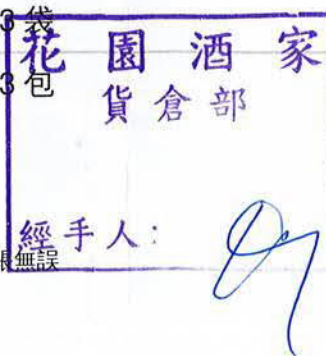
頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	2 箱	285.00	\$ 570.00
A140 芋絲(24盒/箱)	1 箱	160.00	\$ 160.00
A139 大豆卜(3斤裝)	3 袋	90.00	\$ 270.00
A031e 生根(12串)	3 包	101.00	\$ 303.00

總計 \$ 1,303.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該帳無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 6182z1 月結

花園酒家(油麻地) 點部 蓋章簽收 電

話:

發票

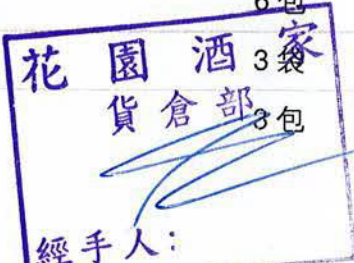
車號: 1-0

發票編號: SO797246

發票日期: 2024年09月02日

頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	2 箱	285.00	\$ 570.00
A140 芋絲(24盒/箱)	1 箱	160.00	\$ 160.00
A084 濕炸支竹(3斤裝)	6 包	96.00	\$ 576.00
A139 大豆卜(3斤裝)	3 袋	90.00	\$ 270.00
A031e 生根(12串)	3 包	101.00	\$ 303.00
總計			\$ 1,879.00



上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5219z1 月結

太興燒味(火炭) 11樓B座原味廠 電

話: [REDACTED]

發票

車號: 5- 0

發票編號: SO800401

發票日期: 2024年09月13日

頁數: 1 / 1

貨品	數量	單價	金額
A030 炸支竹(20包)	3 箱	192.00	\$ 576.00
PO.4321691542		總計	\$ 576.00

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5219z1 月結

太興燒味(火炭) 11樓B座原味廠 電

話: [REDACTED]

發票

車號: 5- 0

發票編號: SO799792

發票日期: 2024年09月11日

頁數: 1 / 1

貨品	數量	單價	金額
A030 炸支竹(20包)	28 箱	192.00	\$ 5,376.00
PO.4321676759		總計	\$ 5,376.00

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO800291

發票日期: 2024年09月12日

頁數: 1 / 1

貨品 本單貨竹06-02-2018

貨品	數量	單價	金額
A139 大豆卜(3斤裝)	2 袋	74.00	\$ 148.00
A163 三角豆卜(壹斤裝)	4 袋	27.00	\$ 108.00
總計			\$ 256.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO799698

發票日期: 2024年09月10日

頁數: 1 / 1

貨品 本單貨竹06-02-2018

貨品	數量	單價	金額
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A139 大豆卜(3斤裝)	1 袋	74.00	\$ 74.00
A163 三角豆卜(壹斤裝)	3 袋	27.00	\$ 81.00
總計			\$ 283.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO799229

發票日期: 2024年09月09日

頁數: 1 / 1

貨品 06-02-2018

	數量	單價	金額
A022a 素雞肉火腿(10包裝)	1 袋	80.00	\$ 80.00
A098 五香鴨(10條裝)	1 袋	131.00	\$ 131.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
A139 大豆卜(3斤裝)	1 袋	74.00	\$ 74.00
A163 三角豆卜(壹斤裝)	2 袋	27.00	\$ 54.00
總計			\$ 584.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO798734

發票日期: 2024年09月07日

頁數: 1 / 1

貨品 06-02-2018

	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
A163 三角豆卜(壹斤裝)	2 袋	27.00	\$ 54.00
總計			\$ 372.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO798400

發票日期: 2024年09月05日

頁數: 1 / 2

貨品	數量	單價	金額
本通興竹06-02-2018			
A026a 煙鵝(10包裝)	1 袋	130.00	\$ 130.00
A020g 素雞(10包裝)	1 袋	128.00	\$ 128.00
A094 (紅)扁竹(20包裝)	1 包	175.00	\$ 175.00
A098 五香鴨(10條裝)	2 袋	131.00	\$ 262.00
A099 鮮腐竹(10包裝)	1 袋	128.00	\$ 128.00
A163 三角豆卜(壹斤裝)	4 袋	27.00	\$ 108.00
總計			\$ 931.00



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 5050 月結

新豐凍肉食品市場(沙田第一城)6/08

蓋章簽收 電話: [REDACTED]

發票

車號: 5- 0

發票編號: SO798027

發票日期: 2024年09月04日

頁數: 1 / 1

貨品	數量	單價	金額
本通興竹06-02-2018			
A098 五香鴨(10條裝)	2 袋	131.00	\$ 262.00
A139 大豆卜(3斤裝)	3 袋	74.00	\$ 222.00
A163 三角豆卜(壹斤裝)	2 袋	27.00	\$ 54.00
總計			\$ 538.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 31216 月結

香港美食有限公司 (屯門)School

Meal 電話: [REDACTED]

發票

車號: 1-0

發票編號: SO800375

發票日期: 2024年09月13日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	100 包	63.00	\$ 6,300.00
PO.4400068750			總計 \$ 6,300.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 31216 月結

香港美食有限公司 (屯門)School

Meal 電話: [REDACTED]

發票

車號: 1-0

發票編號: SO802566

發票日期: 2024年09月20日

頁數: 1 / 1

貨品	數量	單價	金額
A007 大根 (3斤裝)	94 包	63.00	\$ 5,922.00
PO.4400068937			總計 \$ 5,922.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



2024/9/10 下午2:53

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鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3527 月結

聯邦大酒樓(屯門啟豐)蓋章簽收 電

話: [REDACTED]

[REDACTED]

發票

車號: 3-0

發票編號: SO799408

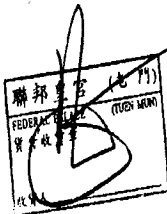
發票日期: 2024年09月10日

頁數: 1/1

貨品	數量	單價	金額
A098 五香鴨(10條裝)	3 袋	140.00	\$ 420.00
總計			\$ 420.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該帳無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10- 0

發票編號: SO803143

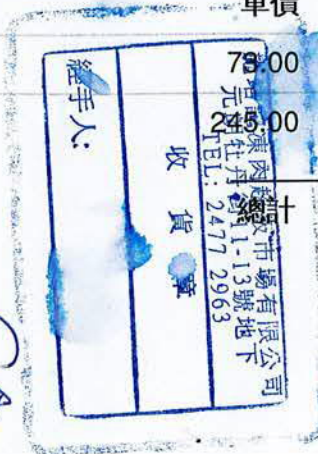
發票日期: 2024年09月21日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	2 箱	245.00	\$ 490.00
總計			\$ 563.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10- 0

發票編號: SO801360

發票日期: 2024年09月16日

頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	3 箱	245.00	\$ 735.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

總計 \$ 735.00





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10-0

發票編號: SO801004

發票日期: 2024年09月14日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	1 箱	245.00	\$ 245.00
總計			\$ 318.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10-0

發票編號: SO799235

發票日期: 2024年09月09日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A134 響鈴卷(15盒/箱)	2 箱	245.00	\$ 490.00
總計			\$ 563.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10- 0

發票編號: SO798398

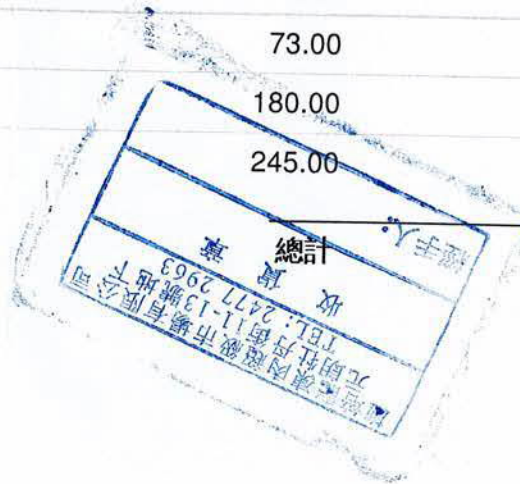
發票日期: 2024年09月05日

頁數: 1 / 1

貨品	數量	單價	金額
A031e 生根(12串)	1 包	73.00	\$ 73.00
A094 (紅)扁竹(20包裝)	1 包	180.00	\$ 180.00
A134 響鈴卷(15盒/箱)	4 箱	245.00	\$ 980.00
總計			\$ 1,233.00

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 3256t 月結

施培記凍肉超市 (元朗) 蓋章簽收 電

話: [REDACTED]

發票

車號: 10- 0

發票編號: SO797285

發票日期: 2024年09月02日

頁數: 1 / 1

貨品	數量	單價	金額
A134 響鈴卷(15盒/箱)	2 箱	245.00	\$ 490.00
總計			\$ 490.00

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤





鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 2691z1 月結

佳寶食品超級市場(葵涌葵喜街) 電

話: [REDACTED]

發票

車號: 1- 0

發票編號: SO802940

發票日期: 2024年09月21日

頁數: 1 / 1

貨品	數量	單價	金額
A139 大豆卜(3斤裝)	300 袋	54.00	\$ 16,200.00
A001 炸麵根 (5斤裝)	130 包	75.00	\$ 9,750.00
A020g 素雞(10包裝)	70 袋	123.00	\$ 8,610.00
A094 (紅)扁竹(20包裝)	10 包	175.00	\$ 1,750.00
A098 五香鴨(10條裝)	100 袋	130.00	\$ 13,000.00
總計			\$ 49,310.00

PO.24264918

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

收貨人:

日期:

21-9-24



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 2691z1 月結

佳寶食品超級市場(葵涌葵喜街) 電

話: [REDACTED]

發票

車號: 1- 0

發票編號: SO802327

發票日期: 2024年09月19日

頁數: 1 / 1

貨品	數量	單價	金額
A139 大豆卜(3斤裝)	300 袋	54.00	\$ 16,200.00
A001 炸麵根 (5斤裝)	150 包	75.00	\$ 11,250.00
A020g 素雞(10包裝)	100 袋	123.00	\$ 12,300.00
A094 (紅)扁竹(20包裝)	30 包	175.00	\$ 5,250.00
A098 五香鴨(10條裝)	200 袋	130.00	\$ 26,000.00
總計			\$ 71,000.00

PO.24261365

上列貨品如數收受

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 2691z1 月結

佳寶食品超級市場(葵涌葵喜街) 電

話: [REDACTED]

發票

車號: 1-0

發票編號: SO797967

發票日期: 2024年09月04日

頁數: 1 / 1

貨品	數量	單價	金額
A001 炸麵根 (5斤裝)	200 包	75.00	\$ 15,000.00
A020g 素雞(10包裝)	150 袋	123.00	\$ 18,450.00
A098 五香鴨(10條裝)	250 袋	130.00	\$ 32,500.00
			\$ 65,950.00

PO : 24247723

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤

佳寶食品超級市場
收貨圖章(貨倉)

貴號供應的貨品必須符合香港特別行政區法例第132章(公眾衛生條例)和一切有關食物及藥物附屬之法例及規定, 如有不符, 本公司有權退回, 並保留法律追究權利。

大數收訖 品質未驗

收貨人: [Signature]

日期: 4-9-24



鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 446 月結

雲泉素食家有限公司(粉嶺)蓋章簽收

電話: [REDACTED]

發票

車號: 11-0

發票編號: SO802627

發票日期: 2024年09月20日

頁數: 1 / 1

貨品	數量	單價	金額
A001 炸麵根 (5斤裝)	20 包	85.00	\$ 1,700.00
A002 炸鴨腎 (5斤裝)	4 包	85.00	\$ 340.00
A003 炸鮑魚 (5斤裝)	4 包	85.00	\$ 340.00
A004 炸叉燒 (5斤裝)	4 包	85.00	\$ 340.00

總計 \$ 2,720.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



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鴻福食品批發有限公司

寫字樓辦公時間 9:30 - 18:30, 逢星期日休息

客戶編號: 446 月結

雲泉素食家有限公司(粉嶺)蓋章簽收

電話: [REDACTED]

發票

車號: 11-0

發票編號: SO798163

發票日期: 2024年09月05日

頁數: 1 / 1

貨品	數量	單價	金額
A001 炸麵根 (5斤裝)	20 包	85.00	\$ 1,700.00
A002 炸鴨腎 (5斤裝)	8 包	85.00	\$ 680.00
A003 炸鮑魚 (5斤裝)	8 包	85.00	\$ 680.00
A004 炸叉燒 (5斤裝)	8 包	85.00	\$ 680.00

總計 \$ 3,740.00

上列貨品如數收妥

此帳單如有錯漏請於當天內通知本公司, 否則本公司視該賬無誤



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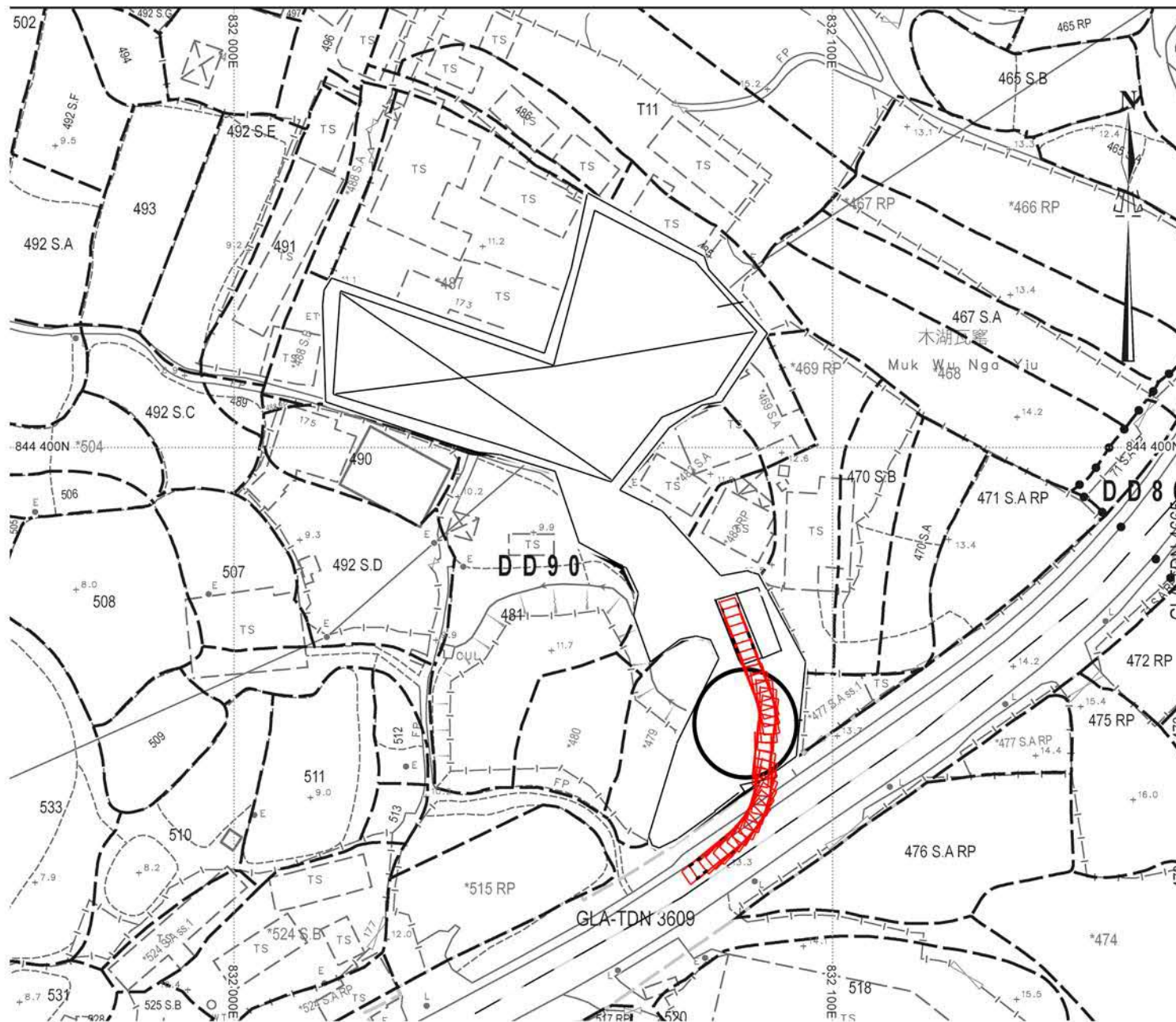


Figure 8

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Swept Path Analysis for Medium/Heavy Goods Vehicle Getting Into the Site

1:1000

 MGV/HGV

N



Drawing No.

Figure 1

Project

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drawing Title

Swept Path Analysis for Medium/Heavy Goods Vehicle Leaving the Site

Scale

1:1000

Remarks

 MG/ HGV

TREE GROUP INSPECTION REPORT FOR

LOT NO. 478 S.A. RP, 479, 487, 484 & 482 IN

D.D. 90

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel

Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

Content

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2. Methodology	P. 2
3. General Descriptions on Existing Trees	P. 3
4. Appendix A – Tree Location Plan	P. 4
5. Appendix B – General View	P. 5
6. Appendix C – Tree Survey Schedule	P. 7
7. Appendix D – Tree Photographic Records	P. 9

1. Introduction

The land owner was instructed to perform tree inspection service so as to examine the target trees inside the LOT NO. 478 S.A. RP, 479, 487, 484 & 482 IN D.D. 90. This tree group inspection report describes the inspection methodology, the results, Arborist's recommendations and conclusion.

2. Methodology

An ISA Certified Arborist was assigned to conduct a tree inspection at the site on 2 July, 2024.

Thorough visual inspection of the trees was conducted by the Arborists from various vantage points on the ground to examine the subject trees. Within the designated site boundary, all living trees (in some case large tree-form shrubs) with a main trunk equal to or over 95 mm in Diameter at Breast Height (DBH) were included in the tree survey (AFCD Practice Note No. 2 / 2006). Each tree was allocated and tagged with a tree number, and its position was plotted on plans. They were then identified (1) to species, or in some cases to genus if full identification was not possible. Measurements were taken of its trunk diameter, height and spread, with a photograph taken. The report includes the following information on each tree surveyed:

- Tree No. (numbers allocated to individual trees);
- Tree Species Name (Scientific Name and Chinese Name);
- DBH at 1.3m above Ground level (mm);
- Crown spread (m);
- Overall Height (m);
- Amenity Value (High/Medium/Low);
- Form (Good/Fair/Poor);
- Health Condition (Good/Fair/Poor);
- Structural Condition (Good/Fair/Poor);
- Suitability for Transplanting (High/Medium/Low);
- Origin;
- Remarks (special features of particular trees)

3. General Descriptions on Existing Trees

There are 38 trees surveyed in site. For the composition of the surveyed trees, it is composed of 11 species. *Ficus hispida* (對葉榕) was the dominant species with the quantities of 9. More information is shown in the Table 3.1.

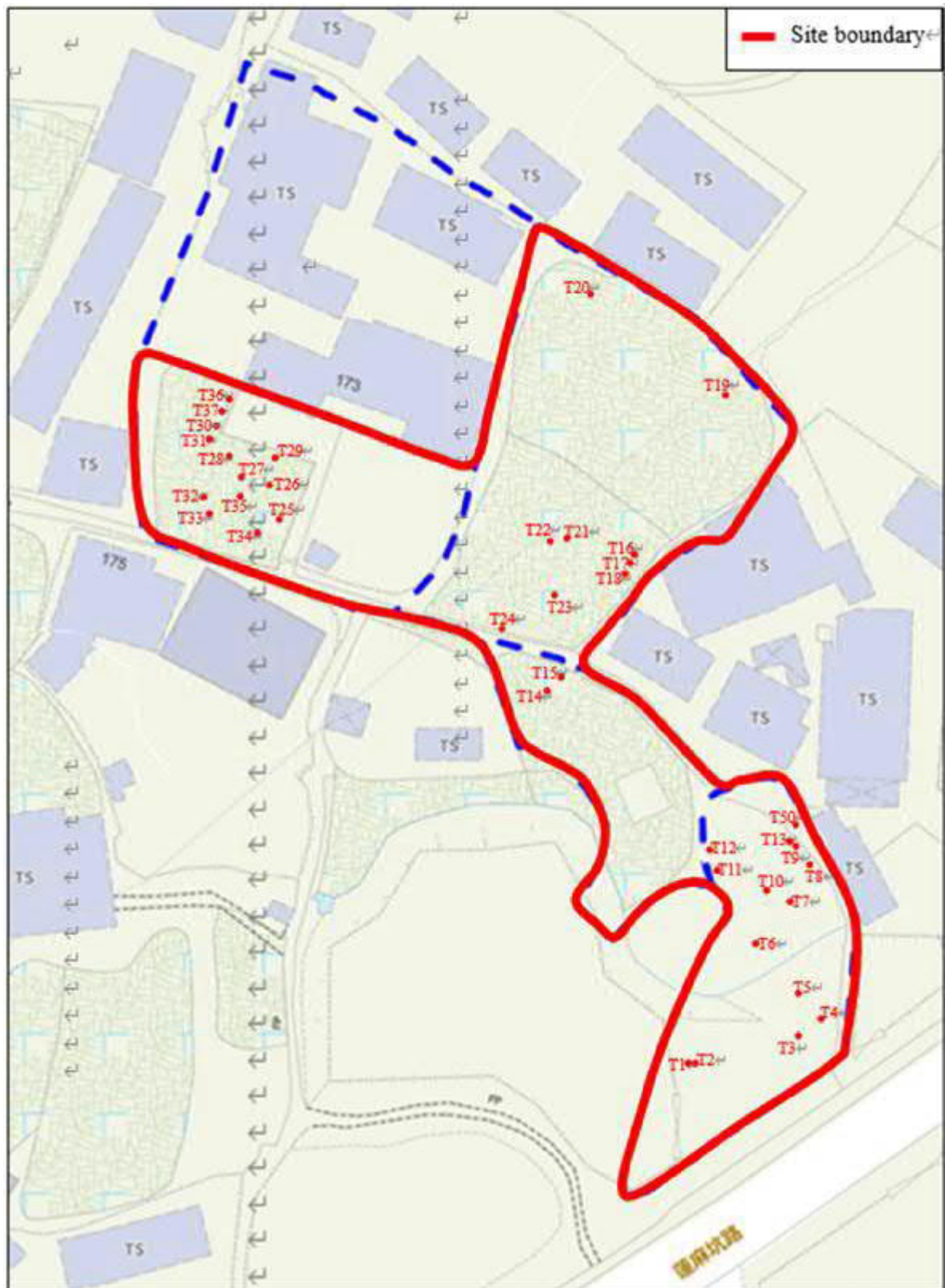
Table 3.1: Individual Surveyed Trees Species & Quantities

Scientific Name	Recommendation	Conservation Status	Quantities
<i>Artocarpus heterophyllus</i>	Fell	-	1
<i>Celtis sinensis</i>	Fell	-	2
<i>Dimocarpus longan</i>	Fell	-	3
<i>Dyopsis lutescens</i>	Fell	-	4
<i>Eriobotrya japonica</i>	Fell	-	1
<i>Ficus hispida</i>	Fell	-	9
<i>Lagerstroemia indica</i>	Fell	-	1
<i>Leucaena leucocephala</i>	Fell	-	6
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	Fell	-	8
<i>Mangifera indica</i>	Fell	-	2
<i>Sterculia lanceolata</i>	Fell	-	1
Total Quantity of Surveyed Trees:			38

Review the proposed layout plan, the site would be fully occupied by proposed structure. There is not adequate space for health growth of the compensatory trees to their mature size.

Please refer to Appendix A for Tree Location Plan, Appendix B for General View, Appendix C for Tree Survey Schedule and Appendix D for Tree Photographic Records.

Appendix A-Site Plan



Appendix B – General View





Appendix C – Tree Survey Schedule

Location: Lot no. 478 S.A. RP, 479, 487, 484 & 482 in D.D. 90

Date of Inspection: 2024/07/02

Surveyed by: LEE HIU WA HK- 1104A

Tree No.	Tree Species		Tree Size Measurement			Amenity Value (High / Medium /Low)	Form (Good/ Fair/ Poor)	Health Condition (Good / Fair / Poor /Dead)	Structural Condition (Good/ Fair/ Poor)	Suitability for Transplanting	Origin	Remarks
	Scientific Name	Chinese Name	DBH(mm)	Overall Height (m)	Crown Spread (m)					(High/ Medium/ Low)		
T1	<i>Macaranga tanarius</i> var. tomentosa	血桐	130	6	4	Low	Poor	Fair	Poor	Low	Native	wound (trunk), restricted root, vine, tree trunk near T2
T2	<i>Leucaena leucocephala</i>	銀合歡	180	9	5	Low	Poor	Fair	Poor	Low	Exotic	wound (trunk), restricted root, vine, tree trunk near T1
T3	<i>Leucaena leucocephala</i>	銀合歡	202	6	4	Low	Fair	Fair	Fair	Low	Exotic	restricted root,, bent (trunk), vine
T4	<i>Ficus hispida</i>	對葉榕	140	4	3	Low	Fair	Fair	Fair	Low	Native	restricted root,, vine
T5	<i>Macaranga tanarius</i> var. tomentosa	血桐	180	6	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), restricted root, vine, exposed root
T6	<i>Macaranga tanarius</i> var. tomentosa	血桐	270	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), vine
T7	<i>Leucaena leucocephala</i>	銀合歡	100	7	4	Low	Fair	Fair	Fair	Low	Native	vine
T8	<i>Leucaena leucocephala</i>	銀合歡	376	9	8	Low	Fair	Fair	Fair	Low	Exotic	wound (trunk), restricted root, multi-trunks, vine
T9	<i>Leucaena leucocephala</i>	銀合歡	26	8	7	Low	Fair	Fair	Fair	Low	Exotic	restricted root, vine
T10	<i>Ficus hispida</i>	對葉榕	255	4	5	Low	Fair	Fair	Fair	Low	Native	restricted root, multitrunks, vine
T11	<i>Ficus hispida</i>	對葉榕	100	4	2	Low	Poor	Fair	Poor	Low	Native	wound (trunk), lean, bent (trunk), cracks, vine,
T12	<i>Ficus hispida</i>	對葉榕	194	4	4	Low	Poor	Fair	Poor	Low	Native	lean, codominant trunks, vine
T13	<i>Leucaena leucocephala</i>	銀合歡	270	8	7	Low	Poor	Fair	Poor	Low	Exotic	lean, restricted root, vine
T14	<i>Macaranga tanarius</i> var. tomentosa	血桐	470	7	9	Low	Poor	Fair	Poor	Low	Native	wound (trunk), fungal, cross branches, exposed root, dead branches
T15	<i>Macaranga tanarius</i> var. tomentosa	血桐	280	6	9	Low	Poor	Fair	Poor	Low	Native	wound (trunk), lean, exposed root
T16	<i>Macaranga tanarius</i> var. tomentosa	血桐	205	7	7	Low	Poor	Fair	Poor	Low	Native	wound (trunk), multi-trunks, vine
T17	<i>Ficus hispida</i>	對葉榕	223	3	5	Low	Poor	Poor	Poor	Low	Native	wound (trunk), much dead branches, multi-trunks
T18	<i>Ficus hispida</i>	對葉榕	559	5	5	Low	Poor	Poor	Poor	Low	Native	wound (trunk), exposed dead wood
T19	<i>Ficus hispida</i>	對葉榕	213	5	4	Low	Fair	Fair	Fair	Low	Native	wound (trunk), multi-trunks
T20	<i>Ficus hispida</i>	對葉榕	370	5	6	Low	Fair	Fair	Fair	Low	Native	wound (trunk), multi-trunks
T21	<i>Ficus hispida</i>	對葉榕	177	5	5	Low	Fair	Fair	Fair	Low	Native	included bark , multi-trunks, vine
T22	<i>Macaranga tanarius</i> var. tomentosa	血桐	15	4	4	Low	Fair	Fair	Fair	Low	Native	vine
T23	<i>Macaranga tanarius</i> var. tomentosa	血桐	156	4	5	Low	Fair	Fair	Fair	Low	Native	codominant trunks, bent (trunk), exposed root

Appendix C – Tree Survey Schedule

Location: Lot no. 478 S.A. RP, 479, 487, 484 & 482 in D.D. 90

Date of Inspection: 2024/07/02

Surveyed by: LEE HIU WA HK- 1104A

[illegible]

Appendix D–Tree Photographic Records

T1



T2



T3



T4



T5



T6



T7



T8



T9



T10



T11



T12



T13



T14



T15



T16



T17



T18



T19



T20



T21



T22



T23



T24



T25



T26



T27



T28



T29



T30



T31



T32



T33



T34



T35



T36



T37



T50



Compensatory Planting Proposal

LOT NO. 478 S.A. RP, 479, 487, 484 & 482 IN

D.D. 90

Ms. Lee Hiu Wa



ISA Certified Arborist (HK-1104A)

Tree Management Personnel Registration Scheme

Arborist (TM522127)

Tree Risk Assessor (TM522127)

Tree Work Supervisor (TM522127)

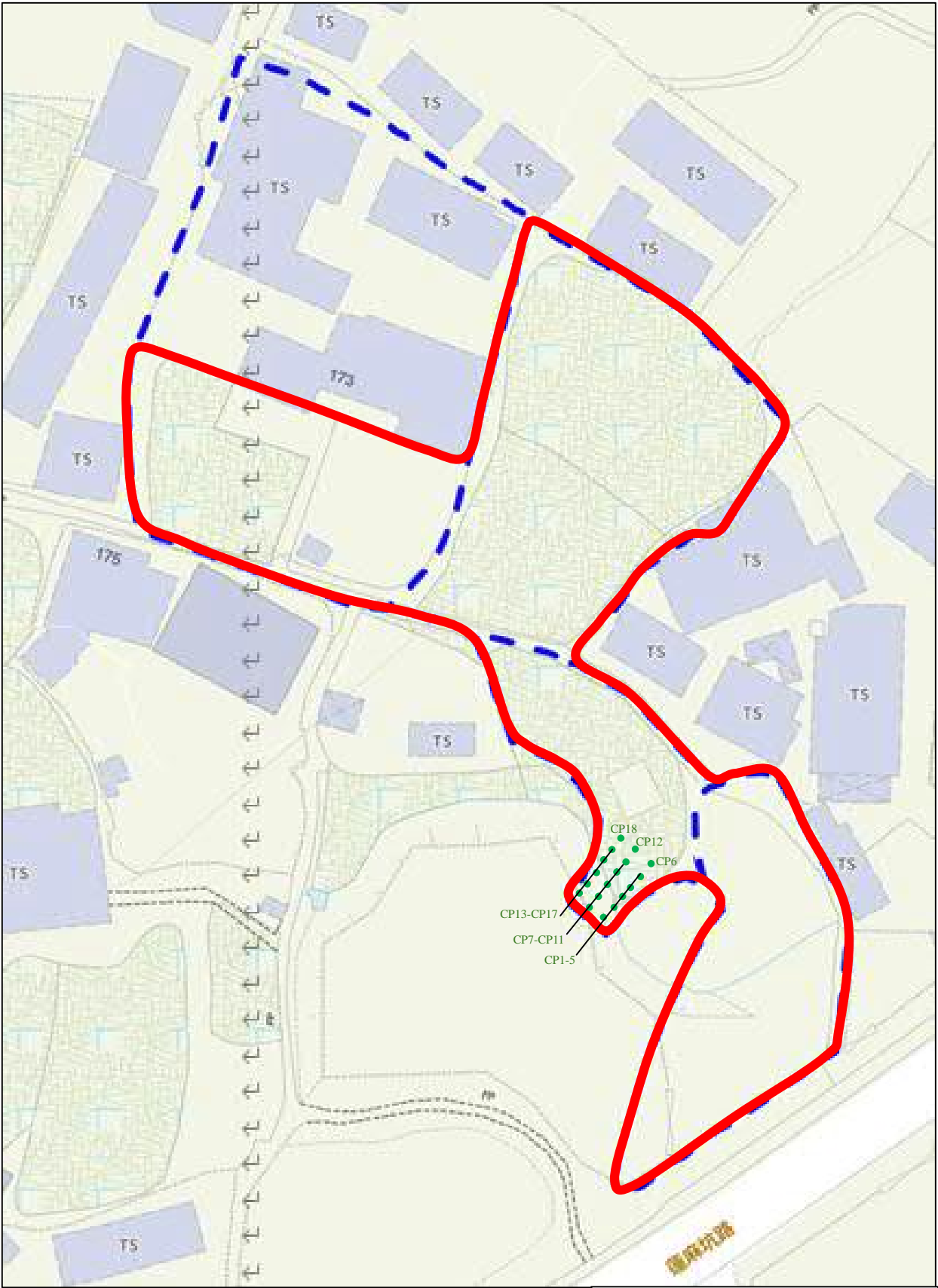
CONTENTS

<i>1</i>	<i>OBJECTIVE</i>	<i>2</i>
<i>2</i>	<i>LOCATION PLAN OF COMPENSATORY TREES</i>	<i>3</i>
<i>3</i>	<i>THE REPLANTING AREA</i>	<i>4</i>
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<i>5</i>	<i>SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING</i>	<i>7</i>

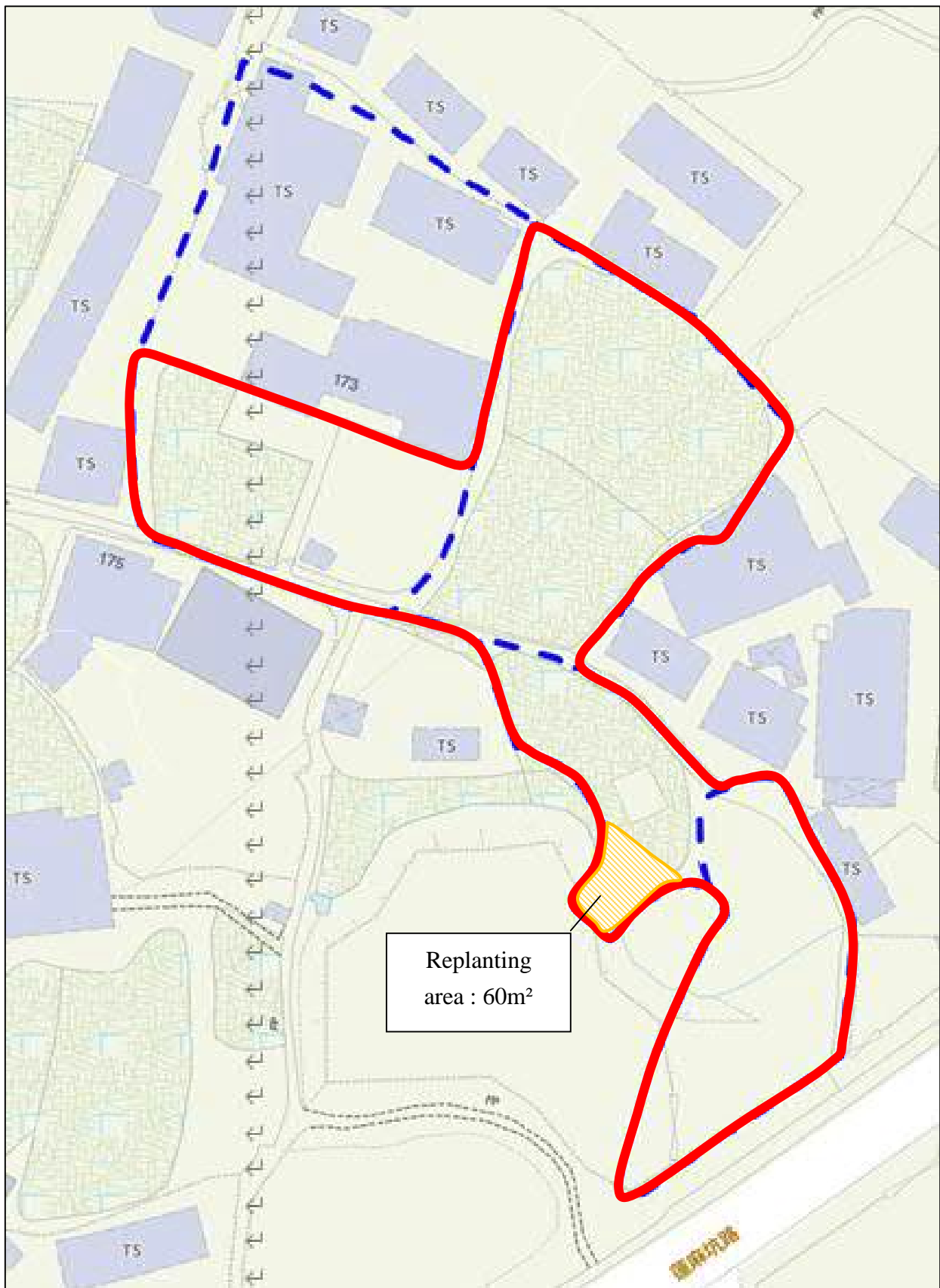
1 OBJECTIVE

In accordance with Practice Note No. 6/2023 (Tree Preservation and Tree Removal Application for Building Development in Private Projects) from Lands Administration Office of Lands Department, it is understood that the general principle of implementing compensatory tree planting is of a ratio not less than 1:1 in terms of quantity. According to proposed layout plan, the site is fully occupied by facilities. We recommend replanting 10 whip tree and 8 standard trees within the Lot.

2 LOCATION PLAN OF COMPENSATORY TREES



3 THE REPLANTING AREA



4 RECOMMAND COMPENSATORY TREES

- Replanting area : 60m²
- The gradient of the landscape: 0°

4.1 Species

Ø 5 nos. of *Syzygium nervosum* (水翁) CP7-11

Ø 3 nos. of *Osmanthus fragrans* (桂花) CP6, 12 ,18

- DBH(mm): 60 (standard tree)
- Height(m): 3
- Spread(m): 1
- Live-crown ratio (%): 50
- Rootball: A rootball at least 450 mm in diameter and 300 mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

4.2 Species

Ø 10 nos. of *Polyspora axillaris* (大頭茶) : CP1-5, CP13-17

- DBH(mm): 15 (whip tree)
- Height(m): 1.5
- Spread(m): 0.5
- Live-crown ratio (%): 50
- Rootball: A rootball at least 125mm in diameter and 200mm deep
- Surface treatment: the recipient tree pits will be backfilled with the mixture of 1 part of soil condition with 4 parts of existing soil
- Alinement: 2 meters centre apart will be proposed between the compensatory and existing trees for having better development. Also the compensation trees will be planted at least 1.2m from drainage, channel and curb.
- Depth of soil: at least 1.2m excluding drainage layer

5 SUMMARY OF PROPOSED PLANTING SPECIES FOR COMPENSATORY PLANTING

<i>Summary of Proposed Planting Species for Compensatory Planting</i>							
Location	Species	DBH (mm)	Crown Spread (m)	Overall Height (m)	Quantity (nos.)	Live-crown ratio (%)	Planting Matrix
Agricultural area	<i>Polyspora axillaris</i> (大頭茶)	15	0.5	1.5	10	50	2m centre apart
Agricultural area	<i>Osmanthus fragrans</i> (桂花)	50	1	3	3	50	2m centre apart
Agricultural area	<i>Syzygium nervosum</i> (水翁)	50	1	3	5	50	2m centre apart
Total					18		

Response to DSD's comments (MKT37) - 2 September 2024

1. Our previous comments (a) & (c) have not been addressed. The applicant should identify the existing streamcourse within the site and study for mitigation measures. For clarity, I mark the concerned streamcourse on plan for reference.	Please see the enclosed photos and Revised Figure 3.
2. Our previous comment (d) have not been addressed. The discharge path, from CP15 to the downstream streamcourse, and the flow path of the downstream streamcourse still cannot be clearly identified in the drainage plan. With increase of impermeable surface area, there would be additional surface runoff to be discharged to the existing streamcourse. Please evaluate if the existing drainage downstream have adequate capacity and satisfactory condition to cater for the discharge from the development.	<p>As we are not be able to obtain the drainage design for the existing streamcourse from DSD, we have made the assumption:</p> <ol style="list-style-type: none">1. based on the survey map from Lands D, the catchment area of existing streamcourse is at least 54816m² (see Figure A);2. for soil surface, it is assumed that the value of run-off co-efficient (k) is taken as 0.7.3. Refer to our previous drainage design submission, the area of the entire catchment of is approximately 5,100m and Q was 24,650 l/min;4. if use k = 0.7, Q was 17,255 l/min, compared to impermeable surface, the additional surface runoff is about 7,395 l/min;5. Q for existing downward streamcourse is over 200,000 l/min6. is is therefore, the additional surface runoff (7,395 l/min) compared to the existing surface runoff (200,992 l/min) of downstream is insignificant.
3. Please improve the readability and clarity of the labels/designations on drainage plan.	Noted.
4. Please advise if boundary wall/fencing will be erected and if they would interfere with overland flow from external catchment area.	The hoarding erected along the boundary will be cut and maintain 100mm "gap" from the ground level in order not to block the overland flow from the external catchment area.

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

Drainage Proposal

1.1 Existing Situation for Downstream Streamcourse

A. Site particulars

1.1.1 The catchment area is at least 54,816m² (see Figure A).

B. Level and gradient of the downstream streamcourse

1.1.3 It is sloping from south to north from about +61.1mPD to +9.9mPD.

1.2 Runoff Estimation

1.2.1 Rational method is adopted for estimating the designed run-off

$$Q = k \times i \times A / 3,600$$

Assuming that:

- i. The area of the entire catchment is approximately 54,816m²;
- ii. For conservative reason, it is assumed that the value of run-off co-efficient (k) is taken as 1.

$$\text{Difference in Land Datum} = 61.1\text{m} - 9.9\text{m} = 51.2\text{m}$$

$$L = 354.37\text{m}$$

$$\therefore \text{Average fall} = 51.2\text{m in } 354.37\text{m} \text{ or } 1\text{m in } 6.921\text{m}$$

According to the Brandsby-Williams Equation adopted from the “Stormwater Drainage Manual – Planning, Design and Management” published by the Drainage Services Department (DSD),

$$\text{Time of Concentration (t}_c\text{)} = 0.14465 [L / (H^{0.2} \times A^{0.1})]$$

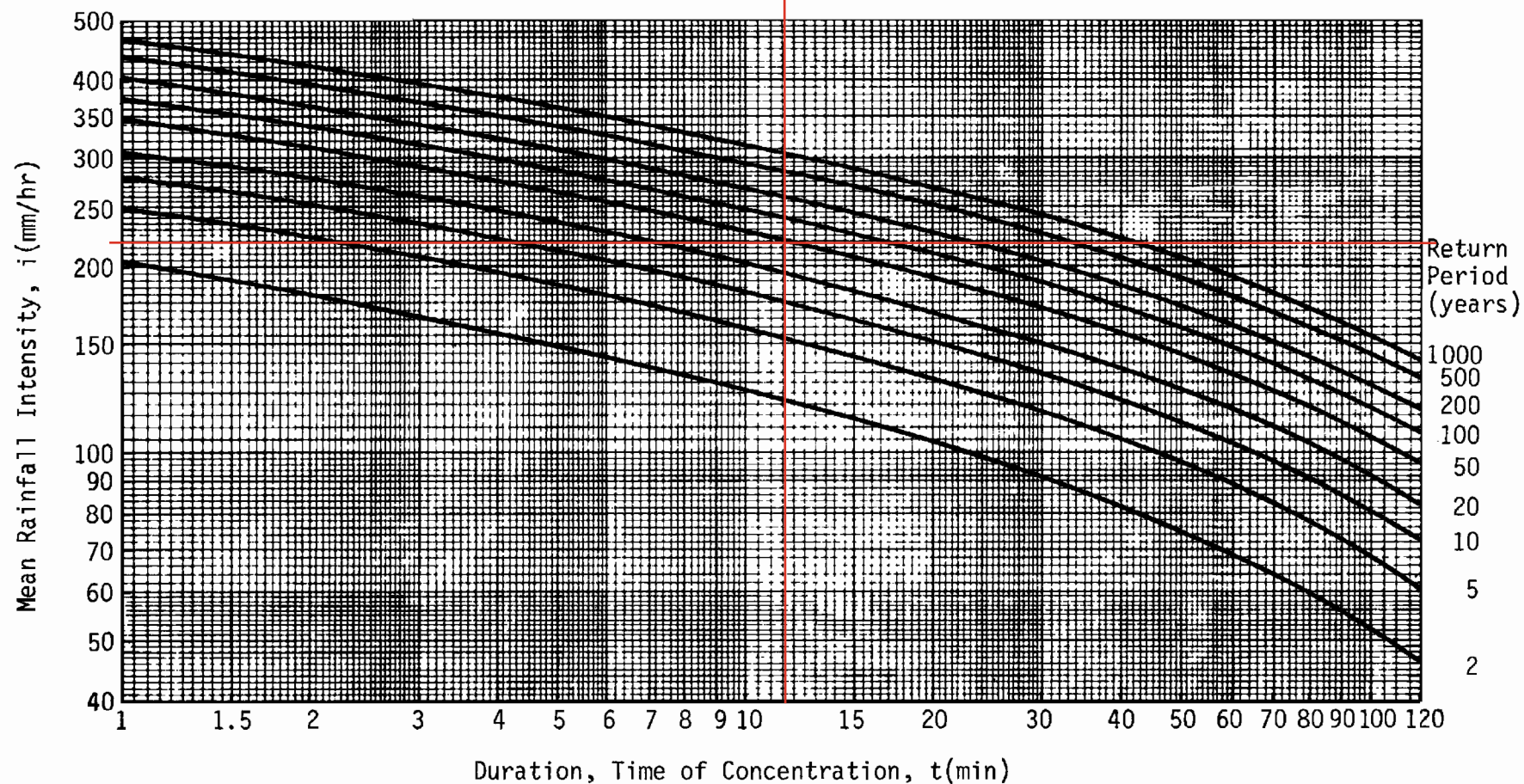
$$t_c = 0.14465 [354.37 / (6.921^{0.2} \times 54816^{0.1})]$$

$$t_c = 11.69 \text{ minutes}$$

With reference to the Intensity-Duration-Frequency Curves provided in the abovementioned manual, the mean rainfall intensity (i) for 1 in 50 recurrent flooding period is found to be 220 mm/hr

$$\text{By Rational Method, } Q_1 = 1 \times 220 \times 54,816 / 3,600$$

$$\therefore Q_1 = 3349.87 \text{ l/s} = 200,992 \text{ l/min}$$



Note : The intensity-duration rainfall curves are from Peterson & Kwong (1981) - A design rainstorm profile for Hong Kong, Technical Note No. 58, Royal Observatory, Hong Kong. Data from tilting siphon records 1947-1980 (Royal Observatory) and instantaneous rate-of-rainfall records 1952-1980 (King's Park).

Figure 8.2 - Curves Showing Duration and Intensity of Rainfall in Hong Kong for Various Return Periods

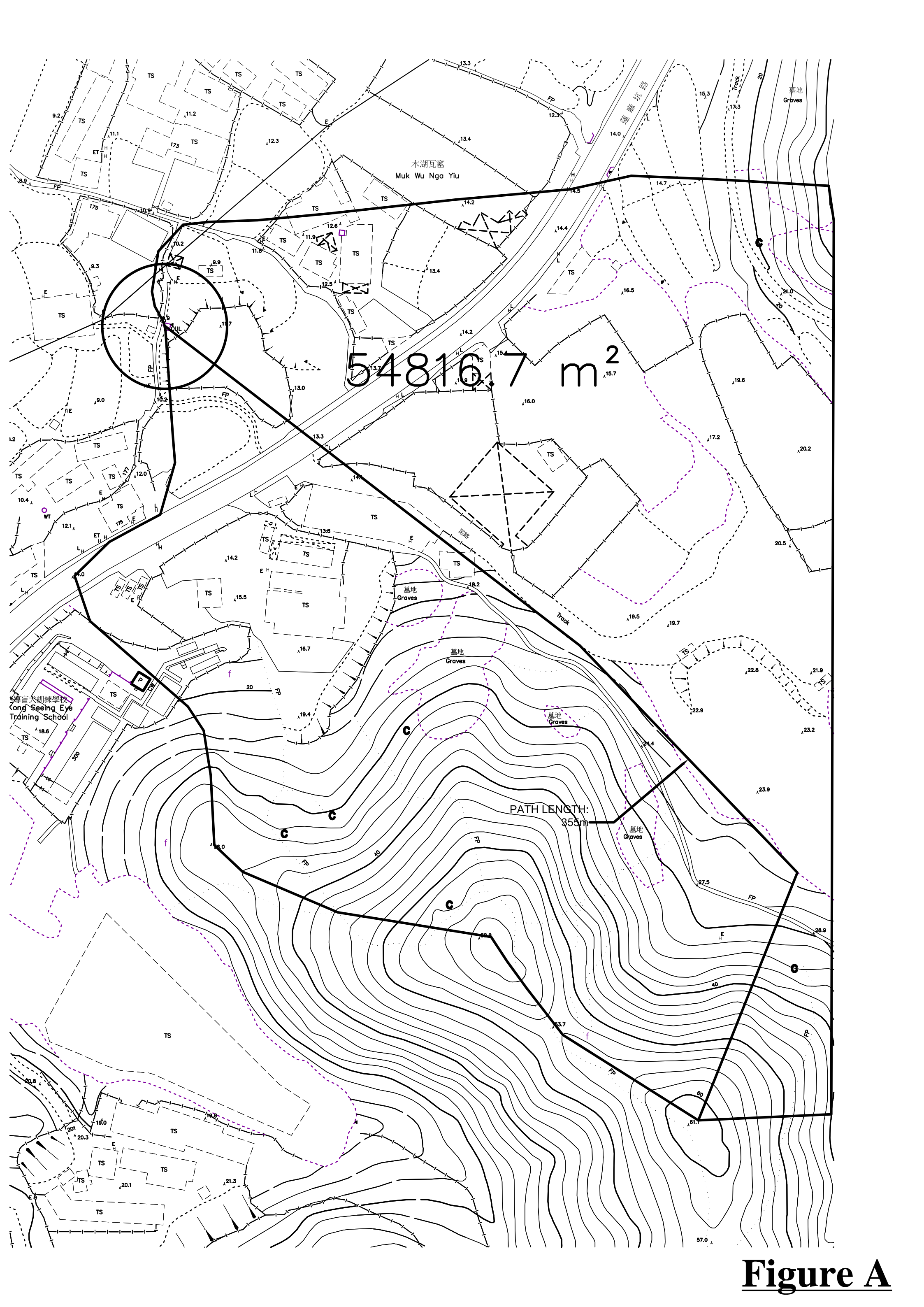


Figure A

RECORD PHOTOGRAPHS



Photo View - P1
(Existing streamcourse blocked by other lot owner)

Taken at: 12 November 2024



Photo View - P2

Taken at: 12 November 2024

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lot 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, NT

RECORD PHOTOGRAPHS



Photo View - P3

Taken at: 12 November 2024

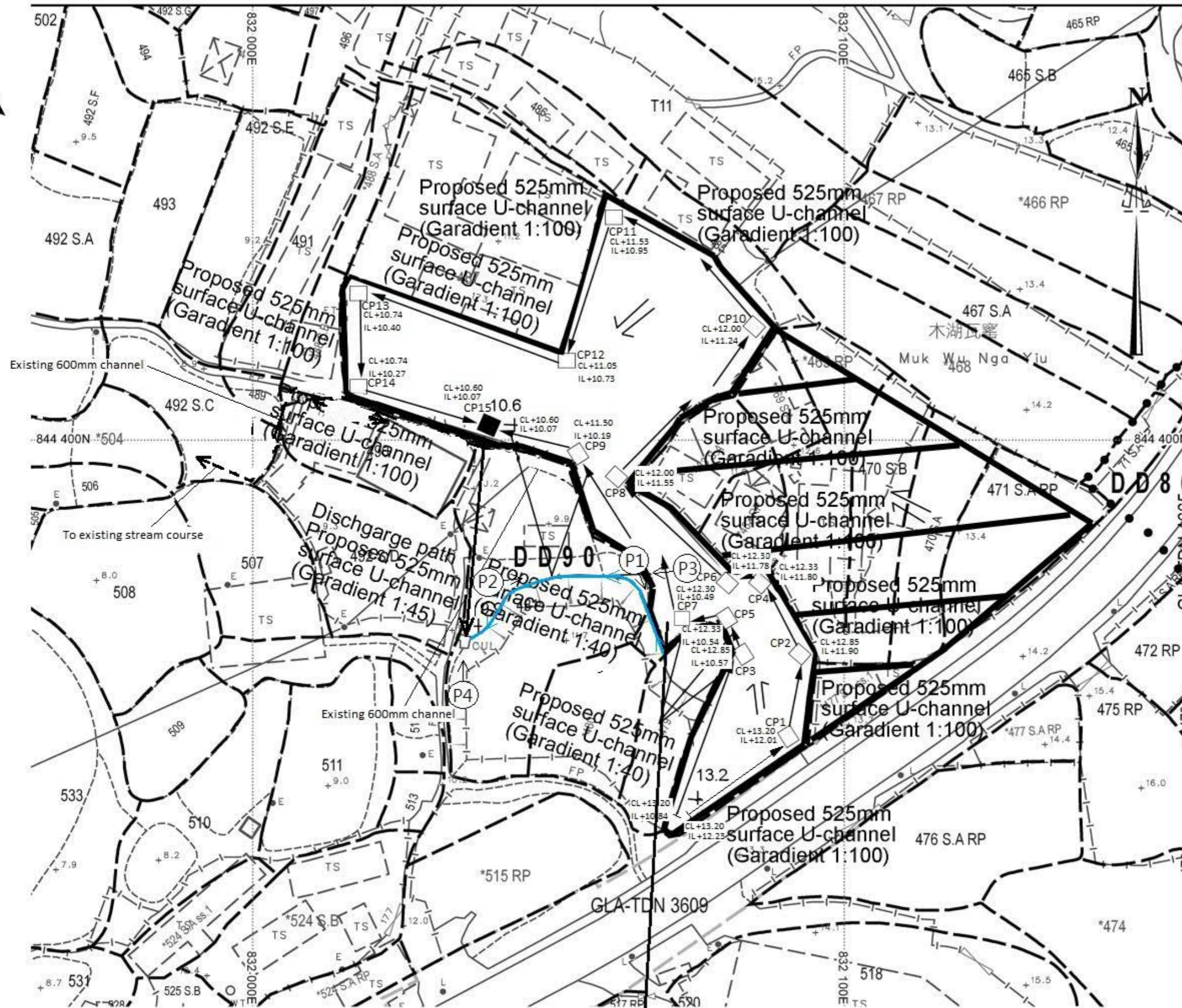


Photo View - P4 (Existing CUL)

Taken at: 12 November 2024

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lot 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling, NT

N



Proposed U-channel and catchpit will be constructed
3m away from the existing streamcourse

Drawing No.

Figure 3

Project

Proposed Temporary
Warehouse for Storage
of Food Provisions for
a Period of 3 Years and
Filling of Land at Lots
478 S.A RP, 482 (Part),
484 & 487 (Part) in D.D.
90, Lin Ma Hang Road,
Ta Kwu Ling, N.T.

Drawing Title

Proposed Drainage
Plan

Scale

1:1000

Remarks

- + 12.5 Level (in mPD)
- Proposed catchpit
- ← Flow of surface runoff
- Catchpit with sand trap
- ▨ External catchment
- Ⓟ Photo view
- Existing streamcourse

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

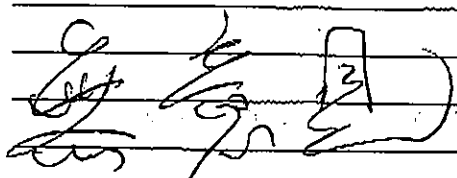
By Fax : 2877 0245 or 2522 8426

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

有關的規劃申請編號 The application no. to which the comment relates
A/NE-MKT/37

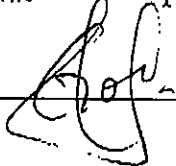
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date 2024.5.3

From:
Sent: 2024-05-07 星期二 20:23:24
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 就 AINE-MKT/37 的申請表達有關意見

您好，我是該區居民蔡先生，而本次去信規劃署是想對這次[擬議臨時貨倉存放食品（為期3年）和相關填土工程]的申請表達相關的意見。而以下我主要有兩點的意見，分別是相關噪音及環境等的意見。

首先，在嘈音相關方面，我認為本次的申請會對該區居民造成噪音的問題，滋擾居民的日常生活。因為本次 AINE-MKT/37 申請是擬議臨時貨倉存放食品（為期3年）和相關填土工程，而因為建立臨時食品的關係，屆時會有許多的大型車輛的出入，而大型車輛行駛會產生大量的噪音。另外，有關填土工程方面，因為填土工程亦同時會用到相關的工具，在進行填土工程時，使用有關的器材會發出相對的噪音，會對居民造成滋擾及噪音污染，對居民的日常生活造成影響。例如影響休息及睡眠，長期以來更會對該區居民聽力受損及造成一定的精神壓力。

除此之外，在環境方面，因為大型車輛出入的關係。當車輛行駛時會產生大量的廢氣，會對該地區空氣質素有影響，造成空氣污染。另外，因為會相關填工程在工程進行時會揚起塵土，塵粒會隨著空氣飄散到不同的地方。因此亦會造成空氣污染的環境問題。同時，因為會造成空氣污染的問題，若果居民生活在長期有空氣污染問題的地區，會危害居民的健康。例如：會染上呼吸道疾病等等。

最後，以上兩點就是我對 AINE-MKT/37 的申請的主要意見，同時亦感謝規劃署給我對 AINE-MKT/37 的申請提供意見的機會。若規劃署需要聯絡本人，可透過以下的方式。

電話:

email:

謹啟

蔡先生

3

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

From:
Sent: 2024-05-16 星期四 16:06:08
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on three planning applications
Attachment: 240516 s16 MKT 36 & 37.pdf; 240516 s16 KTN 1011.pdf

Dear Sir/ Madam,

Attached please see our comments regarding THREE applications. There are TWO pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Also, please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Email Disclaimer:

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

16th May, 2024.

By email only

Dear Sir/ Madam,

Proposed Temporary Vehicle Repair Workshop and Open Storage of Vehicles
(Coaches Only) for a Period of 3 Years
(A/NE-MKT/36)

&

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3
Years and Associated Filling of Land
(A/NE-MKT/37)

1. We refer to the captioned.
2. There is a rejected application (A/NE-MKT/26; Proposed Temporary Warehouse for Storage of Electronic Products and Open Storage of Packaging Tools for a Period of 3 Years and Associated Filling of Land; review application rejected in 2023) covering the site of A/NE-MKT/36; the reasons for the rejection are as follows:

(a) the proposed uses are not in line with the planning intention of the "Agriculture" zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. There is no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis;

(b) the applicant fails to demonstrate that the proposed uses would not generate adverse traffic and environmental impacts on the surrounding areas.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

3. The captioned applications are within the same Agriculture (AGR) zone. They are unlikely to be in line with the planning intention of the AGR zone and we urge the Board to reject both applications.

4. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:

Sent:

2024-05-17 星期五 13:41:27

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

就 A/NE-MKT/37 的申請提出相關意見

您好，我是居住在該區的周小姐，本次去信的目的是就就 A/NE-MKT/37 的申請提出相關意見。我認為農地改建貨倉會影響生態環境。而且附近亦有許多居民居住，建貨倉有大型車輛進出會造成危險同影響周圍環境，希望規劃署重視。謝謝！

From:

Sent: 2024-05-20 星期一 03:08:41

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

Subject:

A/NE-MKT/37

Lots 478 S.A RP, 482 (Part), 484 and 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling

Site area: About 2,950sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Food Provisions / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So because the applicant is too 'gu hon' to pay for available lots on appropriately zoned lots, more agriculture land is to be trashed in order to increase the amount the extent of brownfield operations into districts previously not used for this purpose.

With frequent applications to rezone industrial space to other uses, it is clear that there is more than sufficient supply of warehouse facilities in the territory.

In line with government pledges to phase out brownfield operations, PlanD and members of the board must restrict warehouse operations to those areas designated for this use.

Application should be rejected.

Mary Mulvihill

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

From:
Sent: 2024-05-21 星期二 10:36:29
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc:
Subject: Comments on the Section 16 Application No. A/NE-MKT/37
Attachment: TPB20240521(MKT37).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

21st May 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-MKT/37

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4, the planning intention of AGR zone “*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*”. From the figures in the application, it seems that the entire site will be covered by structures and filled in future. No sufficient details are available to demonstrate how these measures can ensure protection of agricultural land. We do not think such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: The entire site would be filled for warehouse for storage of food provisions, loading/unloading spaces of medium/heavy goods vehicles. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



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The Conservancy Association

- Potential adverse drainage impact: We worry that the proposed land filling activity would largely change the hydrology of the site, and such change would affect the adjacent residential settlements and other temporary uses.
- Noise nuisance: We are doubtful that current arrangement would reduce noise nuisance on residential settlements in the west of the site. The fact is that the proposed warehouse is still located close to those residential settlements. Highly likely the subject site boundary is within 100m from the nearest residential house, and heavy/medium vehicle traffic is expected to travel along the access road within 50m from the nearest sensitive uses.

Yours faithfully,

The Conservancy Association

F.L 1

7

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

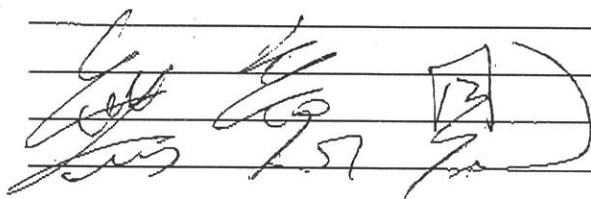
By e-mail : tpbpd@pland.gov.hk

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

A/NE-MKT/37 Received on 31/07/2024

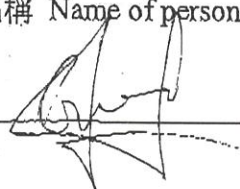
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



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

簽署 Signature



日期 Date

2024.8.20

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

8

From:

Sent:

2024-08-15 星期四 12:21:15

To:

tpbpd/PLAND <tpbpd@pland.gov.hk>

Subject:

向 A/NE-MKT/37 提意見

本人周秀娟向 A/NE-MKT/37 提出意見，反對農地興建貨倉，第一興建貨倉會影響生態環境。第二附近亦有好多村民居住，興建貨倉會有大型車輛出入造成村民出入危險。希望規劃委員會重視，謝謝！

敬啟者

9

城市規劃委員會 收

本人就上述申請編號 A/NE-MKT/3T
提出意見，本人和附近的村民都反對
在農地上興建臨時貨倉，因為興建
貨倉需要填土，填土會造成污染環境
還會在雨季造成水浸，最大的影響就
是把整個綠化生態環境都被摧毀
所以有請城規會慎重處理上述申請



蔡傳量

15 - 8 - 2024

From:
Sent: 2024-08-21 星期三 20:43:39
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: 就 A/NE-MKT/37 申請提出意見一事

您好，我是該區居民蔡先生，而本次去信規劃署是想對這次[擬議臨時貨倉存放食品（為期3年）和相關填土工程]的申請表達相關的意見。而以下我主要有兩點的意見，分別是相關噪音及環境等的意見。

首先，在嘈音相關方面，我認為本次的申請會對該區居民造成噪音的問題，滋擾居民的日常生活。因為本次 A/NE-MKT/37 申請是擬議臨時貨倉存放食品（為期3年）和相關填土工程，而因為建立臨時食品的關係，屆時會有許多的大型車輛的出入，而大型車輛行駛會產生大量的噪音。另外，有關填土工程方面，因為填土工程亦同時會用到相關的工具，在進行填土工程時，使用有關的器材會發出相對的噪音，會對居民造成滋擾及噪音污染，對居民的日常生活造成影響。例如影響休息及睡眠，長期以來更會對該區居民聽力受損及造成一定的精神壓力。

除此之外，在環境方面，因為大型車輛出入的關係。當車輛行駛時會產生大量的廢氣，會對該地區空氣質素有影響，造成空氣污染。另外，因為會相關填工程在工程進行時會揚起塵土，塵粒會隨著空氣飄散到不同的地方。因此亦會造成空氣污染的環境問題。同時，因為會造成空氣污染的問題，若果居民生活在長期有空氣污染問題的地區，會危害居民的健康。例如：會染上呼吸道疾病等等。

最後，以上兩點就是我對 A/NE-MKT/37 的申請的主要意見，同時亦感謝規劃署給我對 A/NE-MKT/37 的申請提供意見的機會。若規劃署需要聯絡本人，可透過以下的方式。

電話

email:

謹啟

蔡先生

From:
Sent: 2024-08-23 星期五 11:09:41
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Comments on the Section 16 Application No. A/NE-MKT/37
Attachment: TPB20240823(MKT37).pdf

Dear Sir/Madam,

Please refer to the attachment for the captioned.

Yours faithfully,
Ng Hei Man (Mr.)
Campaign Manager
The Conservancy Association

T:

D:

F:

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

23rd August 2024

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

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

Dear Sir/Madam,

Comments on the Section 16 Application No. A/NE-MKT/37

The Conservancy Association OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the draft Man Kam To Outline Zoning Plan (OZP) No. S/NE-MKT/4, the planning intention of AGR zone “*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*”. From the figures in the application, it seems that the entire site will be covered by structures and filled in future. No sufficient details are available to demonstrate how these measures can ensure protection of agricultural land. We do not think such plan is in line with the planning intention.

2. Adverse environmental impact

We worry that there would be several potential adverse environmental impacts:

- No plans on land recovery: The entire site would be filled for warehouse for storage of food provisions, loading/unloading spaces of medium/heavy goods vehicles. However, no details are available to illustrate how the land would be recovered after the proposed temporary use.



長春社

Since 1968

The Conservancy Association

- Potential adverse drainage impact: We worry that the proposed land filling activity would largely change the hydrology of the site, and such change would affect the adjacent residential settlements and other temporary uses.
- Noise nuisance: We are doubtful that current arrangement would reduce noise nuisance on residential settlements in the west of the site. The fact is that the proposed warehouse is still located close to those residential settlements. Highly likely the subject site boundary is within 100m from the nearest residential house, and heavy/medium vehicle traffic is expected to travel along the access road within 50m from the nearest sensitive uses.

Yours faithfully,

The Conservancy Association

敬愛城市規劃委員會：

12

本人黃桂就上述申請編號 A/NE-MKT

137 提出意見，反對在該農地興建貨倉，因為污染環境、填土會造成水浸，附近，亦有許多村民居住，興建貨倉有大型車輛，造成村民出入危險。請規劃處不好批給他（她）做貨倉。多謝。



黃桂田

2024年8月24日

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

From:
Sent: 2024-08-28 星期三 17:35:23
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: KFBG's comments on four planning applications
Attachment: 240828 s16 TKL 763.pdf; 240828 s16 MKT 37 & 39.pdf; 240828 s16 KTN 1042.pdf

Dear Sir/ Madam,

Attached please see our comments regarding FOUR applications. There are THREE pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Please do not disclose our email address.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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The information contained in this e-mail (including any attachments) is confidential and is intended solely for the addressee. If you are not the intended recipient, please notify the sender immediately and delete this e-mail from your system. Any unauthorised use, disclosure, copying, printing, forwarding or dissemination of any part of this information is prohibited. KFBG does not accept responsibility and shall not be liable for the content of any e-mail transmitted by its staff for any reason other than bona fide official purposes. There is no warranty that this e-mail is error or virus free. You should not rely on any information that is not transmitted via secure technology.

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

28th August, 2024.

By email only

Dear Sir/ Madam,

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3
Years and Associated Filling of Land**
(A/NE-MKT/37)

&

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period
of 3 Years and Associated Filling of Land**
(A/NE-MKT/39)

1. We refer to the captioned.
2. We urge the Board to investigate with relevant authorities as to whether the Agriculture (AGR)-zoned areas surrounding/ near the sites, and the sites themselves, are still arable. This is important to be considered as the approval of any of these applications would set a precedent for other similar applications within this area. We urge the Board to consider the potential cumulative impacts of approving any of these applications on the surroundings and this AGR zone.
3. We also urge the Board to seriously calculate with relevant authorities as to how many sites under AGR zone have been gradually turned into sites for brownfield operation over the past years through the approval of 'temporary' use(s). Again, we urge the Board to seriously consider whether or not it is appropriate to allow more and more AGR-zoned areas to be occupied by non-agricultural uses (even temporary), under the context that at present 'Construction of Ecological Civilisation' has become our National Policy.



嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

4. We urge the Board to reject these applications as they are unlikely to be in line with the planning intention of the AGR zone.
5. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

From:
Sent: 2024-08-29 星期四 03:24:51
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Re: A/NE-MKT/37 DD 90 Lin Ma Hang Road

Dear TPB Members,

Note that the images of the many trees to be felled cleverly focuses on their weaker aspects. I have been to the location and found lots of healthy flora and fauna.

In addition there is the issue of the watercourse.

This is clearly a site that should not be excavated.

Members should reject the application. There are hundreds of existing brownfield sites the operator can relocate to.

Moreover, media has frequent reports on vacancies in industrial buildings. A food storage business should be located in premises that are already equipped with facilities that ensure the safe conditions required for such business.

Mary Mulvihill

From:
To: tpbpd <tpbpd@pland.gov.hk>
Date: Monday, 20 May 2024 3:08 AM HKT

A/NE-MKT/37

Lots 478 S.A RP, 482 (Part), 484 and 487 (Part) in D.D. 90, Lin Ma Hang Road, Ta Kwu Ling

Site area: About 2,950sq.m

Zoning: "Agriculture"

Applied use: Warehouse for Storage of Food Provisions / 2 Vehicle Parking / **Filling of Land**

Dear TPB Members,

So because the applicant is too 'gu hon' to pay for available lots on appropriately zoned lots, more agriculture land is to trashed in order to increase the amount the extent of brownfield operations into districts previously not used for this purpose.

With frequent applications to rezone industrial space to other uses, it is clear that there is more than sufficient supply of warehouse facilities in the territory.

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

In line with government pledges to phase out brownfield operations, PlanD and members of the board must restrict warehouse operations to those areas designated for this use.

Application should be rejected.

Mary Mulvihill