

2025年 2月 3日

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

This document is received on -3 FEB 2025.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

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

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

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

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

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

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

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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



2500152

17/1

By hand

Form No. S16-III 表格第 S16-III

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-MKT/42
	Date Received 收到日期	-3 FEB 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

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

Fancy Spot Limited 綽展有限公司

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

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

R-riches Property Consultants Limited 盈卓物業顧問有限公司

### 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 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ta Kwu Ling, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 5,424 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 5,369 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... N/A ..... sq.m 平方米 <input type="checkbox"/> About 約



(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Man Kam To OZP No.: S/NE-MKT/5
(e) Land use zone(s) involved 涉及的土地用途地帶	"Recreation" Zone
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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



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

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&

- ☒ posted notice in a prominent position on or near application site/premises on  
10/12/2024 - 24/12/2024 (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 02/01/2025 (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



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

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

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展

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

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

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

Proposed uncovered land area 擬議露天土地面積 ..... 2,689 .....sq.m ☒ About 約

Proposed covered land area 擬議有上蓋土地面積 ..... 2,735 .....sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 ..... 3 .....

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

Proposed non-domestic floor area 擬議非住用樓面面積 ..... 5,369 .....sq.m ☒ About 約

Proposed gross floor area 擬議總樓面面積 ..... 5,369 .....sq.m ☒ About 約

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

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	2,634 m <sup>2</sup> (ABOUT)	5,268 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	WASHROOM AND SITE OFFICE	78 m <sup>2</sup> (ABOUT)	78 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR LUL	25 m <sup>2</sup> (ABOUT)	25 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		2,735 m <sup>2</sup> (ABOUT)	5,369 m <sup>2</sup> (ABOUT)	
D.G.G. - DANGEROUS GOODS GODOWN				

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 ..... 4

Motorcycle Parking Spaces 電單車車位 ..... N/A

Light Goods Vehicle Parking Spaces 輕型貨車泊車位 ..... N/A

Medium Goods Vehicle Parking Spaces 中型貨車泊車位 ..... N/A

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 ..... N/A

Others (Please Specify) 其他 (請列明) .....

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

Taxi Spaces 的士車位 ..... N/A

Coach Spaces 旅遊巴車位 ..... N/A

Light Goods Vehicle Spaces 輕型貨車車位 ..... 2

Medium Goods Vehicle Spaces 中型貨車車位 ..... 2

Heavy Goods Vehicle Spaces 重型貨車車位 ..... N/A

Others (Please Specify) 其他 (請列明) ..... Container Vehicle Spaces 2



Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holiday. ..... .....																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Accessible from Ping Che Road via a local access ..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>																															
	No 否																																
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話, 請另頁註明可盡量減少可能出現不良影響的措施, 否則請提供理據/理由。)																																	
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... No 否 <input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	<input 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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約 No 否 <input checked="" 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 border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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	<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>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(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>

**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）。

Please refer to the supplementary statement.

**8. Declaration 聲明**

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Matthew NG

Planning and Development Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 MRTPI, MPPIA, CMILT

on behalf of

代表

R-riches Property Consultants Limited 盈卓物業顧問有限公司

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

Date 日期

13/01/2025 (DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

1. 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。

2. 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。

3. 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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ta Kwu Ling, New Territories
Site area 地盤面積	5,424 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Man Kam To OZP No.: S/NE-MKT/5
Zoning 地帶	"Recreation" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	5,369 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.99 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	3	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5 - 13 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1 - 2	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	50 % <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		4
	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) <hr/>		4 N/A N/A N/A N/A
(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 loading/unloading bays/lay-bys 上落客貨車位／停車處總數		6
	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) Container Vehicle Spaces <hr/>		N/A N/A 2 2 N/A 2

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plan; Zoning plan; Land status plan; Location plan and land status plan of the original premises; Plans showing KTN/FLN NDA and their land resumption phases; Aerial photo of the site; Plans showing details of tenants and proposed structures and Swept-path analysis		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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



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**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS IN “RECREATION” ZONE,**

**VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Fancy Spot Limited**

Consultancy Team

**R-riches Property Consultants Limited**

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 82, Ta Kwu Ling, New Territories* (the Site) for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**' (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Draft Man Kam To Outline Zoning Plan (OZP) No.: S/NE-MKT/5. The Site occupies an area of 5,424 m<sup>2</sup> (about). 3 structures are proposed at the Site for warehouse (excluding dangerous goods godown (D.G.G.)), washroom, site office and rain shelter for loading/unloading (L/UL) bays with total gross floor area (GFA) of 5,369 m<sup>2</sup> (about). The remaining area is reserved for vehicle parking, L/UL spaces and circulation area.
- The Site is accessible from Ping Che Road via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
  - the applicant's original premises are affected by land resumption for the development of the Kwu Tung North New Development Area (KTN NDA) and Fanling North NDA (FLN NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied uses are the same as the original premises;
  - the proposed development is not incompatible with surrounding land uses; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the "REC" zone.
- Details of development parameters are as follows:

Site Area	5,424 m <sup>2</sup> (about)
Covered Area	2,735 m <sup>2</sup> (about)
Uncovered Area	2,689 m <sup>2</sup> (about)
Plot Ratio	0.99 (about)
Site Coverage	50% (about)
Number of Structure	3
Total GFA	5,369 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,369 m <sup>2</sup> (about)
Building Height	5 m to 13 m (about)
No. of Storey	1 - 2



**行政摘要** (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，向城市規劃委員會提交有關新界粉嶺打鼓嶺丈量約份第 82 約多個地段的規劃申請，於上述地點作「**擬議臨時貨倉 (危險品倉庫除外) 連附屬設施 (為期 3 年)**」(擬議發展)。
- 申請地點所在的地區在《文錦渡分區計劃大綱草圖編號 S/NE-MKT/5》上劃為「康樂」地帶。申請地盤面積為 5,424 平方米 (約)。申請地點將設 3 座構築物作貨倉 (危險品倉庫除外)、洗手間、辦公室以及上落貨位之避雨棚用途，總樓面面積合共為 5,369 平方米 (約)，申請地點的其餘地方將預留作車輛停泊／上落貨位及流轉空間。
- 申請地點可從坪輦路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 申請人原來的經營處所分別受到「古洞北新發展區」及「粉嶺北新發展區」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與申請人先前受影響的發展場地用途一致；
  - 擬議發展與周邊地方的用途並非不協調；及
  - 擬議發展只屬臨時性質，批出規劃許可則不會影響「康樂」地帶的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	5,424 平方米 (約)
上蓋總面積：	2,735 平方米 (約)
露天地方面積：	2,689 平方米 (約)
地積比率：	0.99 (約)
上蓋覆蓋率：	50% (約)
樓宇數目：	3 座
總樓面面積	5,369 平方米 (約)
住用總樓面面積：	不適用
非住用總樓面面積：	5,369 平方米 (約)
構築物高度：	5 米至 13 米 (約)
構築物層數：	1 - 2 層

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Property Consultants Limited** has been commissioned by **Fancy Spot Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ta Kwu Ling, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for '**Proposed Temporary Warehouse (Excluding Dangerous Goods with Ancillary Facilities for a Period of 3 Years)**'. The Site currently falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "REC" zone, which require planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings are provided with the planning statement (**Plans 1 to 11 and Appendices I and II**). Other assessments to mitigate potential adverse impacts will be submitted, if required, at a later stage for the consideration of relevant Government Bureaux/Departments and members of the Board.

## 2. JUSTIFICATIONS

To facilitate the relocation of the applicant's business premises affected by KTN and FLN NDAs

- 2.1 The current application is intended to facilitate the relocation of the existing business operators' affected premises (namely Tenants A to C, of which all tenants are under the same company, i.e. **Fancy Spot Limited**, which is also the applicant of this planning application) due to land resumption and to pave way for various government projects including the development of KTN NDA and FLN NDA (**Appendix I** and **Plan 4**).
- 2.2 The affected premises of Tenants A currently fall within areas zoned as "Residential (Group B)" ("R(B)"), "Open Space" ("O") and area shown as 'Road' on the Approved Kwu Tung North OZP No.: S/KTN/4; the affected premises of Tenants B and C currently fall within areas zoned as "Residential (Group A)5" ("R(A)5") and "R(B)" on the Approved Fanling North OZP No.: S/FLN/4 (**Appendix I** and **Plan 5**). Details of the tenants' original premises are summarised at **Appendix I** and **Table 1** below:

**Table 1** – Details of Tenants' Original Premises

Tenant	Location	OZP	Zoning	Development Involved
<b>Tenant A</b>	Government Land near Kwu Tung <i>(formerly various lots in D.D. 95, Kwu Tung; resumed by the Government in 2024)</i>	S/KTN/4	"R(B)", "O" and area shown as 'Road'	KTN NDA Development (Remaining Phase)
<b>Tenant B</b>	Government Land near Fanling <i>(formerly lots 406 (part) and 428 (part) in D.D. 52, Fanling; resumed by the Government in 2024)</i>	S/FLN/4	"R(A)5"	FLN NDA Development (Remaining Phase)
<b>Tenant C</b>	Government Land near Fanling <i>(formerly various lots in D.D. 52, Fanling; resumed by the Government in 2024)</i>		"R(B)"	

- 2.3 With reference to the implementation programme, all affected premises (Tenants A, B and C) fall within the land resumption limit for the remaining phase development of the KTN NDA and FLN NDA (**Plans 6 and 7**). As the concerned parcels of land have already been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

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

- 2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II and Plan 8**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

*Applied uses are the same as the affected premises*

- 2.5 The proposed development involves the operation of 3 existing tenants of the same company with the same business nature of warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the Site. The applied uses are similar as the affected premises in KTN and FLN. The total site area designated for Tenants A to C at the Site is slightly smaller than the total area of their respective original premises, as Tenants A to C will be incorporated into one single structure for daily operation. Such arrangement would better utilise resources, create a better working environment for the employees and to enhance the overall efficiency of the Site. Details of the difference between the original premises and proposed development are shown at **Appendix I and Table 2** below:

**Table 2 – Differences between the Original Premises and the Site**

Tenants	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	4,330 m <sup>2</sup> (about)	5,424 m <sup>2</sup> (about)	All tenants will incorporate into a single structure
Tenant B	513 m <sup>2</sup> (about)		
Tenant C	484 m <sup>2</sup> (about)		
<b>Total</b>	<b>5,327 m<sup>2</sup> (about)</b>	<b>5,424 m<sup>2</sup> (about)</b>	<b>-97 m<sup>2</sup>, -2%</b>

- 2.6 Portion of the Site is uncovered (i.e. 2,689 m<sup>2</sup> (about), 50% of the Site) and designated for vehicle parking spaces, L/UL spaces and circulation area to support the daily operation of the Site. A substantial amount of circulation space is reserved within the Site so as to enhance the Site's overall efficiency, as well as to minimise any potential adverse traffic impact to the surrounding road network.



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

- 2.7 Although the Site falls within an area zoned "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5, there is no known development proposal for long-term recreational uses at the Site (**Plans 2 and 9**). Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "REC" zone and would better utilise deserted land in the New Territories.
- 2.8 Despite the fact that the proposed development is not in line with the planning intention of the "REC" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "REC" zone.

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

- 2.9 The proposed development situates in a relatively remote area, which is far away from sensitive receivers (**Plans 1, 3 and 9**). The surrounding area is considered to be predominately rural in mix with industrial character comprising brownfield operations, as well as domestic/temporary structures. The proposed development is therefore considered not incompatible with surrounding land uses.
- 2.10 Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects to minimise potential adverse impacts arising from the proposed development.

### **3. SITE CONTEXT**

#### *Site Location*

- 3.1 The Site is located approximately 1.2 km south of Heung Yuen Wai BCP; 2.5 km east of Man Kam To BCP; 12.8 km east of Lok Ma Chau BCP; 7.1 km northeast of Sheung Shui MTR Station; and 7.7 km north of Fanling MTR Station.
- 3.2 The Site is 11.5 km northeast of the original premise of Tenant A; 6.2 km northeast of the original premises of Tenant B; and 6.1 km northeast of the original premises of Tenant C (**Plan 4**).

#### *Accessibility*

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

#### *Existing Site Condition*

- 3.4 The Site is generally flat, fenced, partly vegetated and partly formed (**Plans 1, 3 and 9**).

#### *Surrounding Area*

- 3.5 The Site and its surroundings are mainly vegetated and comprises of open storage yards and temporary structures for residential uses as well as the village settlement of Kan Tau Wai. (**Plans 1, 3 and 9**).
- 3.6 To its immediate north is open storage yards. To its further north are some vacant land covered by vegetation.
- 3.7 To its immediate east is Ping Che Road. Across which are some unused/vacant land covered with vegetation, as well as the site of an approved planning application (No. A/NE-TKLN/38) for public utility installation (sewage pumping station). To its further east are some vacant land covered by vegetation and woodland.
- 3.8 To its immediate south is Ping Yuen River. To its further south are some unused/vacant land covered with vegetation, some temporary structures, warehouses and some open storage yards.
- 3.9 To its immediate west is vacant land covered by vegetation and Ping Yuen River. Across which is village settlements of Fung Wong Wu, and some unused/vacant land covered with vegetation, as well as some vacant land.

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

##### *Zoning of the Site*

- 4.1 The Site falls within an area zoned as "REC" on the Draft Man Kam To OZP No.: S/NE-MKT/5 (**Plan 2**). According to the Notes of the OZP, the applied uses are not Columns 1 nor 2 uses within the "REC" zone, which will require planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "REC" zone is *intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism.*

##### *Previous Application*

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

##### *Similar Application*

- 4.4 There is no similar application for temporary warehouse use within the same "REC" zone in the vicinity of the Site in the past five years. However, across 250m northeast of the Site is the site of an approved planning application (No. A/NE-TKLN/77) for temporary logistic centre, warehouse (excluding D.G.G.) and container vehicle park with ancillary facilities.

##### *Land Status of the Site*

- 4.5 The Site falls entirely on private lots, i.e. *Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82*, with total land area of 5,424 m<sup>2</sup> (about) of Old Schedule Lots held under Block Government Lease (**Plan 3**).
- 4.6 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit application for Short Term Waiver (STW) to the Lands Department (LandsD) to make way for the erection of the proposed structure at the Site, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 5,424 m<sup>2</sup> (about). Details of development parameters are shown at **Plan 10** and **Table 3** below:

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

<b>Site Area</b>	5,424 m <sup>2</sup> (about)
<b>Covered Area</b>	2,735 m <sup>2</sup> (about)
<b>Uncovered Area</b>	2,689 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.99 (about)
<b>Site Coverage</b>	50% (about)
<b>No. of Structure</b>	3
<b>Total GFA</b>	5,369 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	5,369 m <sup>2</sup> (about)
<b>Building Height</b>	5 to 13 m (about)
<b>No. of Storey</b>	1 - 2

- 5.2 A total of three 1-2 storey structures are proposed at the Site for warehouse (excluding D.G.G.), washroom, site office and rain shelter for L/UL with total GFA of 5,369 m<sup>2</sup> (about). The remaining open area is reserved for vehicle parking spaces, L/UL spaces and circulation area (**Plan 10**). Details of proposed structures are shown at **Table 4** below:

**Table 4 – Details of Proposed Structures**

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (Excluding D.G.G.), Washroom and Site Office	2,634 m <sup>2</sup>	5,268 m <sup>2</sup>	13 m (about) (2-storey)
B2	Rain shelter for L/UL	76 m <sup>2</sup>	76 m <sup>2</sup>	5 m (about) (1-storey)
B3	Rain shelter for L/UL	25 m <sup>2</sup>	25 m <sup>2</sup>	5 m (about) (1-storey)
<b>Total</b>		<b>2,735 m<sup>2</sup> (about)</b>	<b>5,369 m<sup>2</sup> (about)</b>	-

### Operation Modes

- 5.3 The Site will be used as warehouse for storage of miscellaneous goods. There will be

no storage of dangerous goods at the Site. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There will be no operation on Sunday and public holiday.

- 5.4 It is estimated that the Site would be able to accommodate not more than 10 staff. The ancillary site office and washroom are intended to provide indoor workspace and essential facilities for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site (**Plan 10**).

#### Minimal Traffic Impact

- 5.5 The Site is accessible from Ping Che Road via a local access (**Plan 1**). A 9 m (about) wide vehicular ingress/egress is proposed at the northeastern tip of the Site. A total of 10 parking and L/UL spaces will be provided (**Plan 10**). Details of the parking and L/UL provision are shown at **Table 5** below:

**Table 5 – Provision of Parking and L/UL Spaces**

Type of Parking Spaces	No. of Spaces
Parking Spaces for Private Cars (PC) for staff - 2.5 m (W) x 5 m (L)	4
Type of L/UL Spaces	No. of Spaces
L/UL Spaces for Light Goods Vehicles (LGV) - 3.5 m (W) x 7 m (L)	2
L/UL Spaces for Medium Goods Vehicles (MGV) - 3.5 m (W) x 11 m (L)	2
L/UL Spaces for Container Vehicles (CV) - 3.5 m (W) x 16 m (L)	2

- 5.6 Sufficient space is provided for vehicles to maneuver smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 10** and **11**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.
- 5.7 The breakdown of estimated trips generation/attraction of proposed development at AM and PM peak hours are provided at **Table 6** below:

**Table 6 – Estimated Trips Generation and Attraction**

Time Period	Trips Generation/Attraction								
	PC		LGV		MGV		CV		2-Way Total
	In	Out	In	Out	In	Out	In	Out	
Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	1	0	1	0	7



Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	0	1	0	1	7
Average Trip/Hour (10:00 – 18:00)	0	0	1	1	1	1	1	1	6

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

#### *Minimal Environmental Impact*

- 5.9 The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rainstorm, to ensure that these facilities are always operational.
- 5.11 The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site drainage system with the Site. 2.5 m high solid metal fencing will be erected along the site boundary to minimise noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted by the applicant on a regular basis.

#### *Minimal Landscape Impact*

- 5.12 No old and valuable tree or protected species has been identified at the Site. Due to the erection of structures, majority of the Site area will be disturbed. The remaining area will be affected by the proposed hard-paving works for vehicle circulation purposes; consequently, all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.

#### *Minimal Drainage Impact*

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

#### *Fire Safety Aspect*

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

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the applicant's business premises in KTN and FLN which will be affected by the development of KTN and FLN NDAs (**Appendix I** and **Plans 4 to 7**). Whilst the applicant attempted to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II** and **Plan 8**). Given that the relocation is to facilitate various government development projects, approval of the application can facilitate relocation prior to land resumption, thereby minimising the impact on the implementation programme of government development projects.
- 6.2 Although the proposed development is not in line with the long-term planning intention of the "REC" zone, there is no known long-term development proposal for recreation uses at the Site. Hence, approval of the application on a temporary basis would not frustrate the long-term planning intention and better utilise deserted land in the New Territories.
- 6.3 The Site is surrounded by unused/vacant land, sites occupied by temporary structures for various brownfield uses, formed land, domestic/temporary structures, village type development and fallow agricultural land, and is closely connected to nearby public road network; the proposed development is considered not incompatible with the surrounding areas. The special background of the application should be considered on its individual merit. Therefore, approval of the current application would not set an undesirable precedent within the "REC" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures e.g. submission and implementation of drainage and FSIs upon obtaining planning approval. The applicant will also strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' by the EPD to minimise all possible environmental impacts on the nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years**'.

**R-riches Property Consultants Limited**

**January 2025**

## **APPENDICES**

<b>Appendix I</b>	Details of the Affected Business Premises
<b>Appendix II</b>	Details of Alternative Sites for Relocation

## **Appendix I**

### Details of the Affected Business Premises

Appendix I – Summary of the Affected Business Premises

Affected Business Premises for Relocation				
Affected Tenants of Business Premises	A	B	C	Total
Name of Premises	Fancy Spot Limited			
Location	Lots 27, 86, 87 and 88 in D.D. 95, Kwu Tung, New Territories <i>(Already resumed by the Government in 2024)</i>	Lots 406 (Part) and 428 (Part) in D.D. 52, Fanling, New Territories <i>(Already resumed by the Government in 2024)</i>	Lots 401 (Part), 439 (Part), 443 (Part) and 444 (Part) in D.D. 52, Fanling, New Territories <i>(Already resumed by the Government in 2024)</i>	N/A
Outline Zoning Plan (OZP)	Approved Kwu Tung North OZP No.: S/KTN/4	Approved Fanling North OZP No.: S/FLN/4		
Zoning	“Residential (Group B)”; “Open Space” and area shown as ‘Road’	“Residential (Group A) 5”	‘Residential (Group B)’	
Use of the Premises	Warehouse	Warehouse	Open Storage	
Existing Premise Area for Each Tenant	4,330 m² (about)	513 m² (about)	484 m² (about)	5,327 m² (about)
Proposed Relocation at the Site				
Proposed Premise Area for all tenants	5,424 m² (about)			5,424 m² (about)
No. of Proposed Structures	3			3
Gross Floor Area	5,369 m² (about)			5,369 m² (about)



## **Appendix II**

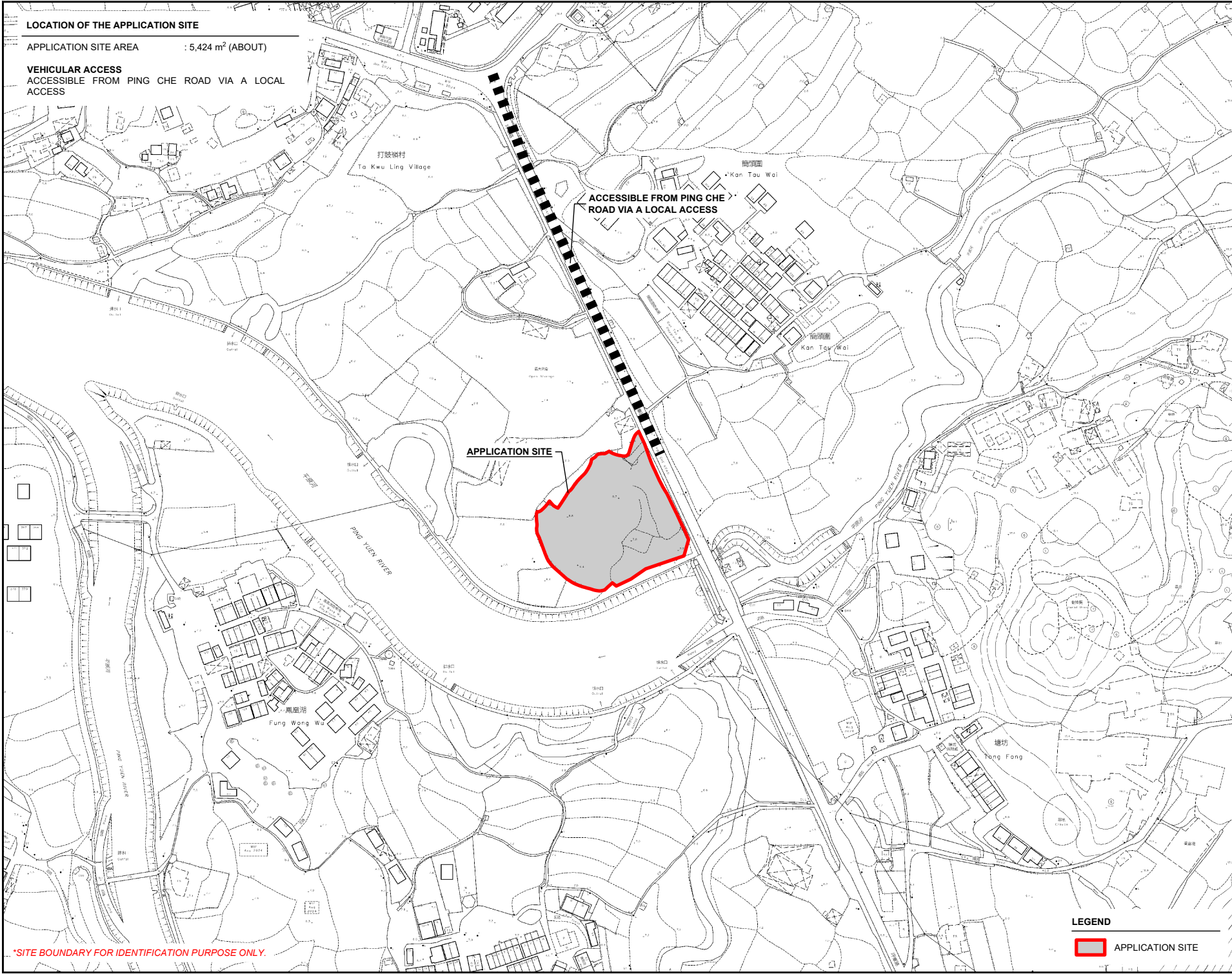
### Details of Alternative Sites for Relocation

**Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 82, Ta Kwu Ling, New Territories
<b>Site Area</b>	7,130 m <sup>2</sup> (about)	540 m <sup>2</sup> (about)	4,242m <sup>2</sup> (about)	30,190 m <sup>2</sup> (about)	5,500 m <sup>2</sup> (about)	5,424 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ping Che Road via a local access
<b>Distance from Original Premises</b>	20.8 km from Tenant A (about) 23.7 km from Tenant B (about) 23.6 km from Tenant C (about)	12.1 km from Tenant A (about) 15 km from Tenant B (about) 14.9 km from Tenant C (about)	3.4 km from Tenant A (about) 7.1 km from Tenant B (about) 7.0 km from Tenant C (about)	4.0 km from Tenant A (about) 11.3 km from Tenant B (about) 11.2 km from Tenant C (about)	3.0 km from Tenant A (about) 12.3 km from Tenant B (about) 12.2 km from Tenant C (about)	11.5 km from Tenant A (about) 6.2 km from Tenant B (about) 6.1 km from Tenant C (about)
<b>Outline Zoning Plan</b>	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved San Tin Technopole OZP No. S/STT/2	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft Man Kam To OZP No. S/NE-MKT/5
<b>Zoning</b>	“Comprehensive Development Area” (“CDA”)	“Agriculture” (“AGR”)	“Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”)	“Green Belt” (“GB”) and “Conservation Area (1)” (“CA(1)”)	“Conservation Area (1)” (“CA(1)”)	“Recreation” (“REC”)
<b>Existing Condition</b>	Hard-paved and occupied by temporary structures	Vacant and covered with vegetation	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Mostly vacant, covered with vegetation and occupied by fishpond	Vacant and covered with vegetation	Vacant, flat, wholly fenced and formed
<b>Surrounding Area</b>	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by temporary structures for workshop and residential uses; and a public utility (sewage pumping station) which is under construction
<b>Suitability for Relocation</b>	<u>Not suitable</u> for relocation: - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable</u> for relocation: - Larger than the original premises - Within the closed area - Falls within the “CA (1)” zone - Narrow roads nearby, unfriendly for larger vehicles - Not compatible with surrounding area	<u>Not suitable</u> for relocation: - Within the closed area - Falls within the “CA(1)” zone - Narrow roads nearby, unfriendly for larger vehicles - Not compatible with surrounding area	<u>Suitable</u> for relocation: - Flat and vacant - No active agricultural activities - Not incompatible with the surrounding area - Assessable from public road - In close proximity from original premises

## **LIST OF PLANS**

<b>Plan 1</b>	Location Plan
<b>Plan 2</b>	Plan showing the Zoning of the Site
<b>Plan 3</b>	Plan showing the Land Status of the Site
<b>Plan 4</b>	Original Premises – Location
<b>Plan 5</b>	Original Premises – Zoning
<b>Plan 6</b>	Original Premises – KTN NDA Phasing and Land Resumption
<b>Plan 7</b>	Original Premises – FLN NDA Phasing and Land Resumption
<b>Plan 8</b>	Plan showing Alternative Sites for Relocation
<b>Plan 9</b>	Aerial Photo of the Site
<b>Plan 10</b>	Layout Plan
<b>Plan 11</b>	Swept Path Analysis (Container Vehicle)



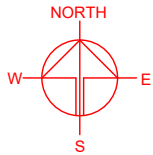
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 5,424 m<sup>2</sup> (ABOUT)

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

ACCESSIBLE FROM PING CHE ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT

 **R-Riches**  
Property Consultants Ltd.

PROJECT

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

TEMPORARY

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

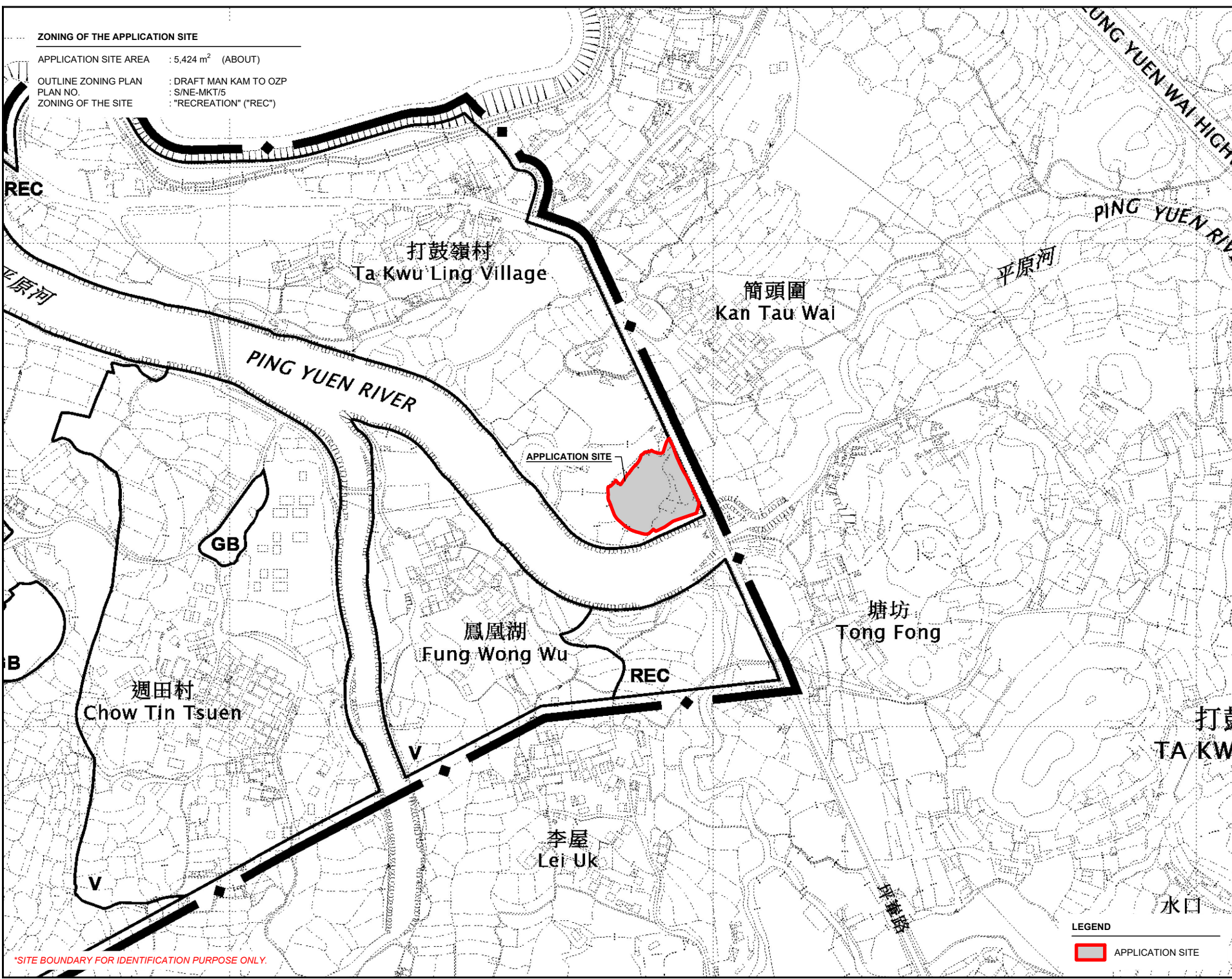
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**LEGEND**

 APPLICATION SITE

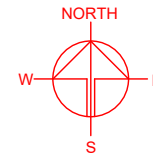
\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.





ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,424 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : DRAFT MAN KAM TO OZP  
PLAN NO. : S/NE-MKT/5  
ZONING OF THE SITE : "RECREATION" ("REC")



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

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ZONING OF THE SITE

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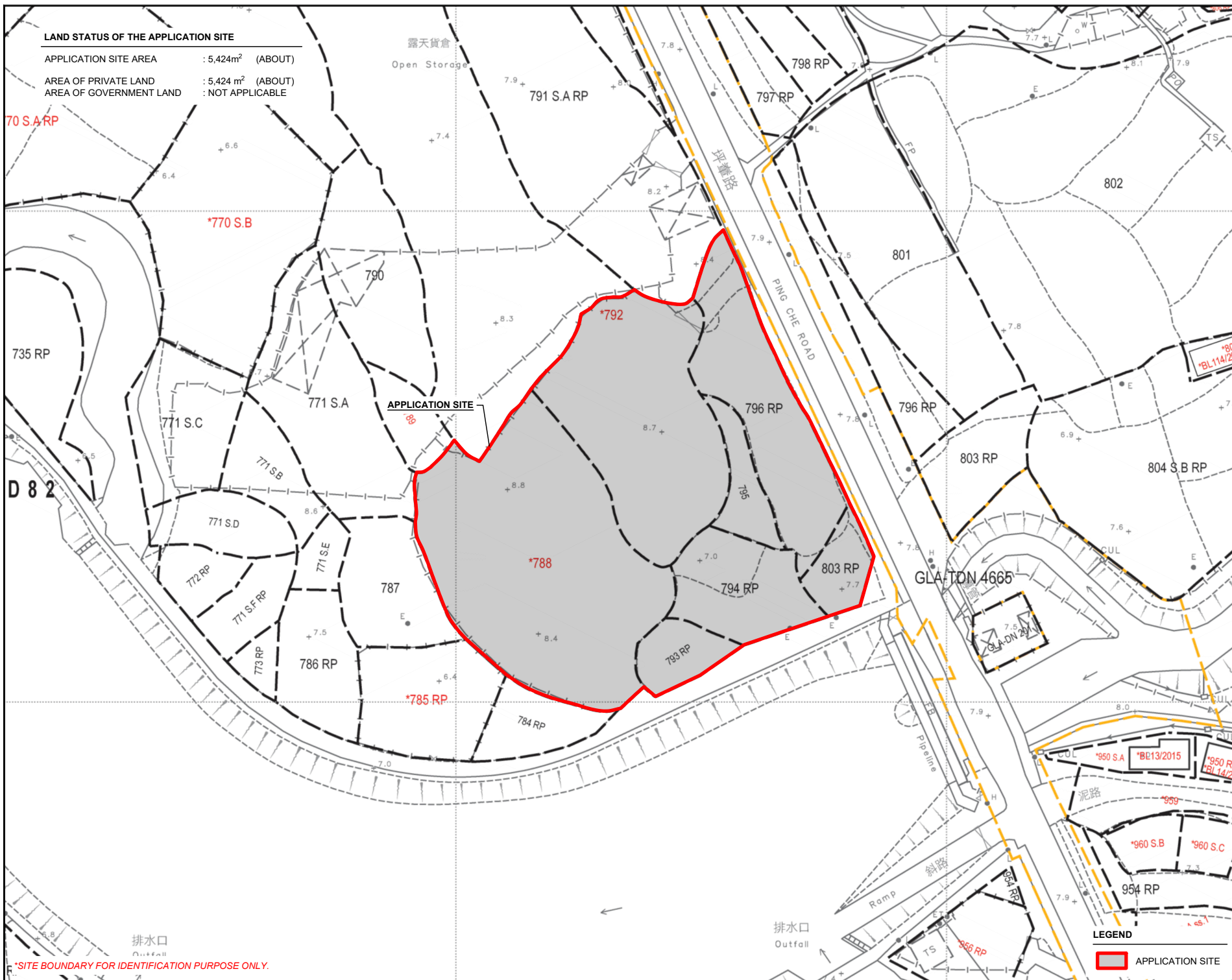
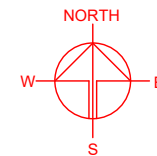


APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,424m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 5,424 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



D 8 2

APPLICATION SITE

GLA-TDN 4665

## LEGEND

APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## PLANNING CONSULTANT



## PROJECT

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

## SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

## SCALE

1: 1000 @ A4

## DRAWN BY

MN

## DATE

10.1.2025

## REVISED BY

## DATE

## APPROVED BY

## DATE

## DWG. TITLE

LAND STATUS OF THE SITE

## DWG NO.

PLAN 3

## VER.

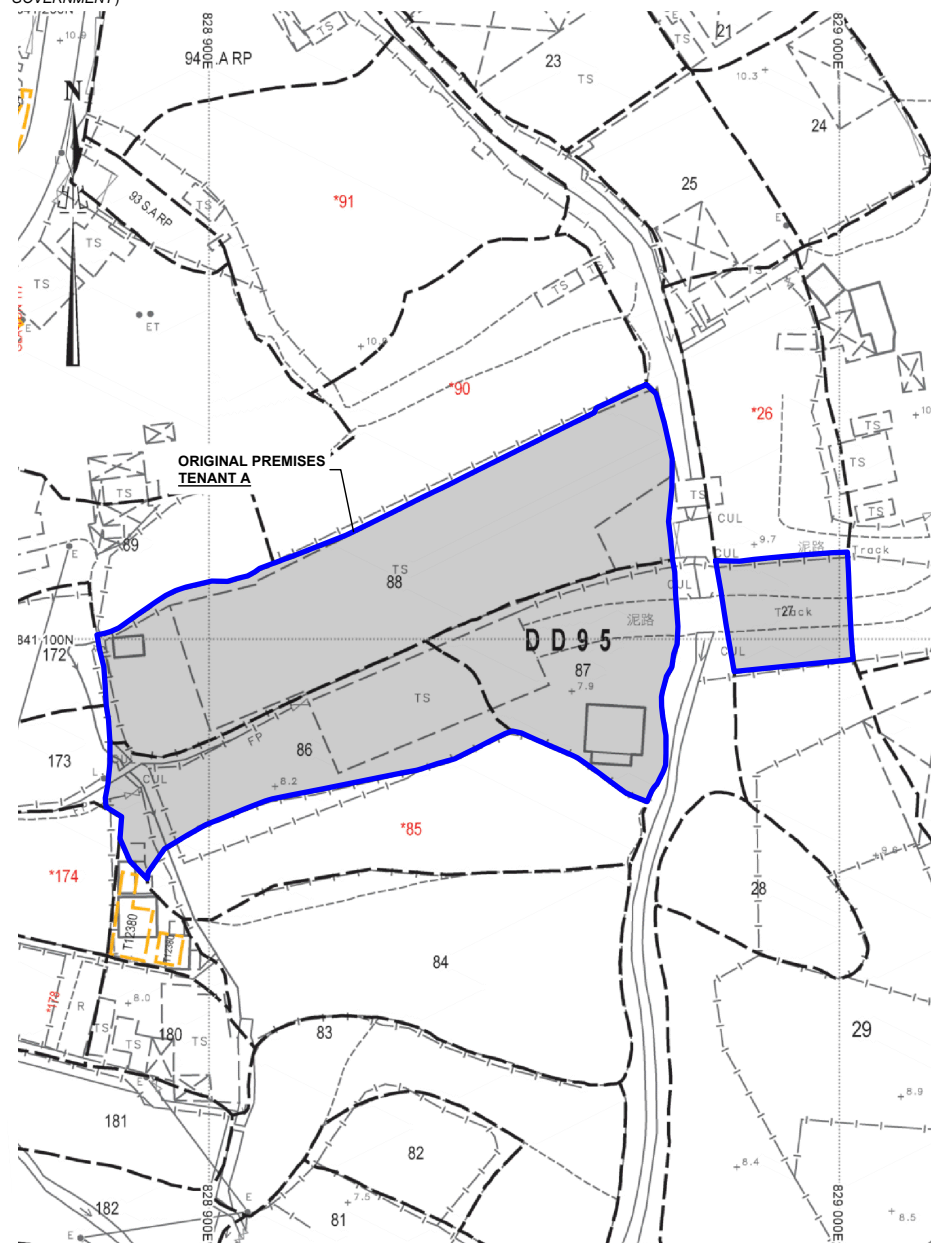
001



# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN KWU TUNG

LOCATION: LOTS 27, 86, 87 AND 88 IN D.D. 95, KWU TUNG, NEW TERRITORIES (FORMERLY)

(PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)



SCALE - 1:1200

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

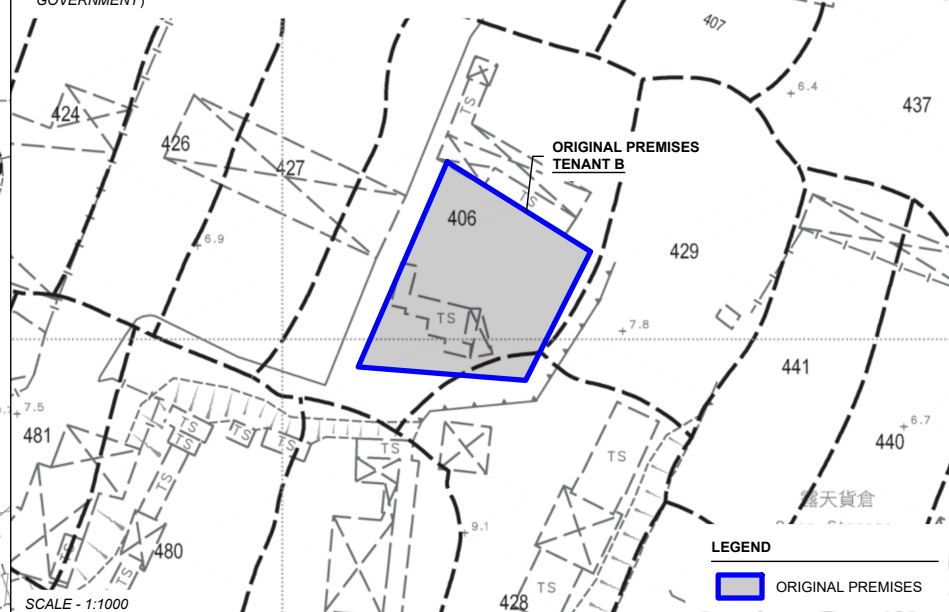
## LEGEND

ORIGINAL PREMISES

# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN FANLING

LOCATION: LOTS 406 (PART) AND 408 (PART) IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)

(PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)



SCALE - 1:1000

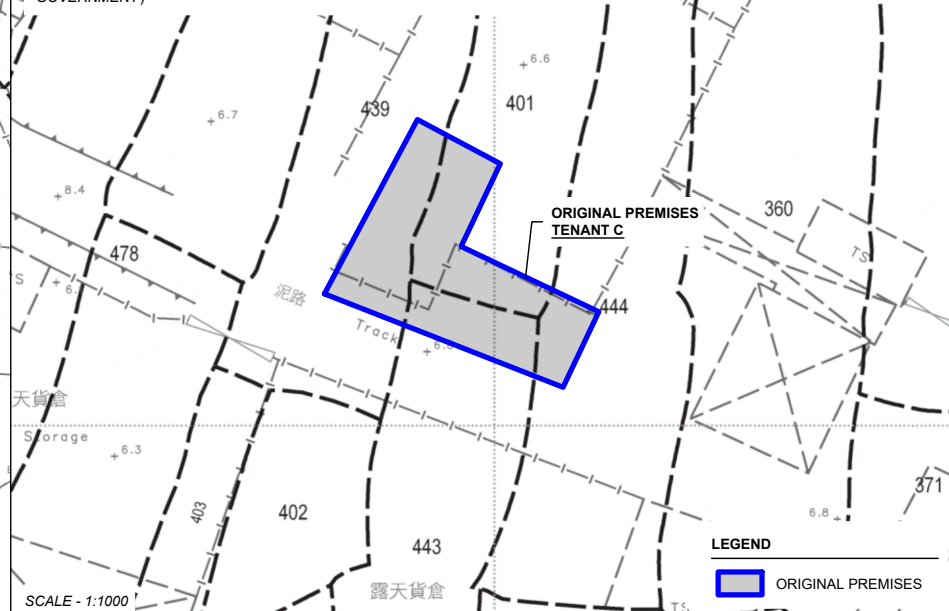
## LEGEND

ORIGINAL PREMISES

# LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN FANLING

DETAILS: LOTS 401 (PART), 439 (PART), 443 (PART), 444 (PART) IN D.D. 52, FANLING, NEW TERRITORIES (FORMERLY)

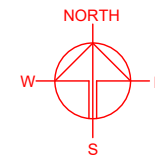
(PRIVATE LOTS HAVE ALREADY BEEN RESUMED BY THE GOVERNMENT)



SCALE - 1:1000

## LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1: 1200 / 1000 @ A4

DRAWN BY

MN

DATE

19.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

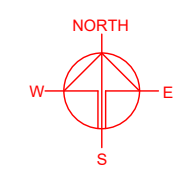
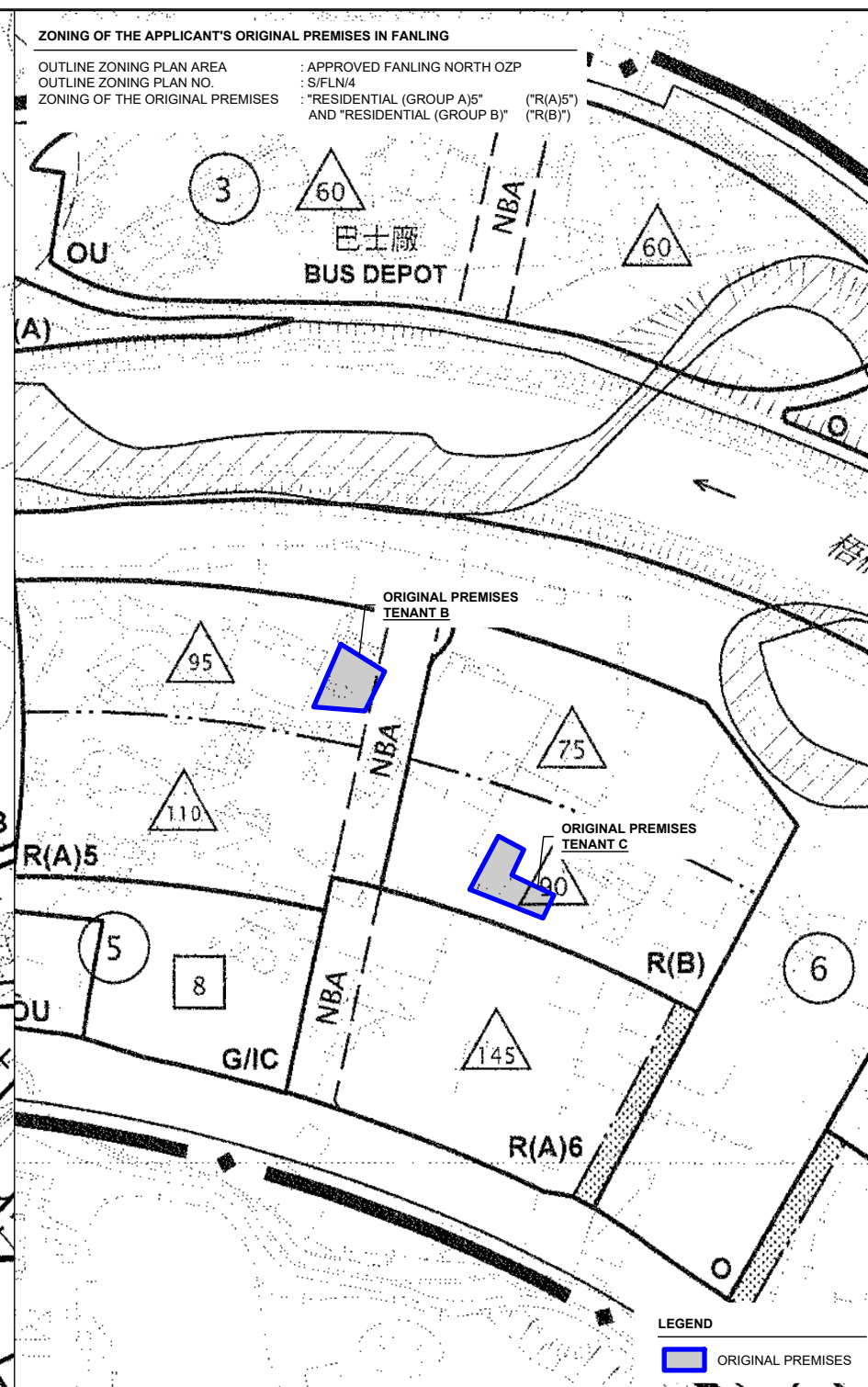
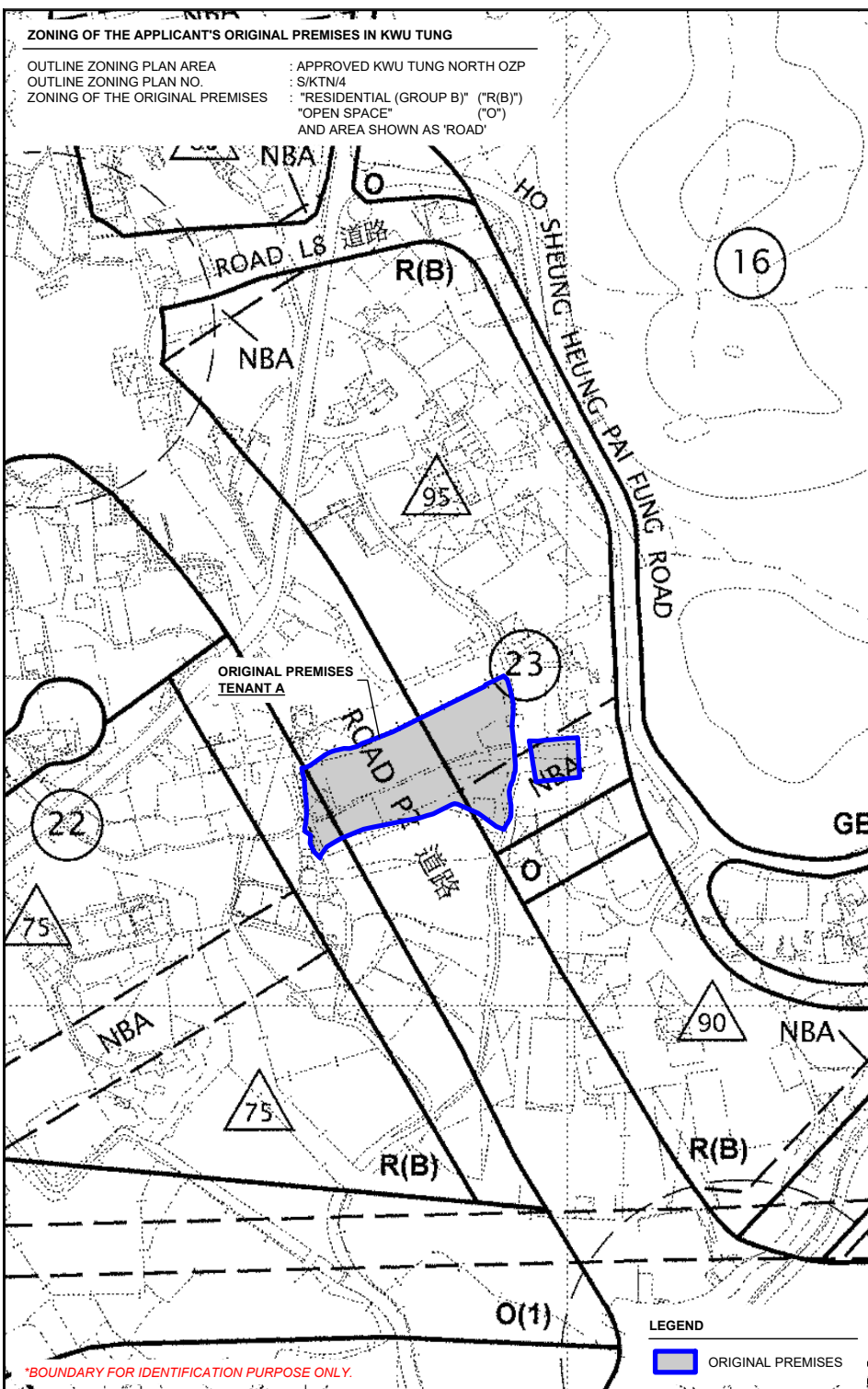
OP (LOCATION PLAN)

DWG NO.

PLAN 4

VER.

001

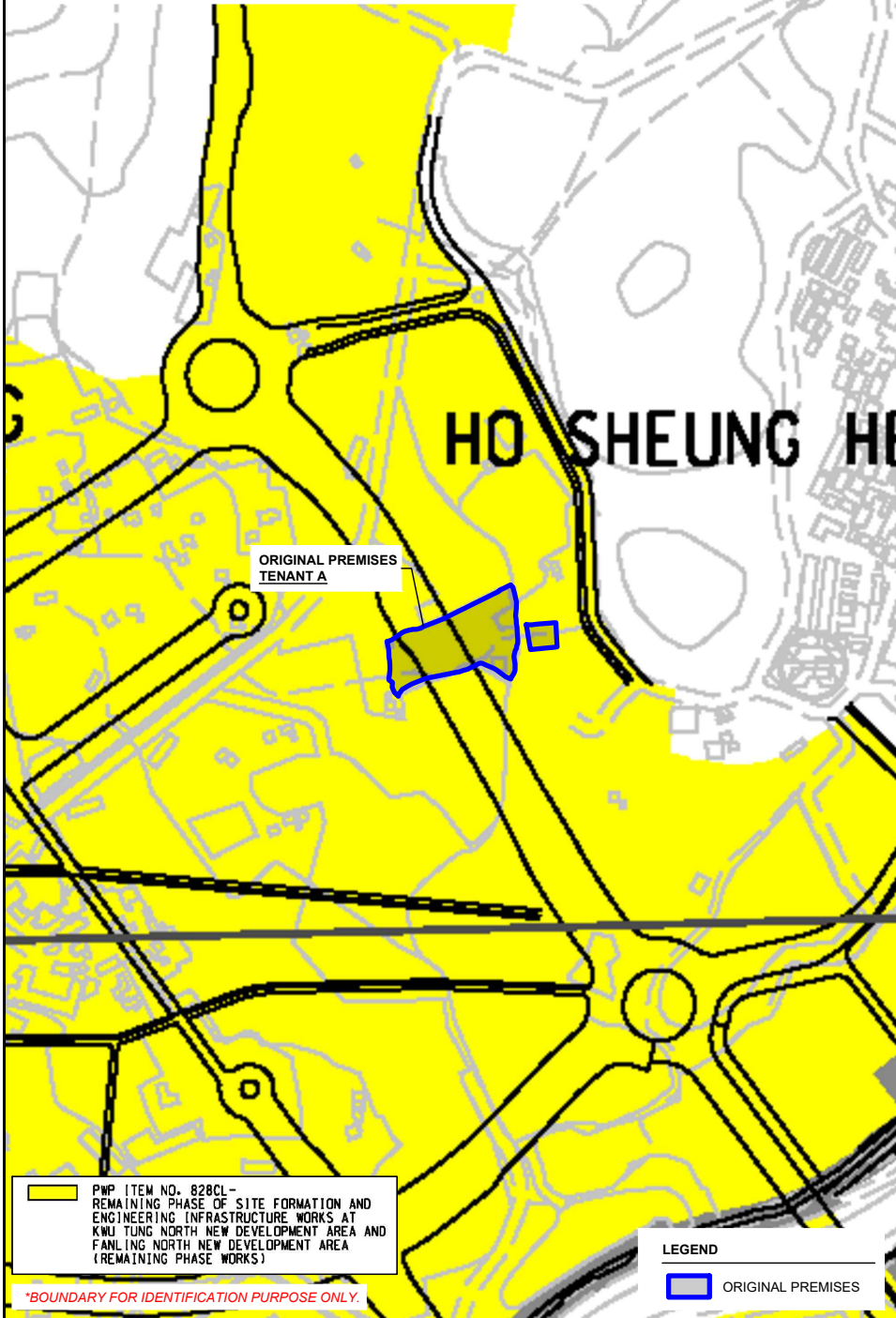


PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	10.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
OP (ZONING PLAN)	
DWG NO.	VER.
PLAN 5	001



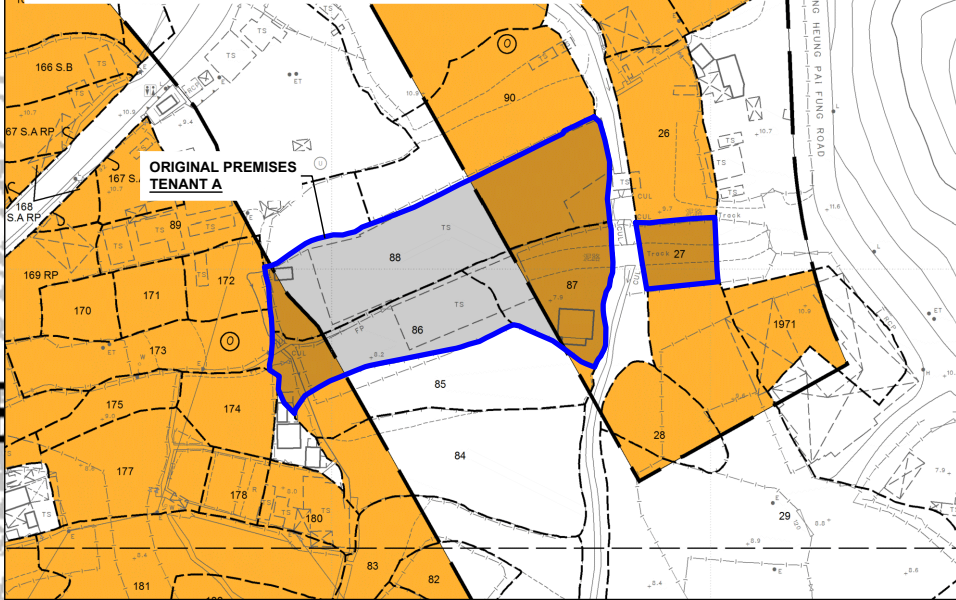
PHASING OF DEVELOPMENT OF KWU TUNG NORTH NDA

PHASING OF DEVELOPMENT : REMAINING PHASE  
SOURCE OF PLAN : CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



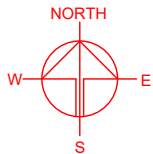
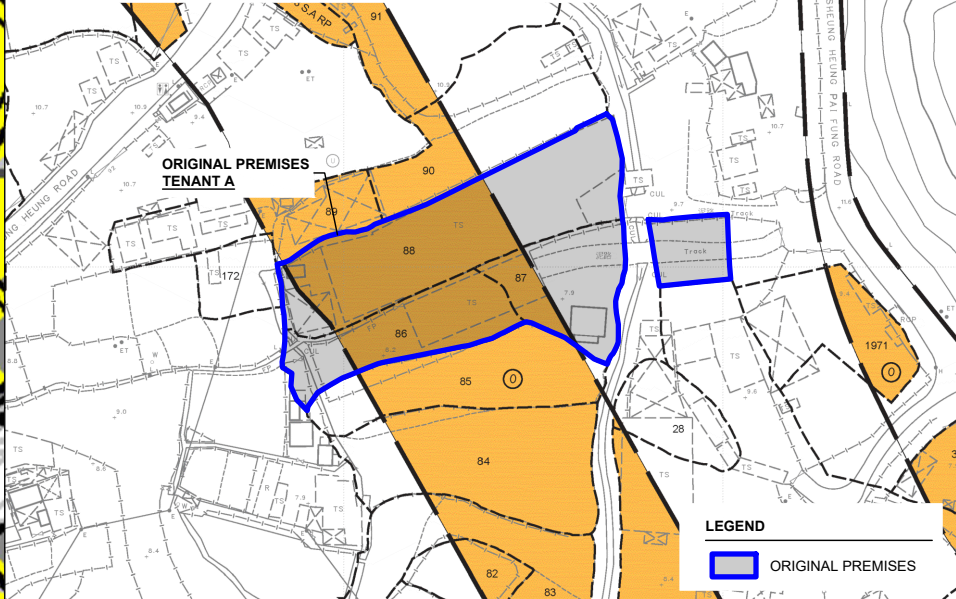
RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NDA

GOVERNMENT NOTICE : G.N. 205  
ORDINANCE : LAND RESUMPTION ORDINANCE (CAP. 124)  
RESUMPTION PLAN NO. : DNMS339a (SHEETS 3)  
SOURCE OF PLAN : LANDS DEPARTMENT



RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NDA

GOVERNMENT NOTICE : G.N. 158  
ORDINANCE : ROAD (WORKS, USE AND COMPENSATION) ORDINANCE (CAP. 370)  
RESUMPTION PLAN NO. : DNMS321 (SHEET 3)  
SOURCE OF PLAN : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 / 2000 @ A4

DRAWN BY

MN

DATE

10.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (KTN NDA PHASING)

DWG NO.

PLAN 6

VER.

001



# PHASING OF DEVELOPMENT OF FANLING NORTH NDA

PHASING OF DEVELOPMENT  
SOURCE OF PLAN

: REMAINING PHASE  
: CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

ORIGINAL PREMISES  
TENANT B

ORIGINAL PREMISES  
TENANT C

PWP ITEM NO. 828CL -  
REMAINING PHASE OF SITE FORMATION AND  
ENGINEERING (INFRASTRUCTURE WORKS AT  
KWU TUNG NORTH NEW DEVELOPMENT AREA AND  
FANLING NORTH NEW DEVELOPMENT AREA  
(REMAINING PHASE WORKS)

## LEGEND

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# RESUMPTION OF LAND FOR THE DEVELOPMENT OF FANLING NORTH NDA

GOVERNMENT NOTICE

: G.N. 205

ORDINANCE

: LAND RESUMPTION ORDINANCE (CAP. 124)

RESUMPTION PLAN NO.

: DNM5339a (SHEETS 5)

SOURCE OF PLAN

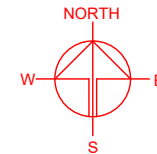
: LANDS DEPARTMENT

ORIGINAL PREMISES  
TENANT B

ORIGINAL PREMISES  
TENANT C

## LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1 : 5000 / 2000 @ A4

DRAWN BY

MN

DATE

10.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (FLN NDA PHASING)

DWG NO.

PLAN 7

VER.

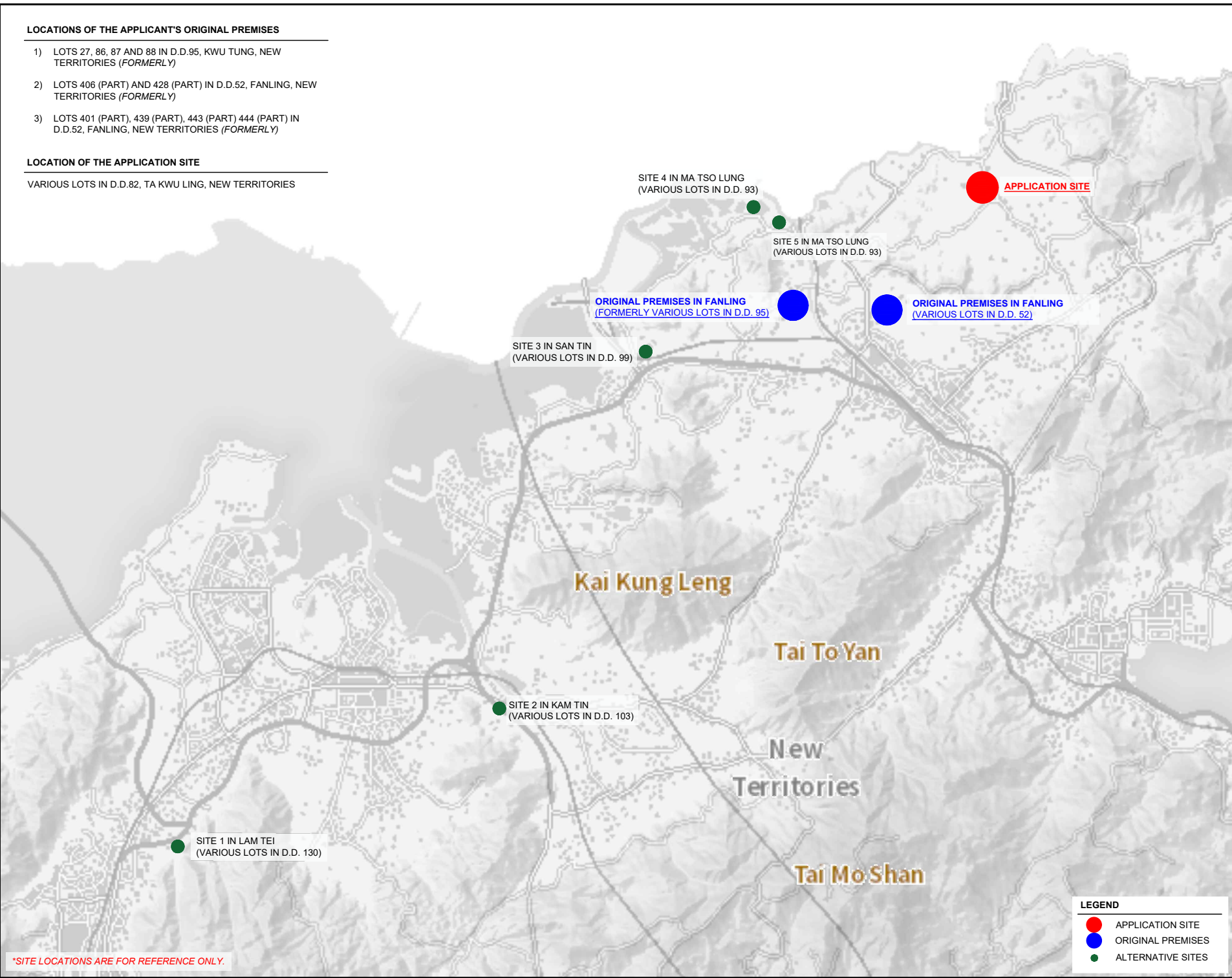
001

LOCATIONS OF THE APPLICANT'S ORIGINAL PREMISES

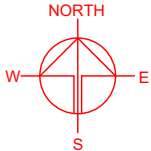
- 1) LOTS 27, 86, 87 AND 88 IN D.D.95, KWU TUNG, NEW TERRITORIES (FORMERLY)
- 2) LOTS 406 (PART) AND 428 (PART) IN D.D.52, FANLING, NEW TERRITORIES (FORMERLY)
- 3) LOTS 401 (PART), 439 (PART), 443 (PART) 444 (PART) IN D.D.52, FANLING, NEW TERRITORIES (FORMERLY)

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D.82, TA KWU LING, NEW TERRITORIES



\*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 10.1.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE

ALTERNATIVE SITES

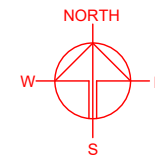
DWG NO. PLAN 8  
VER. 001



EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 5,424 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TOWN PLANNING BOARD  
STATUTORY PLANNING PORTAL 3



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE  
1 : 2000 @ A4

DRAWN BY  
MN

DATE  
10.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
AERIAL PHOTO

DWG NO.  
PLAN 9

VER.  
001

LEGEND

APPLICATION SITE



# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 5,424 m<sup>2</sup> (ABOUT)  
COVERED AREA : 2,735 m<sup>2</sup> (ABOUT)  
UNCOVERED AREA : 2,689 m<sup>2</sup> (ABOUT)

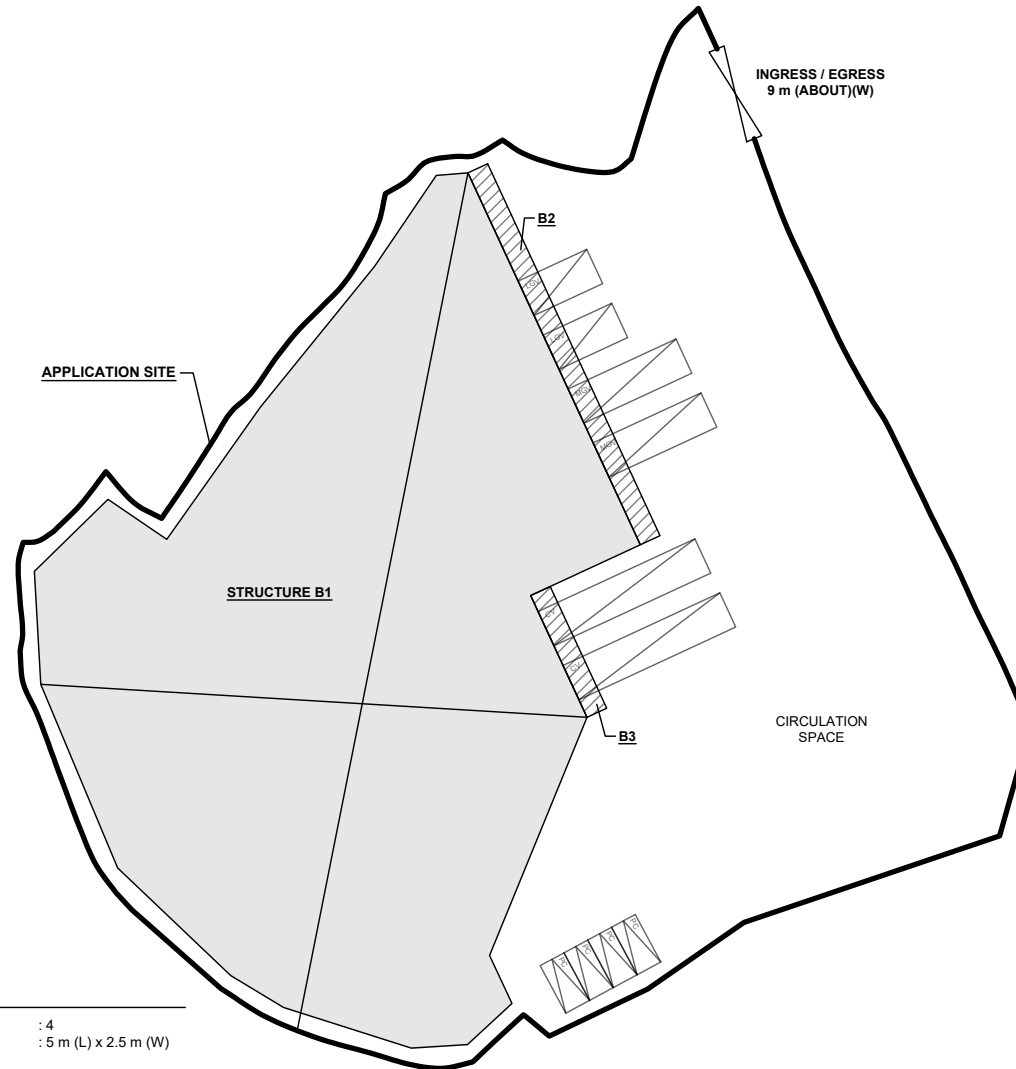
PLOT RATIO : 0.99 (ABOUT)  
SITE COVERAGE : 50% (ABOUT)

NO. OF STRUCTURE : 3  
DOMESTIC GFA : NOT APPLICABLE  
NON-DOMESTIC GFA : 5,369 m<sup>2</sup> (ABOUT)  
TOTAL GFA : 5,369 m<sup>2</sup> (ABOUT)

BUILDING HEIGHT : 5 m - 13 m (ABOUT)  
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	2,634 m <sup>2</sup> (ABOUT)	5,268 m <sup>2</sup> (ABOUT)	13 m (ABOUT)(2-STOREY)
B2	WASHROOM AND SITE OFFICE	76 m <sup>2</sup> (ABOUT)	76 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	RAIN SHELTER FOR L/UL	25 m <sup>2</sup> (ABOUT)	25 m <sup>2</sup> (ABOUT)	5 m (ABOUT)(1-STOREY)
TOTAL		2,735 m <sup>2</sup> (ABOUT)	5,369 m <sup>2</sup> (ABOUT)	

D.G.G. - DANGEROUS GOODS GODOWN



## PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 4  
DIMENSION OF PARKING SPACE : 5 m (L) x 2.5 m (W)

## LOADING / UNLOADING (L/UL) PROVISIONS

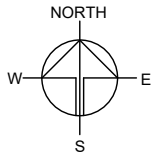
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2  
DIMENSION OF L/UL SPACE : 7 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE : 2  
DIMENSION OF L/UL SPACE : 11 m (L) x 3.5 m (W)

NO. OF L/UL SPACE FOR CONTAINER VEHICLE : 2  
DIMENSION OF L/UL SPACE : 16 m (L) x 3.5 m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (MGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE  
1 : 700 @ A4

DRAWN BY : MN  
DATE : 10.1.2025

REVISED BY :  
DATE :

APPROVED BY :  
DATE :

DWG. TITLE  
LAYOUT PLAN

DWG NO. : PLAN 10  
VER. : 001

# SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Open Storage

INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

FROM PING CHE ROAD TO  
 THE APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

露天貨倉  
 Open Storage

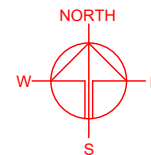
INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

FROM THE APPLICATION SITE  
 TO PING CHE ROAD

## LEGEND

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



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 11

VER.

001

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

**Cheryl Tsz Man TSANG/PLAND**

---

寄件者: Danny Ng <[REDACTED]>  
寄件日期: 2025年02月07日星期五 14:55  
收件者: tpbpd/PLAND  
副本: Cheryl Tsz Man TSANG/PLAND; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong  
主旨: [SI] S.16 Application No. A/NE-MKT/42 - Supplementary Information  
附件: SI for A\_NE-MKT\_42 (20240207).pdf  
類別: Internet Email

Dear Sir,

In support of the captioned application, we write to submit supplementary information for the consideration of the Town Planning Board.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

[REDACTED]

Our Ref. : DD82 Lot 796 RP & VL  
Your Ref. : TPB/A/NE-MKT/42

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

**By Email**

7 February 2025

Dear Sir,

**Supplementary Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-MKT/42)**

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

1. The proposed development is intended to fully relocate the applicant's affected business premises in Kwu Tung North (KTN) and Fanling North (FLN) New Development Area (NDA):
  - (i) All original business premises (i.e. **Tenants A and C** in *planning statement*) in KTN and FLN were resumed and reverted to the Government on 12 April 2024 under the Lands Resumption Ordinance (Chapter 124) – Resumption of Land for the Development of KTN NDA and FLN NDA – Remaining Phase (**Annex I**).
  - (ii) The original premises were rented by the applicant from different land owners. Enclosed please also find the relevant documents, including rental/usage agreements and utility bills, etc., where the applicant has been continuously operating at the original business premises until the resumption date of 12 April 2024 (**Annex II** for **Tenant A**; **Annex III** and **IV** for **Tenant B**; whilst **Annex V** and **VI** for **Tenant C** respectively).
2. The applicant would also like to clarify that application site (the Site) is designated for warehouse (excluding dangerous goods godown) use for storage of miscellaneous goods, including but not limited to packaged food and beverage, apparel, footwear, electronic goods etc., which are the same as those in the original premises. No dangerous goods

will be stored within the site at any time during the planning approval period.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of

**R-riches Property Consultants Limited**

A handwritten signature in black ink is written over a blue circular stamp. The stamp contains the text "R-RICHES PROPERTY CONSULTANTS LIMITED" around the perimeter and "盈卓 物業顧問 有限公司" in the center, with a small star at the bottom.

**Danny NG**

Town Planner

cc DPO/STN, PlanD

(Attn.: Ms. Cheryl TSANG

email: [REDACTED])



## LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

*Offices*

*Opening Hours  
(except on public holidays)*

Central and Western Home Affairs Enquiry Centre,  
Ground Floor, Harbour Building,  
38 Pier Road, Central, Hong Kong

North Home Affairs Enquiry Centre,  
Ground Floor, North District Government Offices,  
3 Pik Fung Road, Fanling, New Territories

Yuen Long Home Affairs Enquiry Centre,  
Ground Floor, Yuen Long District Office Building,  
269 Castle Peak Road, Yuen Long,  
New Territories

District Lands Office, North,  
6th Floor, North District Government Offices,  
3 Pik Fung Road, Fanling, New Territories

District Lands Office, Yuen Long,  
9th Floor, Yuen Long Government Offices,  
2 Kiu Lok Square, Yuen Long,  
New Territories

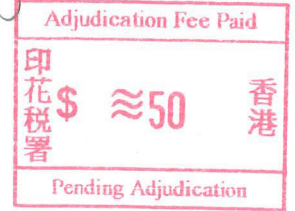
Monday to Friday  
9.00 a.m. to 7.00 p.m.

Monday to Friday  
8.45 a.m. to 12.30 p.m.  
and  
1.30 p.m. to 5.30 p.m.

ADJUDICATED  
ADJUDGED NOT CHARGEABLE  
WITH ANY DUTY

准許使用合約

Annex II



許可人  
通訊地址  
使用人  
通訊地址  
立約日期

： [REDACTED]  
： 綽展有限公司 (商業登記證號碼: [REDACTED])  
： [REDACTED]

： 2021 年 1 月 16 日

- (一) 現許可人同意及准許使用人使用新界 D.D. 95 LOT Nos. 27, 86, 87 & 88 之土地(見附圖黃色部份) (下稱“該土地”)作合法用途。
- (二) 使用人不得在該土地或其任何部份貯放違禁物品及作非法或一切有關違反批地條款、地契或違反任何法例、法規等之用途。若任何政府部門就該土地發出違例通知，使用人必須即時終止有關違例用途及自費將該土地還原，並需補償許可人一切損失。
- (三) 雙方同意本合約之准許使用期由 2021 年 01 月 16 日起至 2028 年 01 月 15 日止(包括首尾兩天)，合約生效期間任何一方可給予對方三個月書面通知終止此使用合約。
- (五) 該土地所有差餉及其他各項什費一概由使用人負責支付，納糧地稅及地租則由許可人繳交。
- (六) 使用人須負責保養及維修該土地，並須保持環境衛生清潔，盡力保護該土地免受火災、水浸及颱風等的破壞，並須自投保險；若遇天災橫禍，許可人無須承擔損失責任或向使用人作出賠償。
- (七) 使用人在未得到許可人代表之書面同意，不可在該土地建設任何建築物，並不得以任何方式准許別人使用或分享使用該土地或其部份。
- (八) 當本使用合約終止時，使用人應當遷出及以交吉形式交回該土地給許可人，並於同日內將該土地清楚交還給許可人，並須自行自費將垃圾什物清理。
- (九) 本合約如需要支付厘印費，則雙方各需支付一半。
- (十) 許可人仍保留該土地的使用權，使用人不得干預。本合約並不構成業主與租客關係。
- (十一) 任何並非此合約一方的之人士均沒有權根據《合約(第三者權利) 條例》強制執行合約中的任何條文。

許可人簽署：

[REDACTED]

使用人簽署：

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

見証人簽署：



比例尺 SCALE 1:1 000

metres 10 0 10 20 30 40 50 metres



Reference No. : 2-SE-5C

SMO-P01 20240304142526 10

**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.

**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.

## 租地合約

物業管理人: [REDACTED] (以下簡稱"甲方")

立合約人:

承租人: 綽展有限公司 (以下簡稱"乙方")

事由: 甲方將名下管理物業 DD.52.LOT.406 租與乙方作為正當用途, 雙方訂明條件如下:

1. 租期兩年, 即由二零一三年一月一日至二零二四年十二月三十一日止。租金為每月港幣
2. 因乙方租用該土地後的範圍, 而引致之開支, 及違反法例而遭政府干涉, 一切後果概由乙方負責。
3. 該地段之物業稅、地稅、地租等, 由甲方依時繳納。
4. 有關該地之一切開支(包括牌照費及差餉), 由乙方負責依時繳納。
5. 倘若乙方依期交租及履行此合約條文, 則甲方不得無理騷擾乙方, 乙方可安享用權。
6. 租約期間, 乙方可自由使用。
7. 在合約期內, 如遇政府徵收該地段:
  - I. 甲方須在接到政府收通知書後十四天內通知乙方
  - II. 乙方所多交租金, 概不退還
  - III. 任何一方不得藉端向對方索取賠償
8. 乙方在未得到甲方之同意前, 不可在該土地建設任何建築物(本身存在的建築物除外)。
9. 本合約所列之各條文, 經甲方雙方商議後, 共同承認, 願意遵守, 恐後無憑, 特由甲乙雙方及見證人簽署一式兩份, 甲乙雙方各存一份為據。

10.簽署

甲 方: [REDACTED]

地 址: [REDACTED]

電 話: [REDACTED]

簽署

[REDACTED]


乙 方: 綽展有限公司

地 址: [REDACTED]

For and on behalf of  
FANCY SPOT LIMITED  
綽 展 有 限 公 司

電 話: [REDACTED]

簽署

  
Authorized Signature(s)

見証人: \_\_\_\_\_

身份証: \_\_\_\_\_

簽署 \_\_\_\_\_

訂立日期: 2023 年 2 月 7  
日



**水務署**  
**Water Supplies Department**

09360512

FANCY SPOT LIMITED

付款通知書

發出日期：24/03/2024

用水樓宇地址

DD 52 LOT 428

HA PAK TSUEN

SHEUNG SHUI, NEW TERRITORIES

用戶編號：

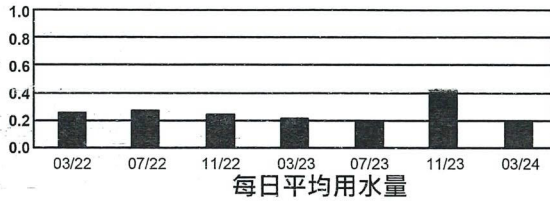
用水量

22 立方米/116日

每日平均用水量

0.190立方米 (190 公升)

立方米



每日平均用水量

水錶編號

日期

度數

日期

度數

A : 抄錶度數

E : 估計度數

S : 客戶報讀度數

20/11/2023

537A

15/03/2024

559A

應繳總額

**\$100.80**

繳款限期

**18/04/2024**

在此日期後加收5%附加費

繳款單編號：

上次繳款日期：06/12/2023

上次繳款金額：\$223.30

現存按金款額：\$1,000.00

爭議金額：\$0.00

分期付款金額：\$0.00

供水性質：倉庫,包括凍倉貨櫃場(721000)

餘額承前

\$  
0.06

水費

20/11/2023 - 15/03/2024

第一級 22 立方米 @ \$4.58

小計

100.76

100.76

收費總額

100.82

餘額撥入下期

0.02 CR

應繳款額

**100.80**

此欄空白

有關此帳戶的帳單附註：

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



(甲方) \_\_\_\_\_ 身份證號碼 \_\_\_\_\_ 聯絡電話 \_\_\_\_\_

(乙方) 綽展有限公司 商業登記證 \_\_\_\_\_ 聯絡電話 \_\_\_\_\_

以下稱甲乙雙方租賃協議:

- 1) 乙方向甲方承租位於新界 D.D.52 LOT NO.401 號之農地，租期由 2018 年 2 月 1 日至 2026 年 1 月 31 日止。每年 \_\_\_\_\_。業主同意上述地段倒泥頭，平整地盤。唯得在 1.2 米，政府準許之合法情況下填泥，如超標引發之政府罰款，一概由租客負責。
- 2) 乙方不得在上述土地貯存違禁品或進行一切觸犯本港法例之事情，如作出非法用途或非法事情而被政府檢控，乙方須負全責任，而甲方有權收回上述出租之土地。
- 3) 在租約期內如涉及乙方使用土地因個別經營業務而遇到向政府申請各項牌照時一切責任及費用應由乙方負責。
- 4) 乙方在簽約時須繳付首年(即 2018 年 2 月 1 日至 2019 年 1 月 31 日)之租金港幣 \_\_\_\_\_ 正(HK\$ \_\_\_\_\_)予甲方。
- 5) 租賃期內水電雜費及差餉由乙方負責，地租則由甲方負責。
- 6) 乙方在申辦有關牌照時如有需要可甲方要求協助或徵詢，而甲方必須協助乙方，但一切申請之有關費用則由乙方負責。
- 7) 租約期間，甲乙雙方可以以三個月的書面通知終止租約，乙方遷出時必須將全部物品及雜物清走，將吉地交還甲方，不得向甲方收取任何賠同償。

本租賃合約一式兩份 (每份共一頁)，各願遵守，各執一份存證。

業主 (甲方) 代表簽署：

租客 (乙方) 簽署：

\_\_\_\_\_

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

見證人簽署：\_\_\_\_\_

見證人簽署：\_\_\_\_\_

雙方簽署日期： 年 月 日

商業登記號碼：\_\_\_\_\_

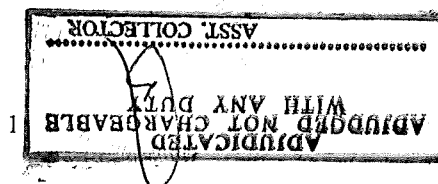
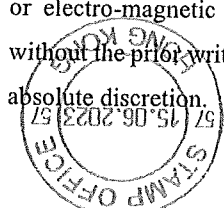
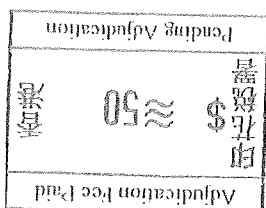
LICENCE is made the 14th day of June, 2023.

BETWEEN:

- (1) [REDACTED] whose registered office is [REDACTED] (Business Registration No. [REDACTED]) ("the Licensor"); and
- (2) FANCY SPOT LIMITED (綽展有限公司) whose registered office is situate at [REDACTED] (BR No. [REDACTED]) ("the Licensee").

IT IS HEREBY AGREED as follows:-

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



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

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

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

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

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

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

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

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



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

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

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

THE 1<sup>ST</sup> SCHEDULE

(The said Premises)

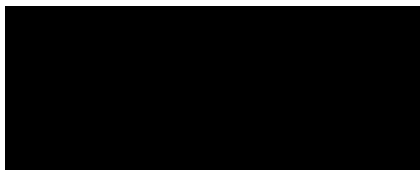
DEMARCATIION DISTRICT NO.52 LOT NOS.404(portion), 405A(portion), 439(portion), 428(portion), 438(portion), 440(portion), 441(portion), 442(portion), 360(portion), 369(portion), 402, 444(portion), 474(portion), 353A, 356(portion), 365RP, 377ARP, 358(portion), 370(portion), 362(portion), 361(portion),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

THE 2<sup>ND</sup> SCHEDULE


(The Licence Period)

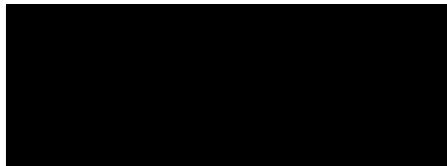
For a term of TWO YEARS commencing from the 1<sup>st</sup> day of December 2022 and expiring on the 30<sup>th</sup> day of November 2024 (both days inclusive).

SIGNED by Karen Hung )  
)  
)  
for and on behalf of the Licensor )  
whose signature is )  
~~in the presence of:~~ )  
verified by:- )



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

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



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

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

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

**Cheryl Tsz Man TSANG/PLAND**

---

寄件者: Danny Ng <[REDACTED]>  
寄件日期: 2025年03月14日星期五 14:41  
收件者: tpbpd/PLAND  
副本: Cheryl Tsz Man TSANG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong  
主旨: [FI] S. 16 Planning Application No. A/NE-MKT/42 - Departmental Comments  
附件: FI1 for A\_NE-MKT\_42 (20250314).pdf  
  
類別: Internet Email

Dear Sir,

We write to provide Further Information in response to previous departmental comments.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]

Our Ref.: DD82 Lot 796 RP & VL  
Your Ref.: TPB/A/NE-MKT/42

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

**By Email**

14 March 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-MKT/42)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner





## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in “Recreation” Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(Application No. A/NE-MKT/42)**

- (i) The applicant would like to confirm that all three tenants (**Tenants A to C**) are operating by the applicant oneself (i.e. the sole affected operator) as shown in **Appendix I of Planning Statement**. Such decision was made by the applicant based on the following considerations:
- a. The applicant believes that merging all three separated original premises into one single location (i.e. the application site) could enhance one’s operation efficiency by reducing additional vehicular trips back and forth between three original premises during daily operations; and
  - b. The applicant would also like to take action to reduce overall operating cost, including cost in land rental, in preparation for future possible economic downturn. By merging from three locations into one single location could effectively reducing yearly cost.
- (ii) A R-to-C Table:

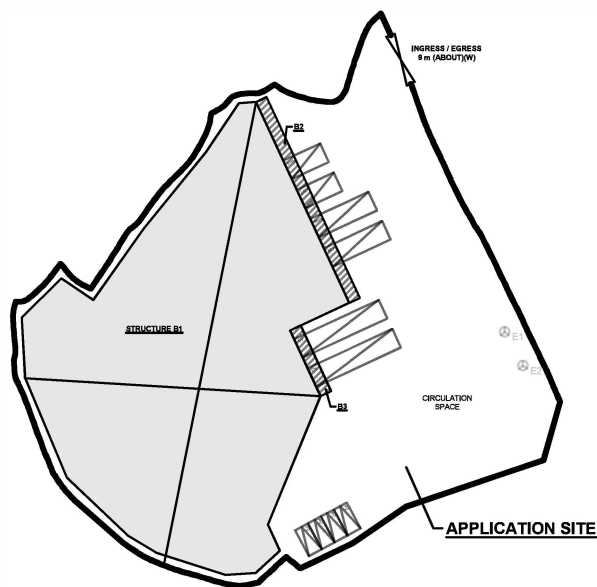
Departmental Comments		Applicant’s Responses
<b>1. Comments from the Chief Town Planner/Urban Design and Landscape Section, Planning Department (CTP/UD&amp;L, PlanD)</b> <b>(Contact Person: Ms. Catrina CHAN; Tel: 3565 3953)</b>		
(a)	<u>General Comments</u>  Based on our site inspection, the site is mostly hard paved with some trees observed within the site. Large trees, including a <i>Ficus microcarpa</i> 細葉榕 with approx. 800mm DBH and a <i>Ficus variegata</i> 青果榕 with approx. 480mm DBH are observed at the southeastern side within the site. According to Para. 5.12 of the Planning Statement, “ <i>all existing trees will be affected, and it is not proposed to retain any of the existing trees at the Site.</i> ”. Compared to the aerial photo taken in 2023, vegetation clearance has been taken place. With reference to the aerial photo of 2023, the site is located in an area of rural inland plains landscape character comprising vegetated areas, scattered tree	The 2 existing trees are proposed to be felled as they are in conflict with the proposed development scheme. However, in order to mitigate the potential landscape impact that would have arisen from the proposed development, the applicant proposes to plant 14 new trees of local species, i.e. Polyspora Axillaris at the Site with a view to compensating for the existing trees to be felled. Please refer to <b>Annex I</b> for a landscape plan of the application site (the Site).  Despite the fact that the proposed development is not in line with the planning intention of the “REC” zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would

	groups, temporary structures and houses within the “Village Type Development” zone to the east. There is a concern that approval of the application may further alter the landscape character and degrade the landscape quality of the “REC” zone.	therefore not set an undesirable precedent for the “REC” zone.
(b)	<p><u>Advisory Comments</u></p> <p>The applicant is advised to review the proposed layout to preserve the trees, particularly to the large trees within the site, as far as practicable.</p>	
(c)	The applicant is reminded that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the work.	Noted.
<b>2. Comments from the Commissioner for Transport (C for T)</b> <b>(Contact Person: Mr. Eric TAM; Tel: 2399 2405)</b>		
(a)	The applicant shall demonstrate the satisfactory maneuvering of the goods vehicles entering and exiting the subject site, the swept path for container vehicles has encroached into the opposite traffic lane when coming out from the site, which is not preferable from road safety perspective. The applicant shall consider prohibiting container vehicles exiting the subject site with left turn, or propose appropriate traffic management measures of a turning movement is necessary;	In order to ensure road safety at Ping Che Road, ‘no left-turn’ sign would be erected by the applicant to restrict container vehicles (CV) from turning left from the Site to Ping Che Road. A banksman would be deployed at the entrance gate to manage and guide container vehicles of the proposed development. If the left-turn restriction of CVs to Ping Che Road are violated by the visiting CV drivers, warnings will be issued to the involved drivers by the applicant and further action(s) (e.g. violated vehicles would be barred from entering, etc) would be taken if further violations are observed. An updated swept path analysis is also enclosed for your reference please ( <b>Annex II</b> ).

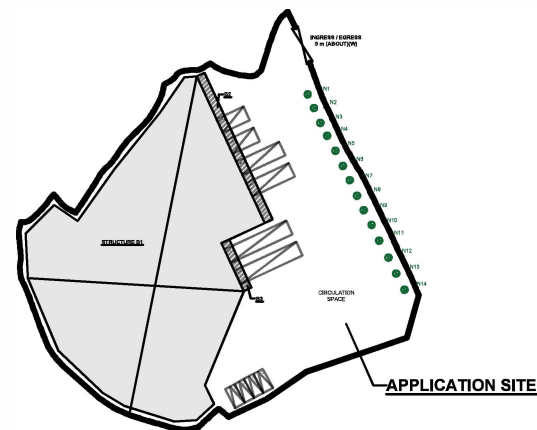
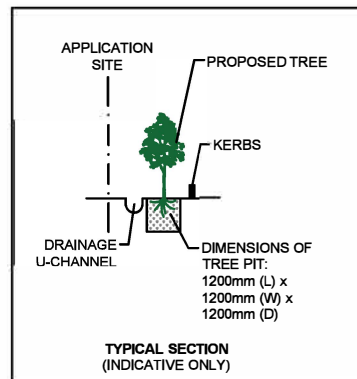
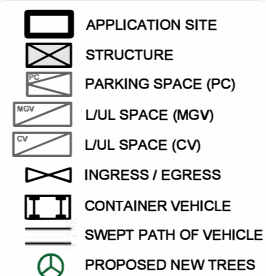
(b)	The applicant shall advise the management/control measures to be implemented to ensure no queuing of vehicles outside the subject site;	Sufficient space is provided for vehicles to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road. The banksman would be stationed at the ingress/egress of the Site to monitor the traffic conditions. Vehicles queuing on public road waiting to enter the application site would be asked to leave at once to prevent further obstruction of traffic.
(c)	The applicant shall advise the provision and management of pedestrian facilities to ensure pedestrian safety; and	The banksman stationed at the ingress/egress of the Site would direct vehicle entering/exiting the Site to enhance pedestrian safety.
(d)	The applicant shall advise the measures in preventing illegal parking by visitors to the subject site.	As no shopfront is proposed at the Site, visitor is not anticipated at the Site; and visitors would not be allowed to enter the Site unless with prior approval from the applicant.

**LANDSCAPE PROPOSAL**

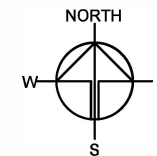
APPLICATION SITE AREA	: 5,424 m <sup>2</sup> (ABOUT)
NO. OF EXISTING TREES	: 2 (E1 AND E2)
SPECIES OF TREE	: <i>FICUS MICROCARPA</i> (E1) : <i>FICUS VARIEGATE</i> (E2)
NO. OF TREES TO BE FELLED	: 2 (E1 AND E2)

**LEGEND****LANDSCAPE PROPOSAL**

APPLICATION SITE AREA	: 5,424 m <sup>2</sup> (ABOUT)
COVERED AREA	: 2,735 m <sup>2</sup> (ABOUT)
UNCOVERED AREA	: 2,689 m <sup>2</sup> (ABOUT)
NO. OF NEW TREES WILL BE PLANTED	: 14 (N1 TO N14)
SPECIES OF NEW TREES	: <i>POLYSPORA AXILLARIS</i>
HEIGHT OF NEW TREES	: NO LESS THAN 2.75 m
SPACING OF NEW TREES	: NOT LESS THAN 3.5 m
DIMENSION OF SOIL TRENCH	: 1.2 m (L) X 1.2 m (W) X 1.2 m (D)

**LEGEND****NOTES:**

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



PLANNING CONSULTANT:



PROJECT:

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

SITE LOCATION:

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

SCALE:

1 : 1200 @ A4

DRAWN BY:

DN

DATE:

3.3.2025

CHECKED BY:

DATE:

APPROVED BY:

DATE:

DWG. TITLE:

LANDSCAPE PROPOSAL

DWG NO.:

ANNEX I

VER:

001

# SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

Open Storage

INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

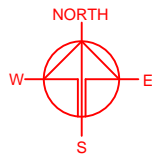
FROM PING CHE ROAD TO  
 THE APPLICATION SITE

露天貨倉  
 Open Storage

INGRESS / EGRESS  
 9 m (ABOUT)(W)

APPLICATION SITE

FROM THE APPLICATION SITE  
 TO PING CHE ROAD



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 82, TA KWU LING, NEW TERRITORIES

## LEGEND

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

SCALE  
 1 : 1000 @ A4

DRAWN BY  
 N DATE  
 10.1.2025

CHECKED BY  
 DATE

APPROVED BY  
 DATE

DWG. TITLE  
 SWEPT PATH ANALYSIS (CV)

DWG NO.  
 PLAN 11

VER.  
 001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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

**Cheryl Tsz Man TSANG/PLAND**

---

寄件者: Danny Ng <[REDACTED]>  
寄件日期: 2025年03月18日星期二 10:34  
收件者: tpbpd/PLAND  
副本: Cheryl Tsz Man TSANG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong  
主旨: [FI] S. 16 Planning Application No. A/NE-MKT/42 - Departmental Comments  
附件: FI2 for A\_NE-MKT\_42 (20250318).pdf  
  
類別: Internet Email

Dear Sir,

We write to provide Further Information in response to previous departmental comments.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]

Our Ref.: DD82 Lot 796 RP & VL  
Your Ref.: TPB/A/NE-MKT/42

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

By Email

18 March 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-MKT/42)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner



## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(Application No. A/NE-MKT/42)**

(i) A R-to-C Table:

Departmental Comments		Applicant's Responses
<b>1. Comments from the Secretary for Development (SDEV)</b>		
(a)	To facilitate our consideration, the applicant should provide the followings –  information of the affected businesses (including their names and nature of operation) and information demonstrating that they are <u>existing operators</u> ;	The applicant has submitted a set of photos showing the applicant oneself (i.e. 綽展有限公司 Fancy Spot Limited) as the only affected existing operator in this application which has been operating at all original premises continuously of which, shares the same business nature (i.e. warehouse (excluding dangerous goods godown) with ancillary facilities) ( <b>Annex I</b> ).
(b)	should the names of these affected business be different from the applicant (i.e. 綽展有限公司 Fancy Spot Limited), reason(s) for not submitting the application under the name of the existing operators and information demonstrating that the application site, if approved, will be used for accommodating the said affected businesses.	

**Annex I**

Site Photos showing the Existing Operations  
at the Affected Premises

**Tenant A – Fancy Spot Limited (緯展有限公司)**



**Tenant B – Fancy Spot Limited (緯展有限公司)**



**Tenant C – Fancy Spot Limited (緯展有限公司)**



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

**Cheryl Tsz Man TSANG/PLAND**

---

寄件者: Danny Ng <[REDACTED]>  
寄件日期: 2025年03月19日星期三 16:42  
收件者: tpbpd/PLAND  
副本: Cheryl Tsz Man TSANG/PLAND; Bon Tang; Matthew Ng; Louis Tse; Christian Chim; Kevin Lam; Grace Wong  
主旨: [FI] S. 16 Planning Application No. A/NE-MKT/42 - Departmental Comments  
附件: FI3 for A\_NE-MKT\_42 (20250319).pdf  
類別: Internet Email

Dear Sir,

We write to provide Further Information in response to previous departmental comments.

Should you require more information, please do not hesitate to contact us. Thank you for your kind attention.

Kind Regards,

**Danny NG** | Town Planner  
**R-riches Group (HK) Limited**

**R-riches Property Consultants Limited | R-riches Planning Limited | R-riches Construction Limited**

[REDACTED]

Our Ref.: DD82 Lot 796 RP & VL  
Your Ref.: TPB/A/NE-MKT/42

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

**By Email**

19 March 2025

Dear Sir,

**3<sup>rd</sup> Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(S.16 Planning Application No. A/NE-MKT/42)**

We write to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**



**Danny NG**  
Town Planner





## Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities for a Period of 3 Years in "Recreation" Zone,  
Various Lots in D.D. 82, Ta Kwu Ling, New Territories**

**(Application No. A/NE-MKT/42)**

(i) A R-to-C Table:

Departmental Comments		Applicant's Responses
<b>1. Comments from the Secretary for Development (SDEV)</b>		
(a)	<p>Other than site photos, the applicant should provide more information to demonstrate that 緯展有限公司 is the affected existing operator, including tenancy agreement, invoice, company registration record, etc.</p> <p>Besides, we note that 緯展有限公司 is one of the affected business operators seeking for relocation to Hung Lung Hang under Application No. A/NE-HLH/77. The applicant should also provide justification why two relocation sites are needed for the company.</p>	<p>Noted. The applicant has further submitted tenancy agreement with landlords, electricity and water bills, as well as company registration record for your information please (<b>Annexes I and II for Tenant A; Annexes III to V for Tenant B; Annexes VI and VII for Tenant C</b> respectively; as well as company registration record at Annex VIII).</p> <p>The applicant, Fancy Spot Limited 緯展有限公司, has been an affected operator affected by government NDA developments. As the applicant's business nature includes storage of miscellaneous goods in warehouse (excluding dangerous goods godown (D.G.G.)), as well as transportation of the goods, container vehicles are needed to transport the larger sized goods.</p> <p>With reference to application No. A/NE-HLH/77, area allocated for Tenant F (i.e. the applicant of the current application, Fancy Spot Limited 緯展有限公司) only includes private car and container vehicle (CV) parking spaces. No structure for warehouse (excluding D.G.G.) is proposed within the site area of Tenant F.</p> <p>The current application serves to relocate the applicant's business, thus structures are proposed for the use of warehouse (excluding D.G.G.) within the current application.</p>



		Thus, two applications are crucial for the applicant to maintain one’s normal business, as well as to minimise any potential impact on the applicant oneself.
--	--	---

Annex I

FANCY SPOT LTD

[Redacted]

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

FANCY SPOT LTD  
[Redacted]

[Redacted]

編賬號碼 Account Number

[Redacted]

賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

28-10-24

由 28-09-24 至 28-10-24

共 31 日用電量

按金

[Redacted]

第 1/2 頁

電力費用  
Energy Charge

[Redacted]

+

燃料調整費  
Fuel Cost Adjustment

[Redacted]

+

其他  
Others

[Redacted]

=

應繳總數

[Redacted]

繳款限期  
12-11-24

上次繳費 [Redacted]  
已於07-10-24收到  
謝謝

電力費用:

每度(¢)	度數	費用(\$)
106.0	1031	[Redacted]
小計	1031	[Redacted]

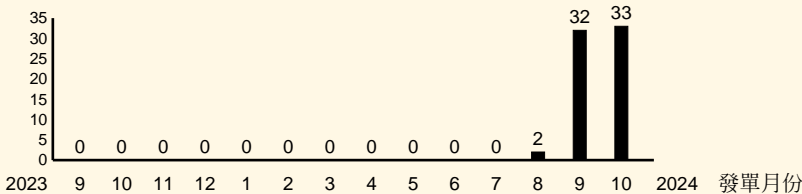
其他:

上期零數撥來	[Redacted]
零數撥入下次	[Redacted]
小計	[Redacted]

燃料調整費:

小計 (1031 度) [Redacted]

平均每日  
用電量(度)



若未於繳費限期前付款，須另繳 5% 逾期  
附加費

電錶號碼 [Redacted] 讀錶倍數 1 前次讀數 2631 今次讀數 3662

「轉數快」繳費

[Redacted]

編賬號碼:

[Redacted]

應繳總數:

[Redacted]

存根

[Redacted]

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD  
[Redacted]  
[Redacted]  
[Redacted]

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

[Redacted]

編賬號碼 Account Number  
[Redacted]



電力費用  
Energy Charge

請參考首頁

+



燃料調整費  
Fuel Cost Adjustment

請參考首頁

+



其他  
Others

請參考首頁

=

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	28-09-24	30-09-24	3	99	0.435	[Redacted]
	01-10-24	28-10-24	28	932	0.434	[Redacted]
				1031		[Redacted]

備註：用電量是根據用電日數以比例方法計算

請參考首頁

## 如何繳費？ How to Pay?

更多繳費選擇  
More Payment Options



e.clp.com.hk/payment

自動轉賬  
AutoPay

「轉數快」  
Faster Payment System (FPS)

AlipayHK

WeChat Pay HK

繳費靈  
PPS

轉郵寄支票  
Cheque by Mail

請登入中電網站 e.clp.com.hk/autopay。  
Please visit CLP website e.clp.com.hk/autopay.

請使用銀行流動應用程式掃描電費單上的「轉數快」繳費二維碼，透過「轉數快」繳付賬單。  
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AlipayHK

WeChat Pay

PPS 繳費靈



了解更多  
Learn more



## 提防短訊詐騙 認住#CLP

CLP becomes #CLP now - Get to know  
the current prefix to avoid SMS scams

為協助市民辨別短訊真偽，中電已參與通訊事務管理局辦公室的「短訊發送人登記制」，由2024年5月23日起，中電會以「#CLP」開頭向客戶發送短訊。

To help the public to verify the identities of SMS senders, CLP has participated in the SMS Sender Registration Scheme from the Office of the Communications Authority. From 23 May, 2024, all SMS sent from CLP start with "#CLP".



請參考以下資訊，時刻保持警覺，以免受騙。  
Please refer to the following information and stay alert to avoid being scammed.

1 切勿向可疑發送人或網站透露任何個人資料、銀行賬戶或信用卡資料詳情或密碼

DO NOT provide any personal information, bank account or credit card credentials or passwords to any suspicious senders or websites

2 切勿向可疑發送人轉賬

DO NOT transfer money to any suspicious senders

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# #CLP

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If you have any doubts when receiving suspicious SMS, please email us at csd@clp.com.hk or call us at 2678-2678.

如想了解更多，  
可瀏覽我們的  
網絡安全貼士。



Read more  
about our tips of  
internet security.



## 聯絡/了解更多 Contact Us/More Information

\* 如有任何查詢或閣下不希望你的個人資料被用於直接促銷，請透過網上表格告知我們。  
If you have any enquiries or if you do not wish to have your personal data used for direct marketing purposes, please contact us using this eForm.

網上表格\*  
eForm

e.clp.com.hk/eformc



供電相關服務  
Electricity Supply  
Related Services

e.clp.com.hk/esrs

客戶服務中心及  
商業客戶中心  
Customer Service Centres  
& Business Centres

e.clp.com.hk/csc

### 供電則例

作為本公司的註冊客戶，閣下已同意遵守不時作出修訂的供電則例，並受其約束。供電則例亦同時適用於實際用電的任何人士。閣下可從中電網站下載或致電客戶服務熱線索取供電則例。

e.clp.com.hk/supplyrules



### Supply Rules

As our Company's Registered Customer, you have agreed to be bound by and shall comply with the Supply Rules as revised from time to time. The Supply Rules shall also be applicable to any person actually obtaining or using electricity from the Company account. The Supply Rules are available from CLP website or please call our Customer Service Hotline to obtain a copy.

e.clp.com.hk/supplyrules-en



用電價目及最低收費  
Tariff & Minimum Charge

e.clp.com.hk/tariff

客戶服務熱線  
Customer Service Hotline

2678 2678

緊急服務熱線  
Emergency Hotline

2728 8333

中電網站  
CLP Website

www.clp.com.hk



FANCY SPOT LTD

[REDACTED]

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

[REDACTED]

編賬號碼 Account Number  
[REDACTED]  
賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

29-10-24

由 28-09-24 至 28-10-24

共 31 日用電量

按金

[REDACTED]

電力費用

Energy Charge

[REDACTED]

+

燃料調整費

Fuel Cost Adjustment

-

+

其他

Others

[REDACTED]

=

應繳總數

[REDACTED]

總數撥入下期\*

上期結轉

[REDACTED]

今期總數

[REDACTED]

上次繳費 [REDACTED]

已於10-09-24收到

謝謝

電力費用:

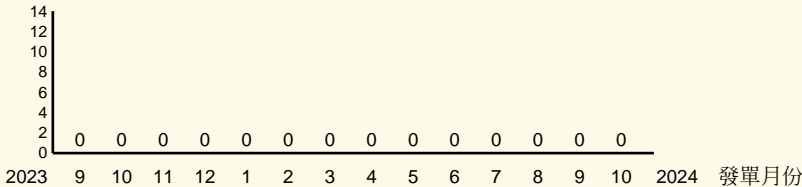
最低收費 [REDACTED]  
小計 [REDACTED]

本期用電度數為 0 度

其他:

上期結轉 [REDACTED]  
上期零數撥來 [REDACTED]  
零數撥入下次 [REDACTED]  
小計 [REDACTED]

平均每日  
用電量(度)



客戶資訊: \*\*\* 為方便客戶, 如150港元以下的賬單總額將會轉撥至下期賬單。此賬單只供參考, 暫無須繳款。\*\*\*

如有查詢, 您可透過網上表格<https://clp.to/eform-c> 提交。

編賬號碼: [REDACTED]

應繳總數: [REDACTED]

存根

[REDACTED]

環保訊息:

2023年平均每度電 二氧化碳當量排放:
0.39 千克



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2728 8333

中電網站  
CLP Website

www.clp.com.hk



ADJUDICATED  
ADJUDGED NOT CHARGEABLE  
WITH ANY DUTY

准許使用合約

Annex II

Adjudication Fee Paid	
印花稅署	\$ ≈ 50 香港
Pending Adjudication	



許可人 : [REDACTED]  
通訊地址 : [REDACTED]  
使用人 : 綽展有限公司 (商業登記證號碼: [REDACTED])  
通訊地址 : [REDACTED]  
立約日期 : 2021 年 1 月 16 日

- (一) 現許可人同意及准許使用人使用新界 D.D. 95 LOT Nos. 27, 86, 87 & 88 之土地(見附圖黃色部份) (下稱“該土地”)作合法用途。
- (二) 使用人不得在該土地或其任何部份貯放違禁物品及作非法或一切有關違反批地條款、地契或違反任何法例、法規等之用途。若任何政府部門就該土地發出違例通知，使用人必須即時終止有關違例用途及自費將該土地還原，並需補償許可人一切損失。
- (三) 雙方同意本合約之准許使用期由 2021 年 01 月 16 日起至 2028 年 01 月 15 日止(包括首尾兩天)，合約生效期間任何一方可給予對方三個月書面通知終止此使用合約。
- (五) 該土地所有差餉及其他各項什費一概由使用人負責支付，納糧地稅及地租則由許可人繳交。
- (六) 使用人須負責保養及維修該土地，並須保持環境衛生清潔，盡力保護該土地免受火災、水浸及颱風等的破壞，並須自投保險；若遇天災橫禍，許可人無須承擔損失責任或向使用人作出賠償。
- (七) 使用人在未得到許可人代表之書面同意，不可在該土地建設任何建築物，並不得以任何方式准許別人使用或分享使用該土地或其部份。
- (八) 當本使用合約終止時，使用人應當遷出及以交吉形式交回該土地給許可人，並於同日內將該土地清楚交還給許可人，並須自行自費將垃圾什物清理。
- (九) 本合約如需要支付厘印費，則雙方各需支付一半。
- (十) 許可人仍保留該土地的使用權，使用人不得干預。本合約並不構成業主與租客關係。
- (十一) 任何並非此合約一方的之人士均沒有權根據《合約(第三者權利) 條例》強制執行合約中的任何條文。

許可人簽署:

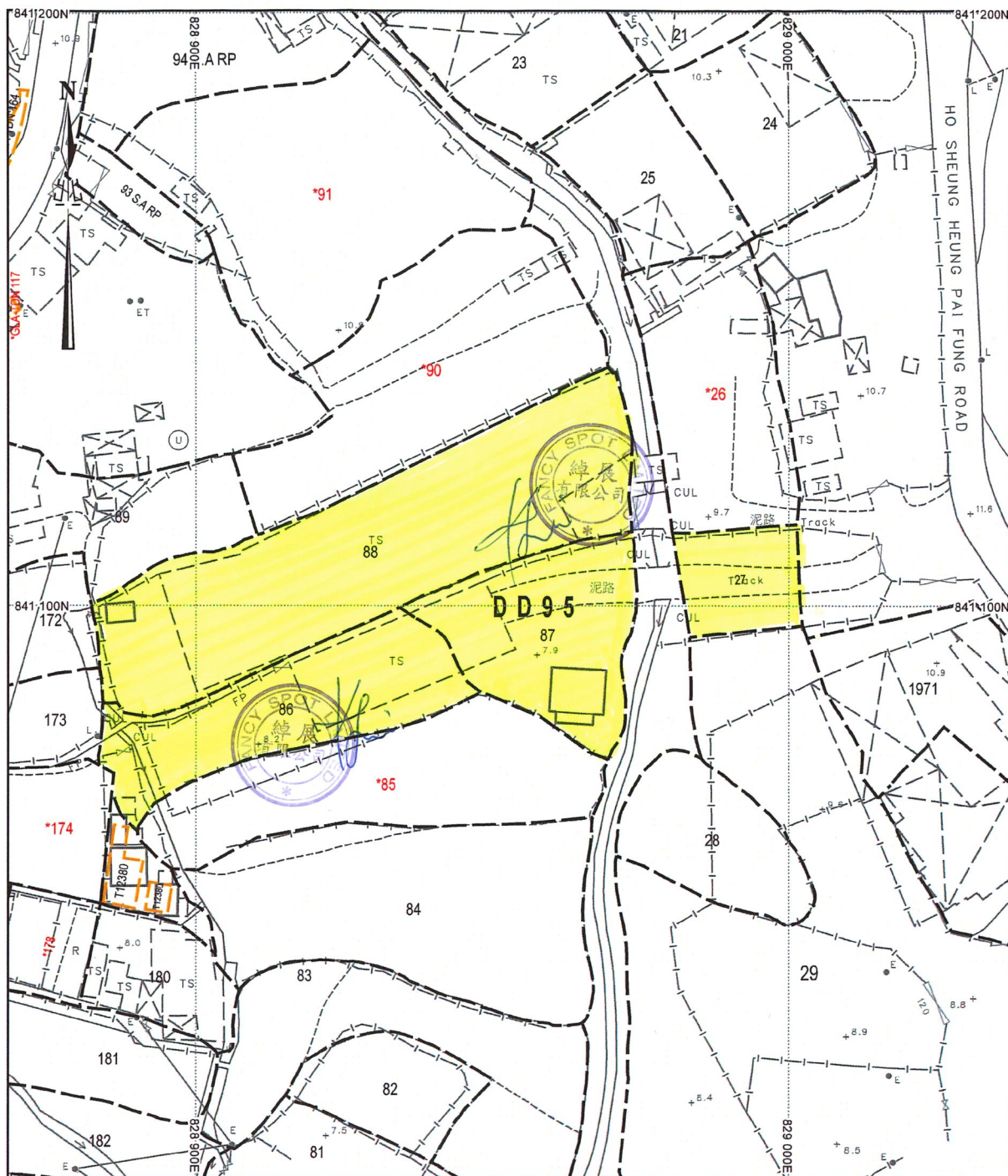
[REDACTED]

使用人簽署:

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

見証人簽署:

# 地段索引圖 LOT INDEX PLAN



地政總署測繪處 Survey and Mapping Office, Lands Department

比例尺 SCALE 1:1000  
 米 10 0 10 20 30 40 50 米  
 metres



Locality :  
 Lot Index Plan No. : ags\_S00000124258\_0001  
 District Survey Office : Land Information Centre  
 Date : 04-Mar-2024  
 Reference No. : 2-SE-5C

香港特別行政區政府 — 版權所有  
 © Copyright reserved - Hong Kong SAR Government  
 SMO-P01 20240304142526 10

摘要說明：本地段索引圖在其背景的地形圖上標示了各種永久和短期持有的土地的圖像界線。這些土地包括私人地段、政府撥地、短期租約批地，以及其他作核准用途的土地。請注意：(1)本索引圖上的資料會被不時更新而不作事先通知；(2)索引圖的更新或會延後於有關資料的實際變更；以及(3)本索引圖中顯示的界線僅供識別之用，資料是否準確可靠，應徵詢專業土地測量師的意見。  
 免責說明：如因使用本地段索引圖，或因所依據的本索引圖資料出錯、遺漏、過時或有誤差而引致任何損失或損害，政府概不承擔任何法律責任。

**Explanatory notes :** This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.  
**Disclaimer :** The Government shall not be responsible for any loss or damage howsoever arising from the use of this plan or in reliance upon its correctness, completeness, timeliness or accuracy.



## 租地合約

物業管理人: [REDACTED] (以下簡稱"甲方")

立合約人:

承租人: 綽展有限公司 (以下簡稱"乙方")

事由: 甲方將名下管理物業 DD.52.LOT.406 租與乙方作為正當用途, 雙方訂明條件如下:

1. 租期兩年, 即由二零一三年一月一日至二零二四年十二月三十一日止。租金為每月港幣
2. 因乙方租用該土地後的範圍, 而引致之開支, 及違反法例而遭政府干涉, 一切後果概由乙方負責。
3. 該地段之物業稅、地稅、地租等, 由甲方依時繳納。
4. 有關該地之一切開支(包括牌照費及差餉), 由乙方負責依時繳納。
5. 倘若乙方依期交租及履行此合約條文, 則甲方不得無理騷擾乙方, 乙方可安享用權。
6. 租約期間, 乙方可自由使用。
7. 在合約期內, 如遇政府徵收該地段:
  - I. 甲方須在接到政府收通知書後十四天內通知乙方
  - II. 乙方所多交租金, 概不退還
  - III. 任何一方不得藉端向對方索取賠償
8. 乙方在未得到甲方之同意前, 不可在該土地建設任何建築物(本身存在的建築物除外)。
9. 本合約所列之各條文, 經甲方雙方商議後, 共同承認, 願意遵守, 恐後無憑, 特由甲乙雙方及見證人簽署一式兩份, 甲乙雙方各存一份為據。

10.簽署

甲 方: [REDACTED]

地 址: [REDACTED]

電 話: [REDACTED]

簽署 [REDACTED]


乙 方: 綽展有限公司

地 址: [REDACTED]

For and on behalf of  
FANCY SPOT LIMITED  
綽 展 有 限 公 司

電 話: [REDACTED]

簽署 \_\_\_\_\_

  
Authorized Signature(s)

見証人: \_\_\_\_\_

身份証: \_\_\_\_\_

簽署 \_\_\_\_\_

訂立日期: 2023 年 2 月 7  
日



**水務署**  
**Water Supplies Department**

09360512

FANCY SPOT LIMITED

付款通知書

發出日期：24/03/2024

用水樓宇地址

DD 52 LOT 428

HA PAK TSUEN

SHEUNG SHUI, NEW TERRITORIES

用戶編號：

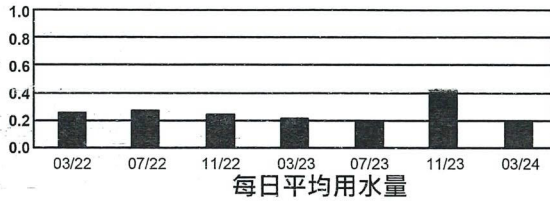
用水量

22 立方米/116日

每日平均用水量

0.190立方米 (190 公升)

立方米



每日平均用水量

水錶編號

日期

度數

日期

度數

A：抄錶度數

E：估計度數

S：客戶報讀度數

20/11/2023

537A

15/03/2024

559A

應繳總額

繳款限期

**18/04/2024**

在此日期後加收5%附加費

繳款單編號：

上次繳款日期：06/12/2023

上次繳款金額：\$223.30

現存按金款額：\$1,000.00

爭議金額：\$0.00

分期付款金額：\$0.00

供水性質：倉庫,包括凍倉貨櫃場(721000)

餘額承前

水費

20/11/2023 - 15/03/2024

第一級 22 立方米 @ \$4.58

小計

收費總額

餘額撥入下期

應繳款額

此欄空白

CR

\$

有關此帳戶的帳單附註：

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

Annex V

FANCY SPOT LTD

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

FANCY SPOT LTD

編賬號碼 Account Number

賬類及商戶編號: 02

非住宅用電

發單日期 (日-月-年)

11-12-24

由 09-11-24 至 10-12-24

共 32 日用電量

按金

第 1/2 頁

**電力費用**  
Energy Charge

**燃料調整費**  
Fuel Cost Adjustment

**其他**  
Others

應繳總數

繳款限期  
**27-12-24**  
自動轉賬

上次繳費  
已於25-11-24收到  
謝謝

電力費用:

每度(¢)	度數	費用(\$)
106.0	6436	
小計	6436	

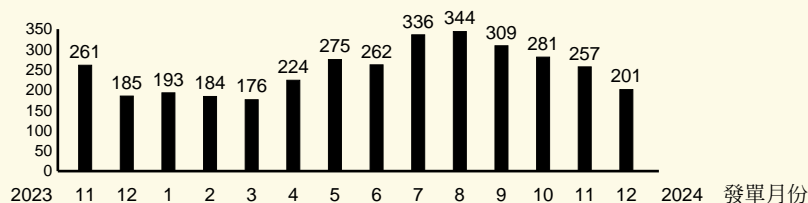
其他:

上期零數撥來	
零數撥入下次	
小計	

燃料調整費:

小計 (6436 度)

平均每日  
用電量(度)



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

編賬號碼:

應繳總數: **\$9,623.00**

香港上海滙豐銀行有限公司自動轉賬

存根

環保訊息:

2023年平均每度電  
二氧化碳當量排放:

0.39 千克

FANCY SPOT LTD  
[Redacted]

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



編賬號碼 Account Number  
[Redacted]

電力費用  
Energy Charge

+

燃料調整費  
Fuel Cost Adjustment

+

其他  
Others

=

請參考首頁

請參考首頁

請參考首頁

請參考首頁

計算詳情：

項目	由	至	用電 日數	用電度數	每度 收費率(\$)	金額(\$)
燃料調整費	09-11-24	30-11-24	22	4425	0.433	[Redacted]
	01-12-24	10-12-24	10	2011	0.440	[Redacted]
				6436		[Redacted]

備註：用電量是根據用電日數以比例方法計算

請參考首頁



## 如何繳費？ How to Pay?

更多繳費選擇  
More Payment Options



e.clp.com.hk/payment

自動轉賬  
AutoPay

「轉數快」  
Faster Payment System (FPS)

AlipayHK

WeChat Pay HK

繳費靈  
PPS

轉郵寄支票  
Cheque by Mail

請登入中電網站 e.clp.com.hk/autopay。  
Please visit CLP website e.clp.com.hk/autopay.

請使用銀行流動應用程式掃描電費單上的「轉數快」繳費二維碼，透過「轉數快」繳付賬單。  
Please scan the FPS QR code on CLP bill with Mobile Banking App to proceed with bill payment via FPS.

安裝並登入「AlipayHK」應用程式，選擇「繳費服務」連結編賬號碼，即可進行繳費或設定自動付款。  
Please install and login to "AlipayHK" App. select "Bill Payment" to link up account number and pay manually or via auto debit service.

安裝並登入「WeChat」應用程式後，點擊「我」>「WeChat Pay」>「生活繳費」，添加編賬號碼後即可查詢賬單並繳費。  
Please install and login to "WeChat" App, select "Me">"WeChat Pay">"Utilities"> register your account number and proceed with bill payment.

請致電18013 登記及致電18033 繳交電費。商戶編號02。網上服務 (www.ppshk.com)，或應用程式「PPS on Mobile」。  
For registration, please call 18011. For payment, please call 18031. CLP Merchant Code is 02. Internet (www.ppshk.com) or App "PPS on Mobile".

請以劃線支票抬頭寫上「中華電力有限公司」，並將支票連同電費單存根寄往香港郵政總局第11188號信箱  
Make your crossed cheque payable to "CLP Power Hong Kong Limited" and send it together with the payment stub (the bottom part of your paper bill) to PO Box No. 11188, General Post Office, Hong Kong.

支援不同電子繳費方式，讓你隨時隨地繳交電費。  
Supported by different electronic payment platforms.  
Pay anytime, anywhere.



AlipayHK

WeChat Pay

PPS 繳費靈



了解更多  
Learn more



## 提防短訊詐騙 認住#CLP

CLP becomes #CLP now - Get to know  
the current prefix to avoid SMS scams

為協助市民辨別短訊真偽，中電已參與通訊事務管理局辦公室的「短訊發送人登記制」，由2024年5月23日起，中電會以「#CLP」開頭向客戶發送短訊。

To help the public to verify the identities of SMS senders, CLP has participated in the SMS Sender Registration Scheme from the Office of the Communications Authority. From 23 May, 2024, all SMS sent from CLP start with "#CLP".



請參考以下資訊，時刻保持警覺，以免受騙。  
Please refer to the following information and stay alert to avoid being scammed.

1 切勿向可疑發送人或網站透露任何個人資料、銀行賬戶或信用卡資料詳情或密碼

DO NOT provide any personal information, bank account or credit card credentials or passwords to any suspicious senders or websites

2 切勿向可疑發送人轉賬

DO NOT transfer money to any suspicious senders

3 切勿點擊可疑短訊、電郵、訊息、網頁及社交媒體內的連結或附件

DO NOT click on any links or attachments in suspicious SMS, emails, messages, websites and social media

### 如何確定短訊由中電發出？

How can we tell if the SMS is sent from CLP?

所有由中電發出的短訊均以「#CLP」開頭。

All SMS from CLP start with "#CLP".

# #CLP

如懷疑收到可疑短訊，你可電郵至csd@clp.com.hk，或致電2678-2678聯絡我們。

If you have any doubts when receiving suspicious SMS, please email us at csd@clp.com.hk or call us at 2678-2678.

如想了解更多，  
可瀏覽我們的  
網絡安全貼士。



Read more  
about our tips of  
internet security.



## 聯絡/了解更多 Contact Us/More Information

\* 如有任何查詢或閣下不希望你的個人資料被用於直接促銷，請透過網上表格告知我們。  
If you have any enquiries or if you do not wish to have your personal data used for direct marketing purposes, please contact us using this eForm.

網上表格\*  
eForm

e.clp.com.hk/eformc



供電相關服務  
Electricity Supply  
Related Services

e.clp.com.hk/esrs

客戶服務中心及  
商業客戶中心  
Customer Service Centres  
& Business Centres

e.clp.com.hk/csc

### 供電則例

作為本公司的註冊客戶，閣下已同意遵守不時作出修訂的供電則例，並受其約束。供電則例亦同時適用於實際用電的任何人士。閣下可從中電網站下載或致電客戶服務熱線索取供電則例。

e.clp.com.hk/supplyrules



### Supply Rules

As our Company's Registered Customer, you have agreed to be bound by and shall comply with the Supply Rules as revised from time to time. The Supply Rules shall also be applicable to any person actually obtaining or using electricity from the Company account. The Supply Rules are available from CLP website or please call our Customer Service Hotline to obtain a copy.

e.clp.com.hk/supplyrules-en



用電價目及最低收費  
Tariff & Minimum Charge

e.clp.com.hk/tariff

客戶服務熱線  
Customer Service Hotline

2678 2678

緊急服務熱線  
Emergency Hotline

2728 8333

中電網站  
CLP Website

www.clp.com.hk

(甲方) [REDACTED] 身份證號碼 [REDACTED]

電話 [REDACTED]

(乙方) 緯展有限公司 商業登記證 [REDACTED]

聯絡電話 [REDACTED]

以下稱甲乙雙方租賃協議:

- 1) 乙方向甲方承租位於新界 D.D.52 LOT NO. 401 號之農地，租期由 2018 年 2 月 1 日至 2026 年 1 月 31 日止。每年 [REDACTED]。業主同意上述地段倒泥頭，平整地盤。唯得在 1.2 米，政府準許之合法情況下填泥，如超標引發之政府罰款，一概由租客負責。
- 2) 乙方不得在上述土地貯存違禁品或進行一切觸犯本港法例之事情，如作出非法用途或非法事情而被政府檢控，乙方須負全責任，而甲方有權收回上述出租之土地。
- 3) 在租約期內如涉及乙方使用土地因個別經營業務而遇到向政府申請各項牌照時一切責任及費用應由乙方負責。
- 4) 乙方在簽約時須繳付首年(即 2018 年 2 月 1 日至 2019 年 1 月 31 日)之租金港幣 [REDACTED] 正(HK\$ [REDACTED]) 予甲方。
- 5) 租賃期內水電雜費及差餉由乙方負責，地租則由甲方負責。
- 6) 乙方在申辦有關牌照時如有需要可甲方要求協助或徵詢，而甲方必須協助乙方，但一切申請之有關費用則由乙方負責。
- 7) 租約期間，甲乙雙方可以以三個月的書面通知終止租約，乙方遷出時必須將全部物品及雜物清走，將吉地交還甲方，不得向甲方收取任何賠同償。

本租賃合約一式兩份 (每份共一百)，各願遵守，各執一份存證。

業主 (甲方) 代表簽署：

租客 (乙方) 簽署：

[REDACTED]

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

見證人簽署：\_\_\_\_\_

見證人簽署：\_\_\_\_\_

雙方簽署日期： 年 月 日

商業登記號碼： [REDACTED]



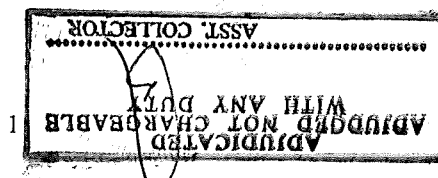
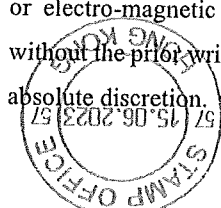
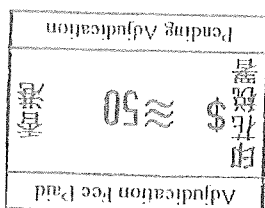
LICENCE is made the 14th day of June, 2023.

BETWEEN:

- (1) [REDACTED] whose registered office is [REDACTED] (Business Registration No. [REDACTED] ("the Licensor"); and
- (2) FANCY SPOT LIMITED (綽展有限公司) whose registered office is situate at [REDACTED] (BR No. [REDACTED] ("the Licensee").

IT IS HEREBY AGREED as follows:-

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



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

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

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

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

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

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

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

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



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

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

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

THE 1<sup>ST</sup> SCHEDULE

(The said Premises)

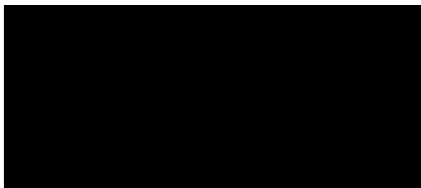


THE 2<sup>ND</sup> SCHEDULE


(The Licence Period)

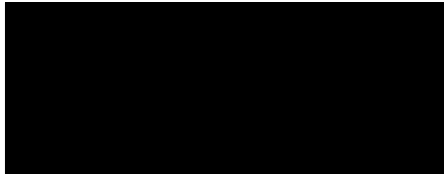
For a term of TWO YEARS commencing from the 1<sup>st</sup> day of December 2022 and expiring on the 30<sup>th</sup> day of November 2024 (both days inclusive).

SIGNED by Karen Hung )  
)  
)  
for and on behalf of the Licensor )  
whose signature is )  
~~in the presence of:~~ )  
verified by:- )



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

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



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

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

編號 2180386

No.



公司註冊處  
COMPANIES REGISTRY

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

\*\*\*

本人謹此證明  
I hereby certify that

FANCY SPOT LIMITED  
綽展有限公司

於本日根據香港法例第622章《公司條例》  
**is this day incorporated in Hong Kong under the Companies Ordinance**

在香港成立為法團，此公司是一間  
**(Chapter 622 of the Laws of Hong Kong), and that this company is**  
有限公司。  
**a limited company.**

本證明書於二〇一四年十二月十二日發出。

**Issued on 12 December 2014.**

香港特別行政區公司註冊處處長鍾麗玲

Ms Ada L L CHUNG

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

註 Note:

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

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



**Similar Applications for Temporary Warehouse  
within “Recreation” Zone in the vicinity of the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>
A/NE-TKLN/77	Proposed Temporary Logistic Centre, Warehouse (Excluding Dangerous Goods Godown) and Container Vehicle Park with Ancillary Facilities for a Period of 3 Years	15.3.2024
A/NE-TKLN/85	Proposed Temporary Warehouse (Storage of Building Materials and Metal) for a Period of Three Years	20.9.2024
A/NE-TKLN/86	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	20.9.2024
A/NE-TKLN/93	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years	28.2.2025

**Rejected Application**

<b>Application No.</b>	<b>Uses / Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/NE-MKT/27	Proposed Temporary Warehouse for Storage of Machinery Parts and Open Storage of Construction Machinery with Ancillary Office for a Period of 3 Years	1.12.2023 (on review)	R1-R3

**Rejection Reasons**

- R1 The proposed uses were not in line with the planning intention of the “Recreation” (“REC”) zone, which was primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low density recreational developments may be permitted subject to planning permission. There was no strong planning justification in the submission for a departure from such planning intention, even on a temporary basis.
- R2 The applicant failed to demonstrate in the submission that the proposed uses would not generate adverse traffic, drainage, landscape and environmental impacts on the surrounding areas.
- R3 The proposed uses do not comply with Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 13G) in that no previous approval had been granted to the site and there were adverse departmental comments and local objections.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/North, LandsD (DLO/N, LandsD):

- no objection to the application;
- the application site (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;
- the following irregularity covered by the planning application has been detected by her office:

**Unauthorised structure within the Lot 792 in D.D. 82 covered by the planning application**

there is unauthorised structure erected on Lot 792 in D.D. 82 which is shown on the layout plan provided in the application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and

- if the planning application is approved, the lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structure was erected and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.

**2. Environment**

Comments of the Director of Environmental Protection (DEP):

- no objection to the application;
- no environmental complaint was received for the Site in the past three years; and
- his detailed advisory comments on the application are at **Appendix IV**.

**3. Nature Conservation**

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- he has no strong view on the application from nature conservation perspective;
- the site inspection revealed that the Site is partly covered with common trees and shrubs and partly vacant; and

- the applicant is reminded to perform good site practice to avoid adverse impact to the watercourse nearby should the application be approved.

#### **4. Drainage**

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

- no objection to the application from the public drainage viewpoint;
- should the application be approved, conditions should be included to request the applicant to submit and implement a drainage proposal for the Site to ensure that it will not cause adverse drainage impact to the adjacent areas, and maintain those drainage facilities properly and rectify those facilities if they are found inadequate/ineffective during operation; and
- her detailed advisory comments on the application are at **Appendix IV**.

#### **5. Fire Safety**

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

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

#### **6. Building Matters**

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

- no objection to the application;
- it is noted that three structures are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out at the Site, prior approval and consent of the Building Authority should be obtained unless they are exempted building works, designated exempted or minor works commenced under the simplified requirements under the Building Ordinance (BO). Otherwise they are Unauthorised Building Works. An Authorised Person should be appointed as the coordinator for the proposed building works in accordance with the BO;
- the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise gross floor area (GFA) of the storey will be considered double counting under regulation 23(3)(a) of the Building (Planning) Regulations subject to justification; and
- his detailed advisory comments are at **Appendix IV**.

## **7. Other Departments**

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

- (a) Commissioner for Transport (C for T);
- (b) Commissioner of Police (C of P);
- (c) Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD);
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- (e) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (f) Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD); and
- (g) District Officer (North), Home Affairs Department (DO(N), HAD).

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the development with the 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) the following irregularity covered by the application has been detected by her office:

Unauthorised structure within the Lot 792 in D.D. 82 covered by the application

there is unauthorised structure erected on Lot 792 in D.D. 82 which is shown on the layout plan provided in the application. The lot owners should immediately rectify the lease breaches and her office reserves the rights to take necessary lease enforcement action against the breaches without further notice; and
  - (iii) if the planning application is approved, the lot owners shall apply to her office for a Short Term Waiver (STW) to permit the structures erected/to be erected within the said private lots. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be on whole lot basis and subject to such terms and conditions including the payment of back-dated waiver fee from the first date the unauthorised structure was erected and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (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 Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to perform good site practice to avoid adverse impact to the watercourse nearby should the application be approved;
- (e) to note the comments of the Commissioner for Transport (C for T) that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;



- (f) 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 provide sufficient spacing for the sustainable growth of the proposed new trees; and
    - (ii) approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant should seek approval for any proposed tree works from relevant departments prior to commencement of the works;
  - (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
    - (i) the proposed access arrangement in the application should be subject to Transport Department's review and approval; and
    - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public road and drains;
  - (h) to note the comments of the Project Manager (North), Civil Engineering and Development Department (PM(N), CEDD) that the proposed use is located within the proposed New Territories North (NTN) New Town under the Planning and Engineering (P&E) Study for NTN New Town and Man Kam To. The preliminary development proposal for NTN New Town was released in December 2024. While the implementation programme of NTN New Town is being 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;
  - (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
    - (i) the applicant should construct and maintain the proposed drainage facilities whether within or outside the Site at the applicant's own expense; and
    - (ii) the Site is in an area where public sewerage connection is not available;
  - (j) 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 this 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 (Cap. 123) (BO), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
- (k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the applicant's attention is drawn to the headroom of the storey not be excessive, otherwise gross floor area (GFA) of the storey will be considered double counting under regulation 23(3)(a) of the Building (Planning) Regulations (B(P)R) subject to justification;
- (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with regulations 5 and 41D of the B(P)R respectively;
- (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under regulation 19(3) of the B(P)R at building plan submission stage;
- (iv) for unauthorised building works (UBW) erected on leased land, enforcement action may be taken by the Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- (v) any temporary shelters or converted containers for storage or office, canteen or other uses are considered as temporary buildings and subject to the control of Part VII of the B(P)R;
- (vi) 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;
- (vii) the applicant's attention is also 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; and
- (viii) detailed checking under the BO will be carried out at building plan submission stage.

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

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有關的規劃申請編號 The application no. to which the comment relates  
A/NE-MKT/42

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

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

簽署 Signature



日期 Date

2025.2.19

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**From:**  
**Sent:** 2025-02-26 星期三 04:07:18  
**To:** tpbpd/PLAND <tpbpd@pland.gov.hk>  
**Subject:** A/NE-MKT/42 DD 82 Kan Tau Wai Recreation

A/NE-MKT/42

Lots 788, 792, 793 RP, 794 RP, 795, 796 RP (Part) and 803 RP (Part) in D.D. 82, Ping Che Road, Kan Tau Wai

Site area: About 5,424m<sup>2</sup>

Zoning: "Recreation"

Applied Use: Warehouse / 10 Vehicle Parking

Dear TPB Members,

Application 14 also withdrawn.

However, the unapproved brownfield use has obviously not only continued but the footprint has also been enlarged. All without approval.

How come no enforcement action has been taken.

The lots are not included in the very substantial amount of Agriculture zoning to be trashed under Cat 2 designation.

**TPB PG-No. 13G (Revised April 2023)**

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR OPEN STORAGE AND PORT BACK-UP USES UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

R-Riches specializes in these sob story applications.

Sufficient land has been designated for the relocation of firms affected by redevelopment. Their activities should be confined within its parameters.

There is no justification to approve this application.

Mary Mulvihill

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**From:**  
**To:** tpbpd <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>

---

**Date:** Tuesday, 22 December 2020 3:54 AM HKT  
**Subject:** A/NE-MKT/14 DD 82 Kan Tau Wai Recreation

Dear TPB Members,

Application 9 also withdrawn. Previous objections applicable.

Can members question why no enforcement action taken with regard to unapproved activities.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Thursday, January 16, 2020 2:42:35 AM  
**Subject:** A/NE-MKT/9 DD 82 Kan Tau Wai Recreation

Dear TPB Members,

Same as Application 8 that was withdrawn.

Fruit stand, pull the other leg. See attached.

Previous objections upheld.

Mary Mulvihill

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**From:**  
**To:** "tpbpd" <[tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)>  
**Sent:** Friday, October 11, 2019 2:40:56 AM  
**Subject:** A/NE-MKT/8 DD 82 Kan Tau Wai Recreation

A/NE-MKT/8  
Lots 788 and 792 in D.D. 82, Ping Che Road, Kan Tau Wai  
Site area : About 3,400m<sup>2</sup>  
Zoning : "Recreation"  
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Dear TPB Members,

Google Maps show that the site is in fact Open Storage of containers and what looks like construction materials. This is obviously a long running unapproved brownfield operation and the application is to legitimize this use.

Recreation zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.



No doubt the applicant will tout what is nothing more than a commercial operation as promoting organic produce and green living. No physical activity is indicated.

However there is no indication as to the identity of the applicant or his expertise in this field. Moreover there is very little cultivated farmland close to the site from which such produce would be sourced.

The application is obviously dubious in nature and should be rejected as incompatible with the intended land use.

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