

Our Ref. : DD125 Lot 1363 RP & VL
Your Ref. : TPB/A/YL-HTF/1211

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

By Email

18 May 2026

Dear Sir,

3rd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
in "Green Belt" Zone, Lots 1363 RP (Part) and 1364 (Part) in D.D.125
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1211)

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

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Kanic KWOK

email: kckkwok@pland.gov.hk)

(Attn.: Ms. Belva TONG

email: byktong@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities
and Associated Filling of Land for a Period of 3 Years
in "Green Belt" Zone, Lots 1363 RP (Part) and 1364 (Part) in D.D.125
and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories**

(Application No. A/YL-HTF/1211)

- (a) The applicant would like to provide clarifications on the details of affected business premises of the subject application, details are as follows:
- **Koda International Holdings Limited**, the applicant, is authorized by **Team Harvest Limited**, the affected business operator, to facilitate the relocation of its existing business premises in Hung Shui Kiu. The Memorandum of Understanding signed by both parties is enclosed at **Annex I**. The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Town Planning Board, the application site will be utilised by the operator of the affected business premises for the proposed development.

Annex I

Details of the Affected Business Premises

Annex I – Details of the Affected Business Premises

Operator Name: **Team Harvest Limited**
屯豐有限公司

Details of the Affected Business Premises

Location: Lots 3254 RP (Part), 3255 RP (Part), 3260 (Part), 3329 RP (Part), 3330 RP (Part), 3331 RP (Part), 3331 RP (Part), 3332 (Part), 3333 (Part), 3334 (Part), 3335 (Part), 3393 (Part), 3394 RP (Part) and 3395 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)

Site Area: 2,584m²

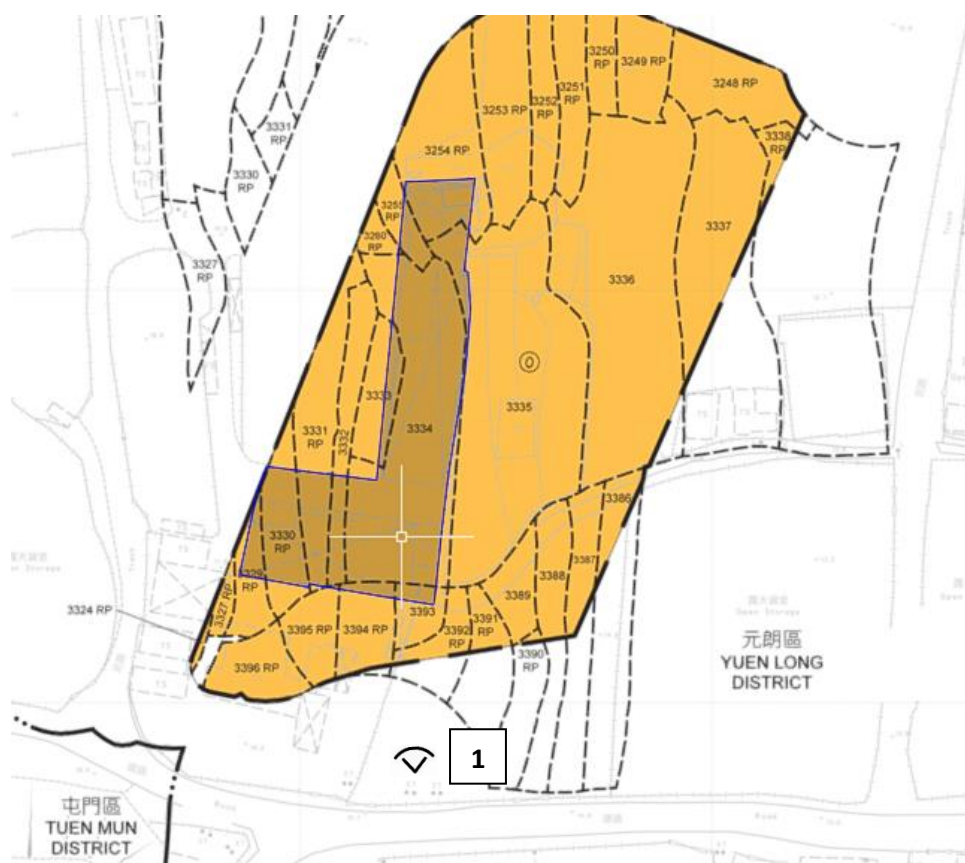


Photo of the Affected Business Premises



Source: Aerial Photos taken on 19.03.2026



Source: Aerial Photos taken on 19.03.2026



Extracted from the Government Notice (G.N.) 5565 gazette on 19.09.2024

G.N. 5565

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

RESUMPTION OF LAND FOR
THE SECOND PHASE DEVELOPMENT OF HUNG SHUI KIU/HA TSUEN
NEW DEVELOPMENT AREA (FIRST PHASE OF SECOND BATCH)

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 Plans Nos. YLM11411 and YLM11466:—

Lots Nos. 502 RP, 508 RP, 516 RP, 517 RP, 518(A) RP [also known as 518 S.A RP], 518(B) RP [also known as 518 S.B RP], 582 RP, 583, 585, 586, 587 RP [formerly known as 587 (Portion)], 588, 589, 590, 591, 592, 593, 594, 595, 596 RP, 597 RP, 599 RP, 601 RP, 602, 603, 604 RP [formerly known as 604 RP (Portion)], 605 RP [formerly known as 605 (Portion)], 606 RP [formerly known as 606 (Portion)], 607 RP [formerly known as 607 (Portion)], 608 RP [formerly known as 608 RP (Portion)], 620 RP [formerly known as 620 (Portion)], 648 RP [formerly known as 648 RP (Portion)], 650 RP [formerly known as 650 (Portion)], 651 RP [formerly known as 651 (Portion)], 652 RP [formerly known as 652 (Portion)], 653 RP, 2207 S.A ss.2 S.A ss.1 RP [formerly known as 2207 S.A ss.2 S.A ss.1 (Portion)], 2207 S.A ss.2 S.A RP [formerly known as 2207 S.A ss.2 S.A RP (Portion)], 2207 S.A ss.2 RP, 2207 S.A ss.8 RP [formerly known as 2207 S.A ss.8 (Portion)], 2207 S.A ss.10 RP, 2207 S.A RP [formerly known as 2207 S.A RP (Portion)], 2948 RP [formerly known as 2948 (Portion)], 2949 S.A RP [formerly known as 2949 S.A (Portion)], 2949 S.B RP [formerly known as 2949 S.B (Portion)], 2953 S.A RP [formerly known as 2953 S.A (Portion)], 2953 S.B RP [formerly known as 2953 S.B (Portion)], 2953 RP [formerly known as 2953 RP (Portion)], 2954, 2955, 2956, 2957, 2958, 2959 RP [formerly known as 2959 (Portion)], 2960 RP [formerly known as 2960 (Portion)], 2973 RP [formerly known as 2973 RP (Portion)], 2984 RP [formerly known as 2984 RP (Portion)], 2985 RP [formerly known as 2985 (Portion)], 2986, 2987, 2988, 2989 S.A RP, 3084 S.A, 3085, 3086 S.A RP, 3087, 3088 S.A, 3088 RP, 3089, 3090 RP [formerly known as 3090 (Portion)], 3092 RP [formerly known as 3092 (Portion)], 3247 RP (Portion) [formerly known as 3247 (Portion)], 3248 RP (Portion) [formerly known as 3248 (Portion)], 3249 RP [formerly known as 3249 (Portion)], 3250 RP [formerly known as 3250 (Portion)], 3251 RP [formerly known as 3251 (Portion)], 3252 RP [formerly known as 3252 (Portion)], 3253 RP [formerly known as 3253 (Portion)], 3254 RP [formerly known as 3254 (Portion)], 3255 RP [formerly known as 3255 (Portion)], 3256 RP [formerly known as 3256 (Portion)], 3259 RP [formerly known as 3259 (Portion)], 3260 RP (Portion) [formerly known as 3260 (Portion)], 3261 RP (Portion) [formerly known as 3261 (Portion)], 3262 RP (Portion) [formerly known as 3262 (Portion)], 3263 RP [formerly known as 3263 (Portion)], 3266 RP (Portion) [formerly known as 3266 (Portion)], 3268 RP (Portion) [formerly known as 3268 (Portion)], 3270 RP (Portion) [formerly known as 3270 (Portion)], 3324 RP [formerly known as 3324 (Portion)], 3327 RP (Portion) [formerly known as 3327 (Portion)], 3329 RP [formerly known as 3329 (Portion)], 3330 RP (Portion) [formerly known as 3330 (Portion)], 3331 RP (Portion) [formerly known as 3331 (Portion)], 3332, 3333, 3334, 3335, 3336 (Portion) [formerly known as 3336], 3337 (Portion) [formerly known as 3337], 3338 RP (Portion) [formerly known as 3338 (Portion)], 3386 (Portion) [formerly known as 3386], 3387 (Portion) [formerly known as 3387], 3388 (Portion) [formerly known as 3388], 3389, 3390 RP (Portion) [formerly known as 3390 (Portion)], 3391 RP (Portion) [formerly known as 3391 (Portion)], 3392 RP (Portion) [formerly known as 3392 (Portion)], 3393, 3394 RP (Portion) [formerly known as 3394 (Portion)], 3395 RP [formerly known as 3395 (Portion)] and 3396 RP [formerly known as 3396 (Portion)] all in Demarcation District No. 124;

Lots Nos. 4, 5 (Portion), 6 S.A (Portion), 6 S.B (Portion), 6 S.C (Portion), 9 RP (Portion) [formerly known as 9 (Portion)], 10, 11 (Portion), 12, 13, 14, 15 RP [formerly known as 15 (Portion)], 16, 17, 18, 19 RP [formerly known as 19 (Portion)], 20 RP [formerly known as 20 (Portion)], 21 RP [formerly known as 21 (Portion)], 22, 23 S.A RP [formerly known as 23 S.A (Portion)], 23 RP [formerly known as 23 RP (Portion)], 24 RP [formerly known as 24 (Portion)], 32 S.B RP (Portion) [formerly known as 32 S.B (Portion)], 36 RP (Portion) [formerly known as 36 (Portion)], 42 RP (Portion) [formerly known as 42 (Portion)], 44 S.B RP (Portion) [formerly known as 44 S.B (Portion)], 178 RP [formerly known as 178 (Portion)], 179 RP [formerly known as 179 (Portion)], 180 S.A RP [formerly known as 180

S.A (Portion)], 180 S.B RP [formerly known as 180 S.B (Portion)], 185 RP [formerly known as 185 (Portion)], 186 RP [formerly known as 186 (Portion)], 187 RP [formerly known as 187 (Portion)], 188, 189, 190, 191 RP [formerly known as 191 (Portion)], 192 S.A RP [formerly known as 192 S.A (Portion)], 192 S.B RP [formerly known as 192 S.B (Portion)], 194, 195, 196, 197 RP [formerly known as 197 (Portion)], 198, 199 RP [formerly known as 199 (Portion)], 200 RP [formerly known as 200 (Portion)], 201 RP (Portion) [formerly known as 201 (Portion)], 202 RP [formerly known as 202 (Portion)], 203 RP [formerly known as 203 (Portion)], 204 RP [formerly known as 204 (Portion)], 215, 216, 217, 218, 219 RP [formerly known as 219 (Portion)], 220 RP [formerly known as 220 (Portion)], 221, 222 RP [formerly known as 222 (Portion)], 223 RP [formerly known as 223 (Portion)], 224, 225, 227 RP [formerly known as 227 (Portion)], 228, 229, 230, 231, 232 RP [formerly known as 232 (Portion)], 233, 234, 236 RP [formerly known as 236 (Portion)], 237, 239 RP [formerly known as 239 (Portion)], 240 RP [formerly known as 240 (Portion)], 241 RP [formerly known as 241 (Portion)], 244 RP [formerly known as 244 (Portion)], 368 RP [formerly known as 368 (Portion)], 369 RP [formerly known as 369 (Portion)], 371 RP [formerly known as 371 (Portion)], 372 RP [formerly known as 372 (Portion)], 374 RP [formerly known as 374 (Portion)], 375 RP [formerly known as 375 (Portion)], 376, 377, 378, 379, 380, 381, 382, 383 RP, 384, 385, 386 RP, 387, 388 RP [formerly known as 388 RP (Portion)], 389 RP [formerly known as 389 RP (Portion)], 390 RP [formerly known as 390 (Portion)], 391 RP [formerly known as 391 (Portion)], 392 RP [formerly known as 392 (Portion)], 394 RP [formerly known as 394 (Portion)], 395 RP (Portion) [formerly known as 395 (Portion)], 399 RP [formerly known as 399 RP (Portion)], 400, 401 RP [formerly known as 401 (Portion)], 417 RP, 419 RP, 420 S.A RP, 420 S.B RP, 421 RP, 430 RP [formerly known as 430 RP (Portion)], 431 RP [formerly known as 431 RP (Portion)], 432 RP [formerly known as 432 RP (Portion)], 438 RP, 439 RP [formerly known as 439 (Portion)], 440, 441, 442 RP, 443 S.A RP, 443 S.B RP, 447 RP, 448, 450, 451, 452 RP, 453, 454 RP, 455 RP, 458 S.A RP, 496 RP, 516 RP [formerly known as 516], 517 RP [formerly known as 517], 518 RP [formerly known as 518], 519 RP [formerly known as 519], 520 RP [formerly known as 520], 527, 528, 531, 532, 533, 534, 535, 536 RP [formerly known as 536 (Portion)], 538 RP [formerly known as 538 (Portion)], 539 RP [formerly known as 539 (Portion)], 541 RP [formerly known as 541 (Portion)], 542, 543, 544, 545 RP (Portion) [formerly known as 545 (Portion)], 546 S.A RP (Portion) [formerly known as 546 S.A (Portion)], 546 S.B, 547 RP [formerly known as 547 (Portion)], 548, 549, 550, 551, 552, 553, 554 RP [formerly known as 554 (Portion)], 556 RP [formerly known as 556 (Portion)], 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572 RP [formerly known as 572 (Portion)], 573 RP [formerly known as 573 (Portion)], 1220 RP [formerly known as 1220 (Portion)], 1221 RP (Portion) [formerly known as 1221 (Portion)], 1222 RP [formerly known as 1222 (Portion)], 1223 RP [formerly known as 1223], 1235 RP [formerly known as 1235], 1236 RP [formerly known as 1236 (Portion)], 1237 RP [formerly known as 1237 (Portion)] and 1238 RP [formerly known as 1238 (Portion)] all in Demarcation District No. 125; and

Lots Nos. 115 (Portion), 116 and 118 (Portion) all in Demarcation District No. 128.

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 19 September 2024. Upon expiration of the notice period at midnight on 19 December 2024, the above-mentioned land shall revert to the Government of the Hong Kong Special Administrative Region. The date of reversion shall be 20 December 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:—

Memorandum of Understanding Signed by the applicant and the affected business operator

規劃申請意向書

受到政府洪水橋新發展區收地影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : 屯豐有限公司

公司註冊證明書 / 商業登記證號碼 : [REDACTED]

規劃許可申請人 (乙方) : 高達國際集團有限公司
Koda International Holdings Limited

公司註冊證明書 / 商業登記證號碼 : [REDACTED]

甲方現時為洪水橋新發展區範圍內的業務經營者。由於受到政府洪水橋新發展區收地影響，需要覓地搬遷以繼續經營。甲方初步與乙方達成共識，同意乙方作為規劃許可申請人，向城市規劃委員會提出規劃申請，於文華約份第 125 約地段第 1363 號餘段 (部分) 及第 1364 號 (部分) 和毗鄰政府土地作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土工程 (為期 3 年)」。

乙方作為規劃許可申請人，受甲方委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。



屯豐有限公司
業務經營者簽署



高達國際集團有限公司
規劃許可申請人簽署

2026 年 5 月 18 日

Certificate of Business Registration of the affected business operator

繳款後，請沿虛線剪下並將有效的商業/分行登記證展示在營業地點。
Please cut along the dotted line after making payment and display the valid business/branch registration certificate at business address.

表格 2 FORM 2 [第 5 類]
 《商業登記條例》(第 310 章) [regulation 5]
 BUSINESS REGISTRATION ORDINANCE (Chapter 310)
 《商業登記規例》
 BUSINESS REGISTRATION REGULATIONS
 商業 XXXX 登記證 Business XXXX Registration Certificate

正本 ORIGINAL

XXXXXXXXXX
XXXXXXXXXX

業務 / 法團所用名稱
Name of Business/
Corporation
屯豐有限公司
TEAM HARVEST LIMITED

業務 / 分行名稱
Business/
Branch Name

地址
Address
[REDACTED]

業務性質
Nature of Business
LAND SUB-LETTING AND PROVISION
OF MANAGEMENT SERVICES

法律地位
Status
BODY CORPORATE

生效日期 Date of Commencement	屆滿日期 Date of Expiry	登記證號碼 Certificate No.	登記費及徵費 Fee and Levy
22/03/2026	21/03/2027	[REDACTED]	\$2,200 (登記費 FEE = \$2,200) (徵費 LEVY = \$ 0)

請注意下列《商業登記條例》的規定：
Please note the following requirements of the Business Registration Ordinance:

- 第 6(6)條規定任何業務獲發商業登記證或分行登記證，並不表示該業務或經營該業務的人或受僱於該業務的僱員已遵從有關的任何法律規定。
- 第 12 條規定各業務須將其有效的商業登記證或有效的分行登記證於每一營業地點展示。

繳款時請將此商業 XXXX 登記證及繳款通知書完整交出，在付款後，本繳款通知書方成為有效的商業/ XXXX 登記證。(請參閱背頁繳款辦法所載內容。)

Please produce this certificate and demand note intact at time of payment. This demand note will only become a valid business/ XXXX registration certificate upon payment. (Please see payment instructions overleaf.)

機印所示登記費及徵費收訖。 RECEIVED FEE AND LEVY HERE STATED IN PRINTED FIGURES.

00/03/03/0305/ 000100/ 010 \$2,200.00/5