

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Appendix A

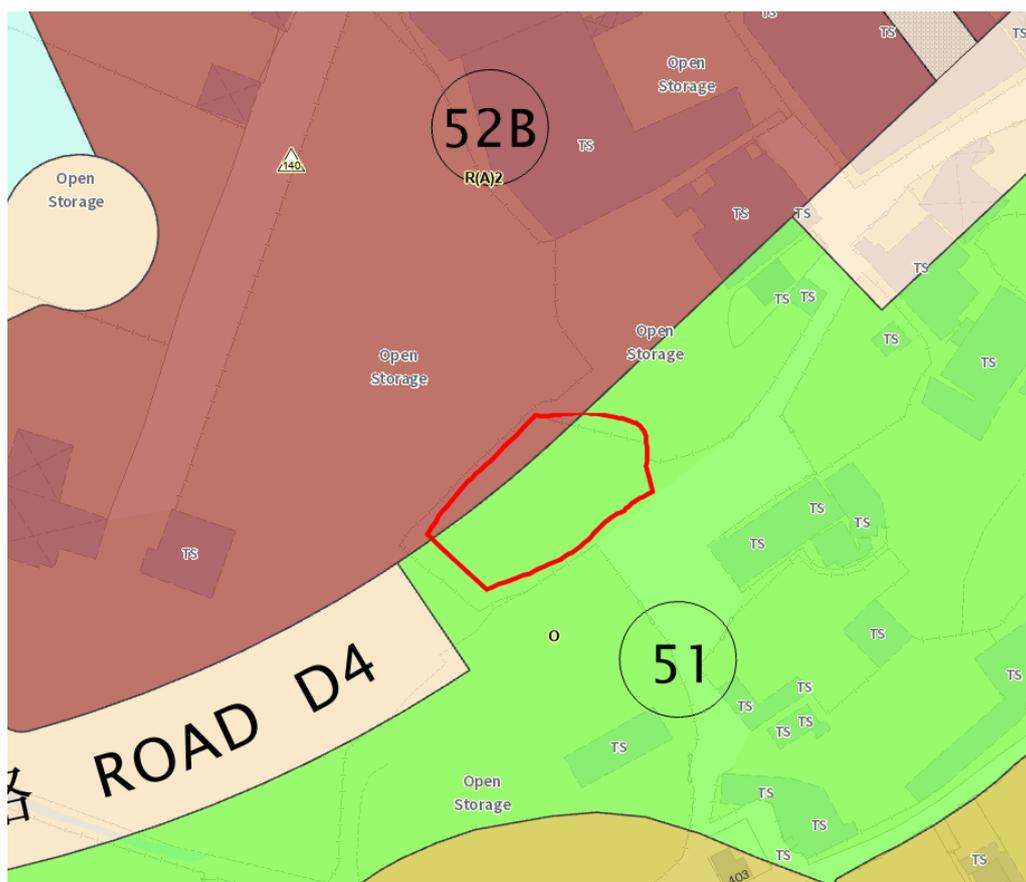
Details of Affected Business

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Details of the Affected Business affected by Second Phase Development of the Hung Shui Kiu / Ha Tsuen New Development Area

Name of Business: Maxtop Sky Limited (冠天有限公司)
Location: Lot 269 RP and Adjoining Government Land in D.D. 125, Ha Tsuen, Yuen Long, New Territories
Subject OZP: Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2
Zoning: “Open Space” and “Residential (Group A) 2
Site Area: 1,716m² (about)
Use: Warehouse (Storage of building material such as tiles and pipes)

Extract of subject OZP



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Appendix B

Letter from Lands Department and Land

Resumption Notice

電話 Tel: 3590 3045
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep16@landsd.gov.hk
本署檔號 Our Ref: (17) in LD NDA/HSK/SBUT/0548
來函檔號 Your Ref:

覆函請註明本署檔號

Please quote our reference in your reply



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

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

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

網址 Website : www.landsd.gov.hk

Maxtop Sky limited

電郵

(appy.auyang@chunsing-logistics.com)

敬啟者：

**洪水橋/厦村新發展區第二期工程發展計劃
(包括前期工程第三期及第二階段工程)**

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

故現請貴公司於 2025 年 5 月 30 日或之前向本署新發展區組提供下列文件(如適用)的副本，以便評核你是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日前 2 年的營運單據¹：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據

¹ 就洪水橋／厦村新發展區第二期發展工程而言，在計算受影響的業務經營者／寮屋住戶的最少連續佔用居住年期時，除緊接清拆前登記日期前的連續佔用居住年期外，亦會包括清拆前登記日期當日後至 2018 年 5 月 10 日期間的連續佔用居住年期，以決定業務經營者／寮屋住戶是否符合特惠津貼／安置的資格。

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(e) 器材保養單據

(f) 商業登記證

(g) 供電單據

(h) 電話單據

(i) 供水單據

(j) 資訊服務單據

(3) 其他有效證明文件

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

如有查詢，請於辦公時間與本信代行人聯絡。

地政總署

總產業測量師／新發展區

(邱梓禧



代行)

副本送：

地政總署新發展區組清拆小組(經辦人：傅裕平先生)

2025年5月15日

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ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Chapter 370)
(Notice under section 14)

RESUMPTION OF LAND FOR
PWP ITEM NOS. 7787CL (PART) AND 7829CL
HUNG SHUI KIU/HA TSUEN NEW DEVELOPMENT AREA
ADVANCE WORKS PHASE 3 AND STAGE 2 WORKS—
SITE FORMATION AND ENGINEERING INFRASTRUCTURE

TAKE NOTICE that under powers delegated by the Chief Executive of the Hong Kong Special Administrative Region, the Deputy Director/Specialist, Lands Department has made an order under section 13(1) of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) (hereinafter referred to as 'the Ordinance') directing that all those pieces or parcels of land in the New Territories more particularly described below:—

Lots Nos. 7 S.B (Portion), 7 RP (Portion), 8 (Portion), 9 RP (Portion), 10 (Portion), 11 (Portion), 12 (Portion), 13 S.A RP (Portion), 13 S.B ss.2 (Portion), 13 S.B ss.3 (Portion), 13 S.B ss.4 (Portion), 13 S.B RP, 14 RP (Portion), 15 S.C (Portion), 15 RP (Portion), 33 (Portion), 40 (Portion), 41 (Portion), 42, 43, 44 (Portion), 45 (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 63 (Portion), 64 (Portion), 67 (Portion), 69 (Portion), 70 (Portion), 71 (Portion), 72 (Portion), 73 (Portion), 74 (Portion), 75 (Portion), 76 (Portion), 77 (Portion), 78 S.A (Portion), 102 (Portion), 103 RP (Portion), 104 RP, 106 (Portion), 107 S.A (Portion), 108 S.B (Portion), 111 (Portion), 112 (Portion), 114 (Portion), 115 (Portion), 242 (Portion), 243, 244 (Portion), 245 (Portion), 249 (Portion), 250 S.B (Portion), 251 (Portion), 351 S.B ss.1 (Portion), 351 S.B RP (Portion), 351 S.C ss.1 (Portion), 351 S.C RP (Portion), 351 S.D (Portion), 352 S.A ss.1 (Portion), 352 S.A ss.2 (Portion), 352 S.B RP, 352 S.C, 352 RP, 353 (Portion), 356 (Portion), 480 S.A RP (Portion), 480 RP (Portion), 481 (Portion), 482 (Portion), 483 (Portion), 519 RP (Portion), 522 (Portion), 523 (Portion), 525 RP (Portion), 534 (Portion), 535 S.E (Portion), 536 (Portion), 537, 538 (Portion), 539, 540 (Portion), 541, 542 (Portion), 544 (Portion), 587 (Portion), 604 RP (Portion), 605 (Portion), 606 (Portion), 607 (Portion), 608 RP (Portion), 609 RP (Portion), 610 (Portion), 617 (Portion), 619 (Portion), 620 (Portion), 622 (Portion), 623 (Portion), 634 (Portion), 635 (Portion), 636 S.B RP (Portion), 637 RP (Portion), 638 RP (Portion), 639 RP (Portion), 642 RP, 643 RP (Portion), 648 RP (Portion), 649 RP (Portion), 650 (Portion), 651 (Portion), 652 (Portion), 1162 S.C (Portion), 1162 RP (Portion), 1181 S.A, 1181 S.B (Portion), 1182 S.A, 1182 RP (Portion), 1184 (Portion), 1188 (Portion), 1190 S.A (Portion), 1190 S.B (Portion), 1190 S.C (Portion), 1190 RP (Portion), 1191 (Portion), 1192 (Portion), 1193, 1194, 1195 (Portion), 1196 (Portion), 1197 (Portion), 1202 (Portion), 1203 (Portion), 1204 (Portion), 1205, 1206 (Portion), 1207 (Portion), 1210 (Portion), 1211 RP (Portion), 1212 RP, 1218 (Portion), 1219 S.A, 1219 S.B, 1219 RP, 1236 S.A ss.1 S.A, 1236 S.A ss.1 RP (Portion), 1236 S.A ss.12 (Portion) [formerly known as 1236 S.A RP (Portion)], 1236 S.B (Portion), 1237 (Portion), 1241 RP (Portion), 1243 (Portion), 1249 (Portion), 1250 (Portion), 1252, 1263 (Portion), 1264 S.A (Portion), 1267 (Portion), 1268 (Portion), 1282, 1283 (Portion), 1308 RP (Portion), 1314 RP (Portion), 1315 RP (Portion), 1316 (Portion), 1317 RP, 1318 (Portion), 1320 (Portion), 1322 (Portion), 1326 (Portion), 1327 (Portion), 1329 (Portion), 1330 (Portion), 1331 (Portion), 1336 (Portion), 1337 RP (Portion), 1351 (Portion), 1353 (Portion), 1354 (Portion), 1355 (Portion), 1362 (Portion), 1363 (Portion), 1367 (Portion), 1368 (Portion), 1369 (Portion), 1370 (Portion), 1371 (Portion), 1372 (Portion), 1373 (Portion), 1374 (Portion), 1375 (Portion), 1376 (Portion), 1382 (Portion), 1383 (Portion), 1384 (Portion), 1385 (Portion), 1387 (Portion), 1388 (Portion), 1391 (Portion), 1392 (Portion), 1394 (Portion), 1395 (Portion), 1396 (Portion), 1397 (Portion), 1400 (Portion), 1404 (Portion), 1405 (Portion), 1406 (Portion), 1407 (Portion), 1408 (Portion), 1409 RP, 1410 (Portion), 1415 (Portion), 1416 (Portion), 1420 (Portion), 1421 (Portion), 1423 (Portion), 1424 (Portion), 1425 (Portion), 1428 (Portion), 1433 (Portion), 1436 (Portion), 1437 (Portion), 1438 (Portion), 1439 (Portion), 1440 (Portion), 1441 (Portion), 1442 (Portion), 1443 (Portion), 1449 (Portion), 1450 (Portion), 1454 RP (Portion), 1457 (Portion), 1458 (Portion), 1461 (Portion), 1467 (Portion), 1468 (Portion), 1469 (Portion), 1471 (Portion), 1472 (Portion), 1473 (Portion), 1486 (Portion), 1487 (Portion), 1488 (Portion), 1494 (Portion), 1495 (Portion), 1496 (Portion), 1497 RP, 1498 RP, 1499 RP (Portion), 1507 RP (Portion), 1508 (Portion), 1509 RP (Portion), 1510 RP (Portion), 1511 (Portion), 1518 (Portion), 1519 (Portion), 1520 (Portion), 1547 RP (Portion), 1548 S.A (Portion), 1548 S.B RP (Portion), 1553 (Portion), 1557 (Portion), 1562 RP (Portion), 1563 (Portion), 1564

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Lots Nos. 9 (Portion), 15 (Portion), 19 (Portion), 20 (Portion), 21 (Portion), 23 S.A (Portion), 23 RP (Portion), 24 (Portion), 25 (Portion), 27 (Portion), 29 (Portion), 32 S.A (Portion), 32 S.B (Portion), 36 (Portion), 40 S.C, 40 RP, 41, 42 (Portion), 43 (Portion), 44 S.B (Portion), 50 (Portion), 51 (Portion), 52 (Portion), 95 RP (Portion), 100 (Portion), 109 (Portion), 111, 112 (Portion), 115 RP, 147 (Portion), 169 (Portion), 172 (Portion), 173 (Portion), 174, 175 (Portion), 176 (Portion), 177 (Portion), 178 (Portion), 179 (Portion), 180 S.A (Portion), 180 S.B (Portion), 181 (Portion), 182 (Portion), 183 (Portion), 184 (Portion), 185 (Portion), 186 (Portion), 187 (Portion), 191 (Portion), 192 S.A (Portion), 192 S.B (Portion), 193, 197 (Portion), 199 (Portion), 200 (Portion), 201 (Portion), 202 (Portion), 203 (Portion), 204 (Portion), 206 (Portion), 219 (Portion), 220 (Portion), 222 (Portion), 223 (Portion), 227 (Portion), 232 (Portion), 236 (Portion), 238 (Portion), 239 (Portion), 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1103 RP (Portion), 1104 RP (Portion), 1105 (Portion), 1107 (Portion), 1132 (Portion), 1138 (Portion), 1139 S.A RP (Portion), 1139 RP (Portion), 1140 (Portion), 1141 RP (Portion), 1144 S.D (Portion), 1144 S.E, 1144 S.F (Portion), 1144 RP (Portion), 1145 (Portion), 1146 (Portion), 1147 (Portion), 1149 (Portion), 1151 (Portion), 1152 (Portion), 1159 (Portion), 1160 (Portion), 1161 (Portion), 1176 RP (Portion), 1187 RP (Portion), 1188 RP (Portion), 1189 RP (Portion), 1191 (Portion), 1192 (Portion), 1195 (Portion), 1197 (Portion), 1198 (Portion), 1199 S.A, 1199 S.B (Portion), 1200 (Portion), 1201 (Portion), 1202 S.A, 1202 S.B (Portion), 1203 (Portion), 1204, 1205 (Portion), 1206 (Portion), 1207 (Portion), 1208 (Portion), 1213 (Portion), 1214 (Portion), 1215 (Portion), 1220 (Portion), 1221 (Portion), 1222 (Portion), 1228 (Portion), 1229 RP (Portion), 1231 RP (Portion), 1236 (Portion), 1237 (Portion), 1238 (Portion), 1243 RP (Portion), 1244 RP (Portion), 1245 RP, 1256 RP (Portion), 1276 RP 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1513 (Portion), 1527 RP (Portion), 1528 RP (Portion), 1529 RP (Portion), 1530 RP (Portion), 1531 (Portion), 1538 RP (Portion), 1539 (Portion), 1540 (Portion), 1541 RP (Portion), 1542 RP (Portion), 1543 (Portion), 1544 (Portion), 1546 (Portion), 1547 (Portion), 1549 (Portion), 1550 (Portion), 1551 (Portion), 1552 RP (Portion) [formerly known as 1552 S.C (Portion), 1552 S.D (Portion), 1552 S.E (Portion), 1552 S.F and 1552 RP (Portion)], 1553 (Portion), 1555 (Portion), 1556 S.B, 1556 RP (Portion), 1557 RP (Portion), 1558 S.B, 1558 RP (Portion), 1560 RP (Portion), 1593 (Portion), 1594 (Portion), 1596, 1597, 1598 RP (Portion), 1599 (Portion), 1600 (Portion), 1601 (Portion), 1602 (Portion), 1603 (Portion), 1604 S.A (Portion), 1604 RP (Portion), 1605 (Portion), 1606 (Portion), 1607 (Portion), 1608 S.A (Portion), 1608 S.B (Portion), 1609 (Portion), 1610 (Portion), 1667 S.B RP (Portion), 1668 S.B RP, 1670 RP (Portion), 1671 S.B RP (Portion), 1672 S.B RP, 1673 RP, 1674 RP (Portion), 1675, 1676 RP (Portion), 1677 S.A, 1677 S.B (Portion), 1682 (Portion), 1683 (Portion), 1684 S.A (Portion), 1684 S.B (Portion), 1685 (Portion), 1687 (Portion), 1743 RP (Portion), 1744 S.K (Portion), 1744 RP (Portion), 1745 (Portion), 1747, 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1756 (Portion), 1757 RP (Portion), 1758 RP (Portion), 1759 (Portion), 1967 S.B RP (Portion), 1969 (Portion), 1974 (Portion), 1975 RP (Portion), 1976 RP (Portion), 1977 (Portion), 1980 RP (Portion), 1998 RP (Portion), 1999 (Portion), 2000, 2001 (Portion), 2002 (Portion) and 2003 (Portion) all in **Demarcation District No. 125;**

Lot No. 26 S.B RP (Portion) in Demarcation District No. 127; and

Lots Nos. 1674 RP (Portion), 1689, 1690 (Portion), 1691 (Portion), 1693 (Portion), 1694 (Portion), 1695 (Portion), 1696 (Portion), 1702 RP, 1703 (Portion), 1704 (Portion), 1707 (Portion), 1709 RP (Portion), 1711 RP (Portion), 1717 RP, 1719 RP (Portion), 1720 RP (Portion), 1721 RP (Portion), 1722 RP (Portion), 1724 RP (Portion), 1733 (Portion), 1734 (Portion), 1735 (Portion), 1736 RP (Portion), 1738 RP (Portion), 1739 RP (Portion), 1740 RP (Portion), 1742 (Portion), 1745 (Portion), 1746 (Portion), 1747 (Portion), 1748 (Portion), 1749 (Portion), 1750 (Portion), 1751 (Portion), 1752 (Portion), 1753 (Portion), 1754 (Portion), 1755 (Portion), 1756 (Portion), 1757 RP, 1758, 1759 (Portion), 1760, 1761 (Portion), 1762 RP (Portion), 1764 RP (Portion), 1765 RP (Portion), 1766 S.C (Portion), 1766 S.D RP (Portion), 1766 S.F RP (Portion), 1766 RP (Portion), 1767 RP (Portion), 1768 RP (Portion), 1769 RP, 1772 RP (Portion), 1773, 1774 (Portion), 1775 (Portion), 1776 (Portion), 1778, 1779 S.A ss.1, 1779 S.A RP (Portion), 1779 S.B ss.1 (Portion), 1779 S.B RP (Portion), 1779 S.C (Portion), 1779 RP (Portion), 1780, 1781 (Portion), 1782, 1783, 1784 (Portion), 1785 (Portion), 1803 RP (Portion), 1804 RP (Portion), 1808 (Portion), 1810 RP (Portion), 1813 RP (Portion), 1817 RP (Portion), 1820 RP (Portion), 1824 RP (Portion), 1825 S.A (Portion), 1825 S.B, 1825 RP (Portion), 1829 RP, 1830, 1831, 1832 (Portion), 1833 (Portion), 1835 (Portion), 1836 (Portion), 1839 (Portion), 1840 RP (Portion), 1841 RP (Portion), 1846 (Portion), 1847 (Portion), 1849 RP (Portion), 1850 RP (Portion), 1856 (Portion), 1862 (Portion), 1864 RP (Portion), 1865 RP (Portion), 1866 RP (Portion), 1875 (Portion), 1876 S.A, 1876 RP (Portion), 1877 (Portion), 1881 (Portion), 1883 RP (Portion), 1889 RP, 1892 (Portion), 1893, 1894 (Portion), 1895 RP (Portion), 1914 (Portion), 1918 (Portion), 1925 (Portion), 1927 (Portion), 1930 RP (Portion), 1931 (Portion), 1932 RP (Portion), 1935 (Portion), 1936 (Portion), 1937 (Portion), 1938 (Portion), 1939 (Portion), 1940 S.A (Portion), 1940 RP, 1941 S.A (Portion), 1941 RP (Portion), 1942 (Portion), 1948 (Portion), 1949 (Portion), 1950 (Portion), 1951 (Portion), 1952 (Portion), 1953 (Portion), 1954 (Portion), 1958 RP, 2045 RP (Portion), 2053 S.B RP (Portion), 2061 S.B RP, 2062 S.B RP, 2063 S.B RP (Portion), 2114 (Portion), 2115 (Portion), 2116 (Portion), 2117 (Portion), 2119 (Portion), 2120 (Portion), 2128 (Portion), 2129 (Portion), 2143 (Portion), 2144 RP (Portion), 2173 (Portion), 2175 S.A (Portion), 2176 (Portion), 2177 (Portion), 2178, 2179 (Portion), 2180 (Portion), 2181 (Portion), 2185 (Portion), 2186 (Portion), 2187 (Portion), 2188 (Portion), 2189 (Portion), 2190 (Portion) and 2191 S.B (Portion) all in Demarcation District No. 130

and shown coloured orange on the Resumption Plan No. YLM10744 and Modification Resumption Plans Nos. YLM11095 and YLM11155 and also the land shown coloured orange stippled black on the Resumption Plan No. YLM10744 annexed to the said order, which land was described in the scheme referred to in Government Notice No. 5387 published on 30 September 2022 and 7 October 2022 and as modified by Government Notice No. 272 published on 19 January 2024 and 26 January 2024, shall be resumed.

The electronic version of this notice and the aforesaid Resumption Plan and Modification Resumption Plans 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 the said order, a copy of this notice, and the aforesaid Resumption Plan and Modification Resumption Plans may be inspected by members of the public, free of charge, at the following offices during the following hours when those offices are normally open to the public:—

<i>Offices</i>	<i>Opening Hours (except on public holidays)</i>
Central and Western Home Affairs Enquiry Centre, Ground Floor, Harbour Building, 38 Pier Road, Central, Hong Kong Tuen Mun Home Affairs Enquiry Centre, 2nd Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories Yuen Long Home Affairs Enquiry Centre, Ground Floor, Yuen Long District Office Building, 269 Castle Peak Road, Yuen Long, New Territories	Monday to Friday 9.00 a.m. to 7.00 p.m.
District Lands Office, Tuen Mun, 6th Floor, Tuen Mun Government Offices, No. 1 Tuen Hi Road, Tuen Mun, New Territories District Lands Office, Yuen Long, 9th Floor, Yuen Long Government Offices, 2 Kiu Lok Square, Yuen Long, New Territories	Monday to Friday 8.45 a.m. to 12.30 p.m. and 1.30 p.m. to 5.30 p.m.

This notice was affixed on or near the said land on 30 May 2024.

The Deputy Director/Specialist, Lands Department has under section 13(2) of the Ordinance specified a period of notice of THREE MONTHS from the date upon which this notice was affixed on or near the said land.

It is hereby declared that upon expiry of that period at midnight on 30 August 2024, the land described above shall by virtue of section 13(3) of the Ordinance revert to the Government of the Hong Kong Special Administrative Region for the purposes of or incidental to the works or the use described in the said scheme. The date of reversion shall be 31 August 2024.

Any person entitled to compensation under the Ordinance may serve upon the Secretary for Transport and Logistics a written claim, which can be submitted *via* one of the following means, before the expiration of one year from the date of resumption:—

- (1) By post or by hand to the Transport and Logistics Bureau's Drop-in Box No. 6 located at the 2nd Floor Entrance, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong. The box is available for use between 8.00 a.m. and 7.00 p.m. from Monday to Friday (except public holidays);
- (2) By fax to (852) 2868 4643; or
- (3) By email to (gazettetlb@tlb.gov.hk).

Personal Information Collection Statement

Any information, including the personal data, submitted to the Secretary for Transport and Logistics in connection with any written claims served under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) will be used for the processing of the claims and other related purposes. The provision of the information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is obligatory. If such information, including the personal data, as required under section 29 of the Roads (Works, Use and Compensation) Ordinance (Chapter 370) is not provided as requested, the claims may be rejected. Any information, including the personal data, so submitted may be disclosed to the relevant government departments and other organizations or agencies which are required to handle the claims and related matters. Persons who have so submitted their personal data have the rights to request access to and correction of their personal data in relation to their claims. Request for access to or correction of the personal data should be made in writing to the Personal Data Privacy Officer of the Transport and Logistics Bureau at 20th Floor, East Wing, Central Government Offices, 2 Tim Mei Avenue, Tamar, Hong Kong.

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Appendix C

Details of Alternative Sites for Relocation

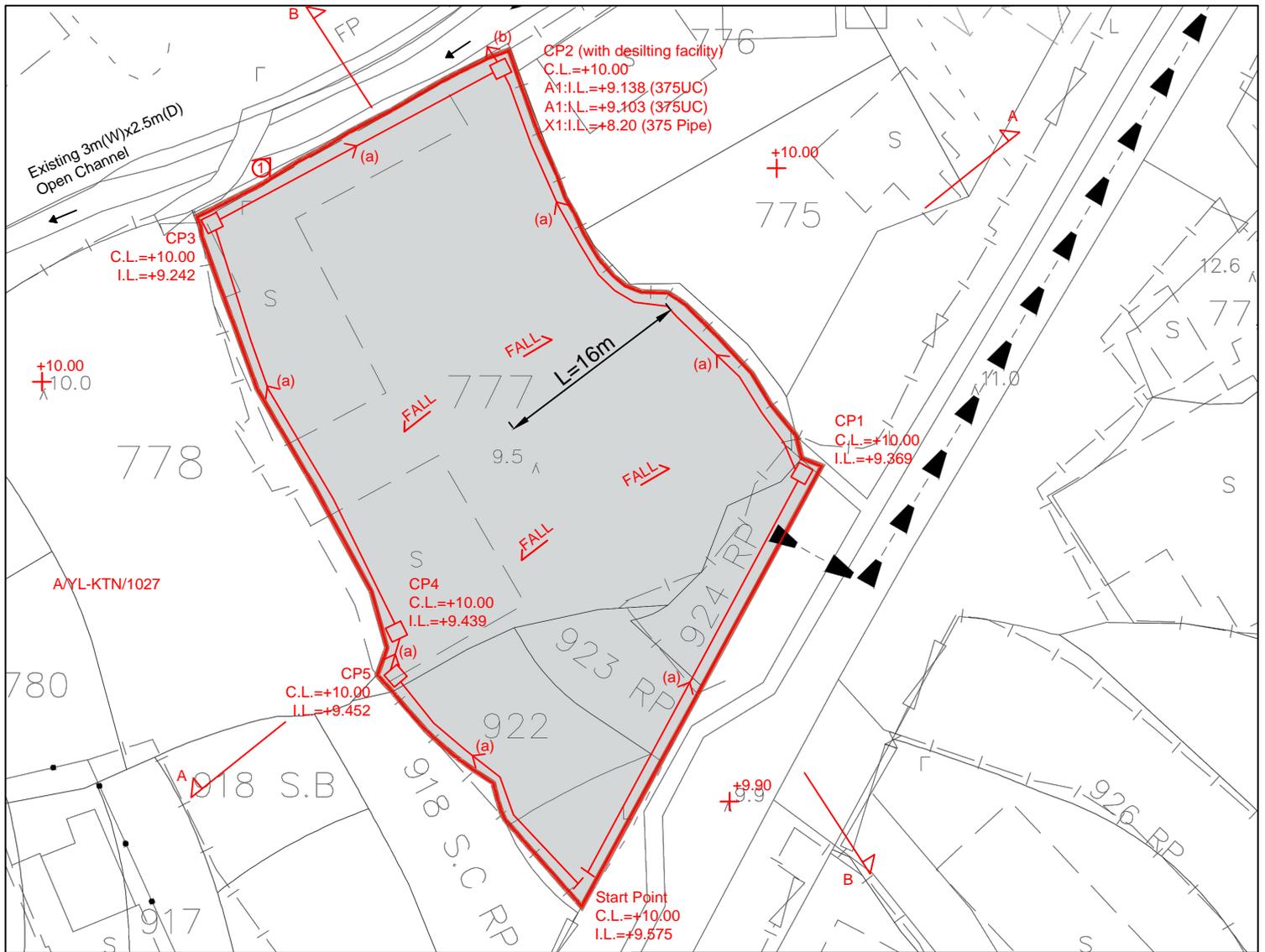
Appendix C – Alternative Site and Suitability for Relocation of the Applicant’s Affected Business in HSK/HT NDA

Alternative Site/ Application Site	Site 1	Site 2	Site 3	Site 4	Application Site
Location	Lots 1885 RP in D.D. 105, Mai Po Lo Wai, Mai Po, Yuen Long	Lots 4 S.A RP, 4 S.B RP and 5 S.A RP in D.D. 82 and Adjoining Government Land, Ta Kwu Ling	Lots 387 RP, 390 S.A, 394 RP and 399 RP in D.D. 39, Sha Tau Kok Road, Tai Long, Luk Keng,	Lots 1290, 1291, 1292 RP and 1293 RP in D.D. 79, Wo Kang Shan Village, Ta Kwu Ling,	Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long
Site Area	16,572 m ² (about)	2,500 m ² (about)	1000 m ² (about)	3,500 m ² (about)	About 1,668m ²
Outline Zoning Plan (OZP)	Approved Mai Po and Fairview Park OZP No. S/YL-MP/8	Approved Man Kam To OZP No. S/NE-MKT/7	Approved Luk Keng and Wo Hang OZP No. S/NE-LK/11	Approved Wo Keng Shan OZP No. S/NE-WKS/10	Approved Kam Tin North OZP No. S/YL-KTN/11
Zoning	“Village Type Development” (“V”)	“Recreation” (“REC”)	“Agriculture” (“AGR”)	“Agriculture” (“AGR”)	“Agriculture”
Accessibility	Accessible from Castle Peak Road via local access	Accessible from Lin Ma Hang Road	Accessible from Sha Tau Kok Road-Wo Hang	Accessible from Wo Keng Shan Road	Accessible from Mei Fung Road
Existing Condition	Abandoned fish pond covered by vegetation	Partially covered with vegetation and partially covered by temporary structure	Covered by tree groups and vegetation	Covered by fallow agricultural land, tree groups and vegetation	Partly occupied by temporary structures, largely covered with weeds and partly hard paved with concrete
Surrounding Area	Surrounded by village houses, ponds and a site with Special Scientific Interest	Surrounded by vegetation and Lin Ma Hang Road to the South	Surrounded by tree groups and village houses	Surrounded by tree groups, village houses with a “Green Belt” zone located to its east	Surrounded by warehouse, open storage yards, farmland, grassland and vacant land
Previous Application at the Sites	No	No	No	No	No
Similar Application at the Same Land Use Zoning	No	Yes	No	No	Yes

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

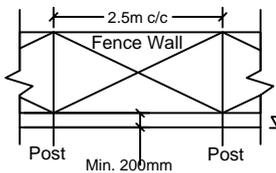
Appendix D

Drainage Proposal

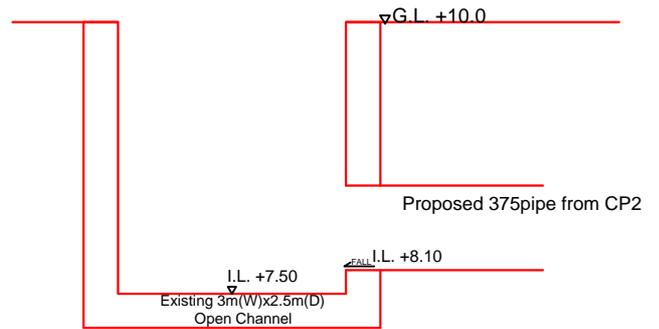


- Note:**
- Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Fence Wall to be erected (if any) shall be Open-bottom type..
 - Existing Formation Level is +9.5-+9.8mPD. Max. 500mm concrete paving is proposed.

- LEGEND**
- CP Proposed CatchPit
 - (a) Proposed 375UC (1:175) with Cast Iron Cover
 - (a) Proposed 375mm dia. underground concrete pipe (1:100)
 - ⇒ Existing 3m(W)x2.5m(D) Open Channel
 - +10.0 Existing Level
 - Ⓛ Photo Viewspot



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

19-1-2026

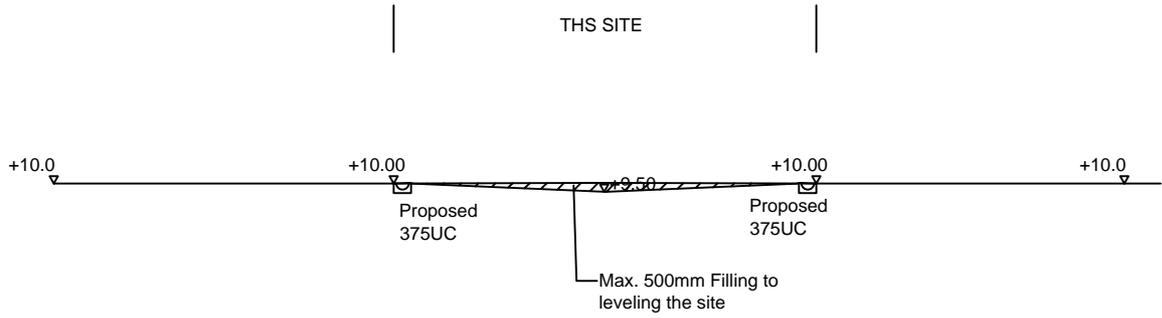
Check by:

DM

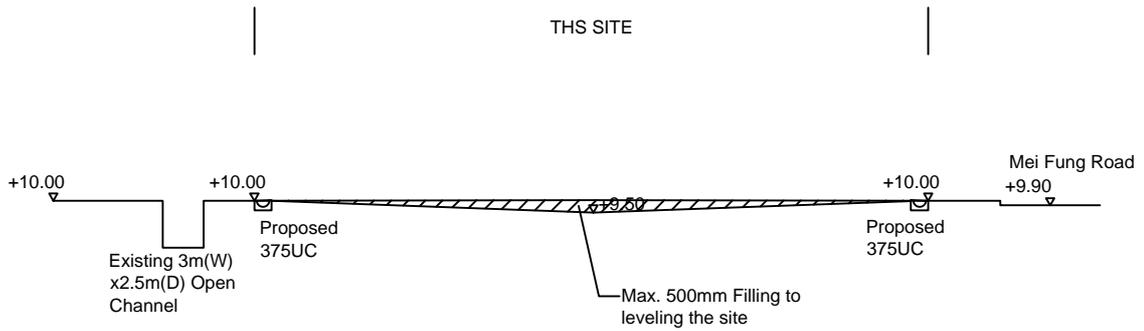
Scale:

Project:

PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS At VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES



SECTION A-A



SECTION B-B

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS At VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES

Title:

Drainage Proposal - SECTIONS

D02

Drawn by:

DM

Date:

19-1-2026

Check by:

DM

Scale:



Photo 1

THE SITE, Area = 1668 m² (C= 0.95) L= 16 m

Calculation of Design Runoff of the Proposed Development.

For the design of drains of the proposed site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 1668 \text{ m}^2 \\ &= 1668 \\ &= 0.001668 \text{ km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L i / H^{0.2} A^{0.1} \\ &= 0.14465 * 16 / 1^{0.2} * 1668^{0.1} \\ &= 1.102 \text{ min} \end{aligned}$$

$$\begin{aligned} i &= 1.16 * a / (t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16 * 505.5 / (2.135 + 3.29)^{0.355} \quad \text{SDM) and (16\% increase due to climate change)} \\ &= 346.8 \text{ mm/hr} \end{aligned}$$

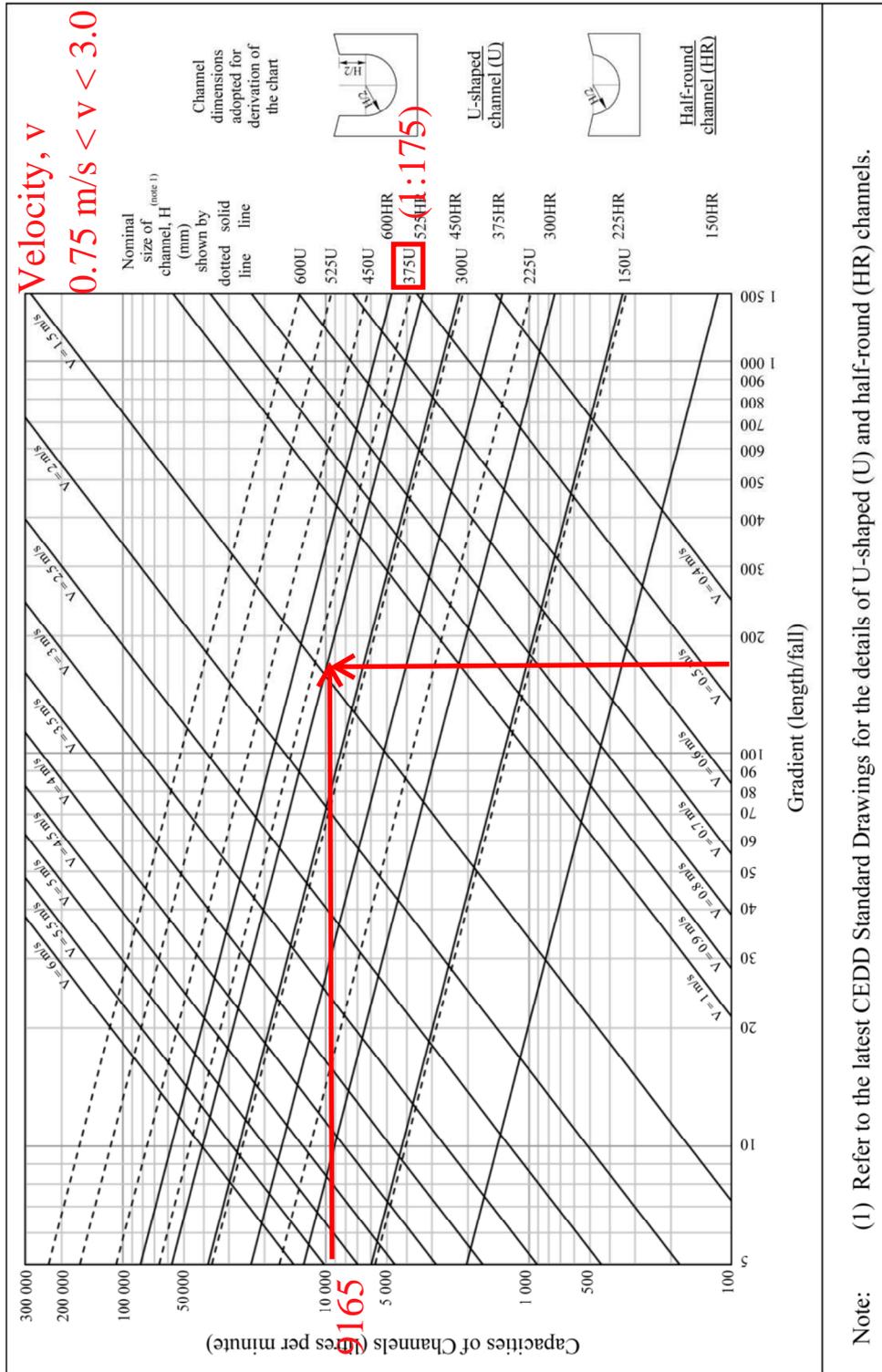
$$\begin{aligned} \text{Therefore, } Q1 &= 0.278 * 0.95 * 346.8 * 0.001668 \\ &= 0.1528 \text{ m}^3/\text{sec} \\ &= \underline{9165} \text{ lit/min} \end{aligned}$$

Provide 375UC (1:175) is OK

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 375mm dia. Pipes by Colebrook-White Equation

$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51\nu}{D\sqrt{(2gDs)}}\right)$$

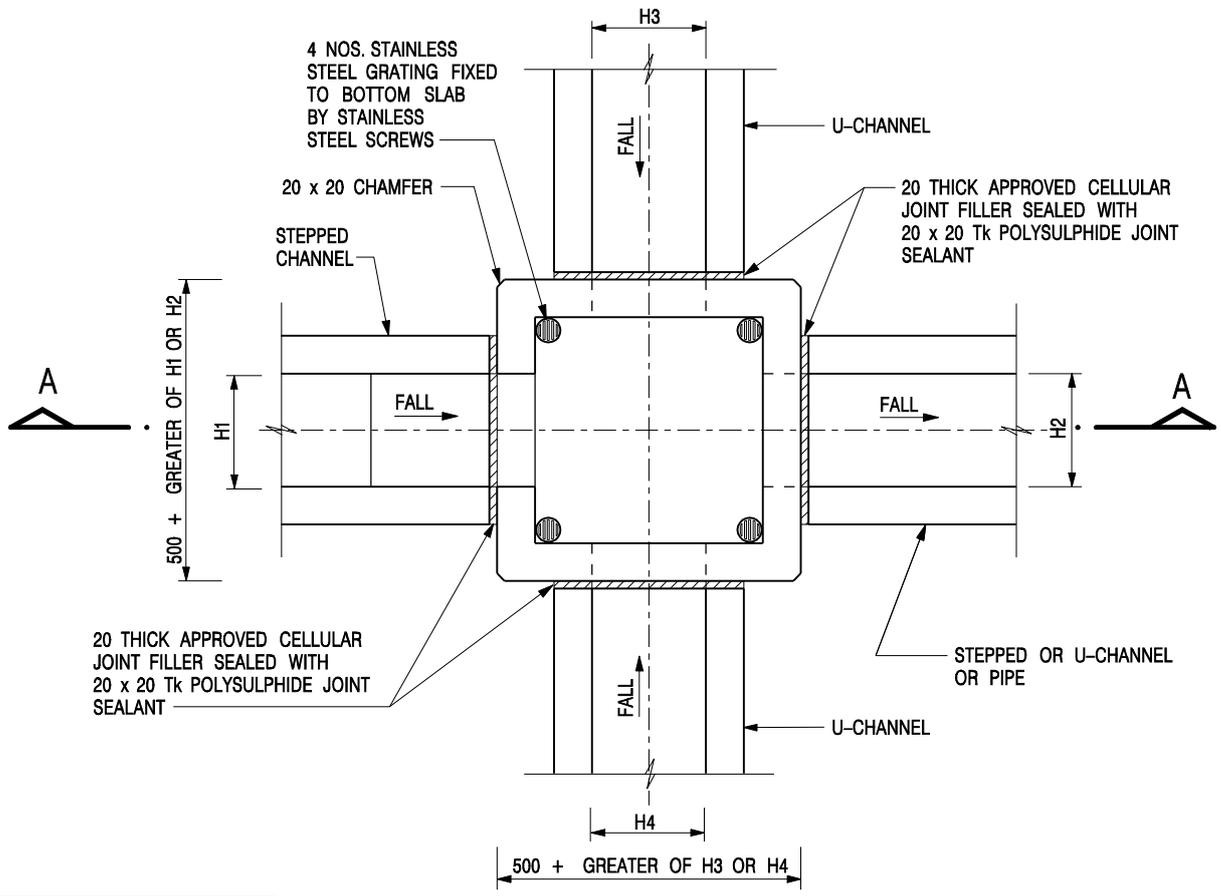
where :

V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.375	m internal pipe diameter (m)
ks	=	0.00003	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
ν	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient (1:100)

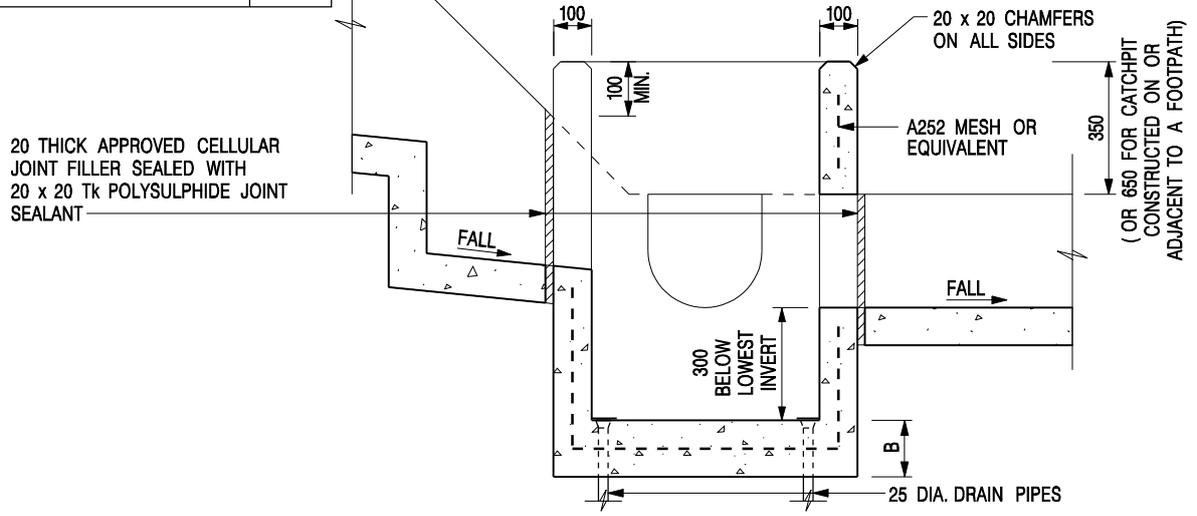
Therefore, design V of pipe capacity = 2.33 m/s

Q=0.8VA (0.8 factor for sedimentation)

= 0.206 m³/s
 = 12376 lit/min
 > 9165 lit/min Ok



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



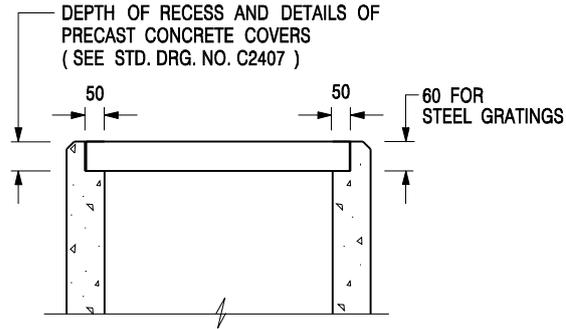
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**



**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO. C2406 /2A
DATE JAN 1991	

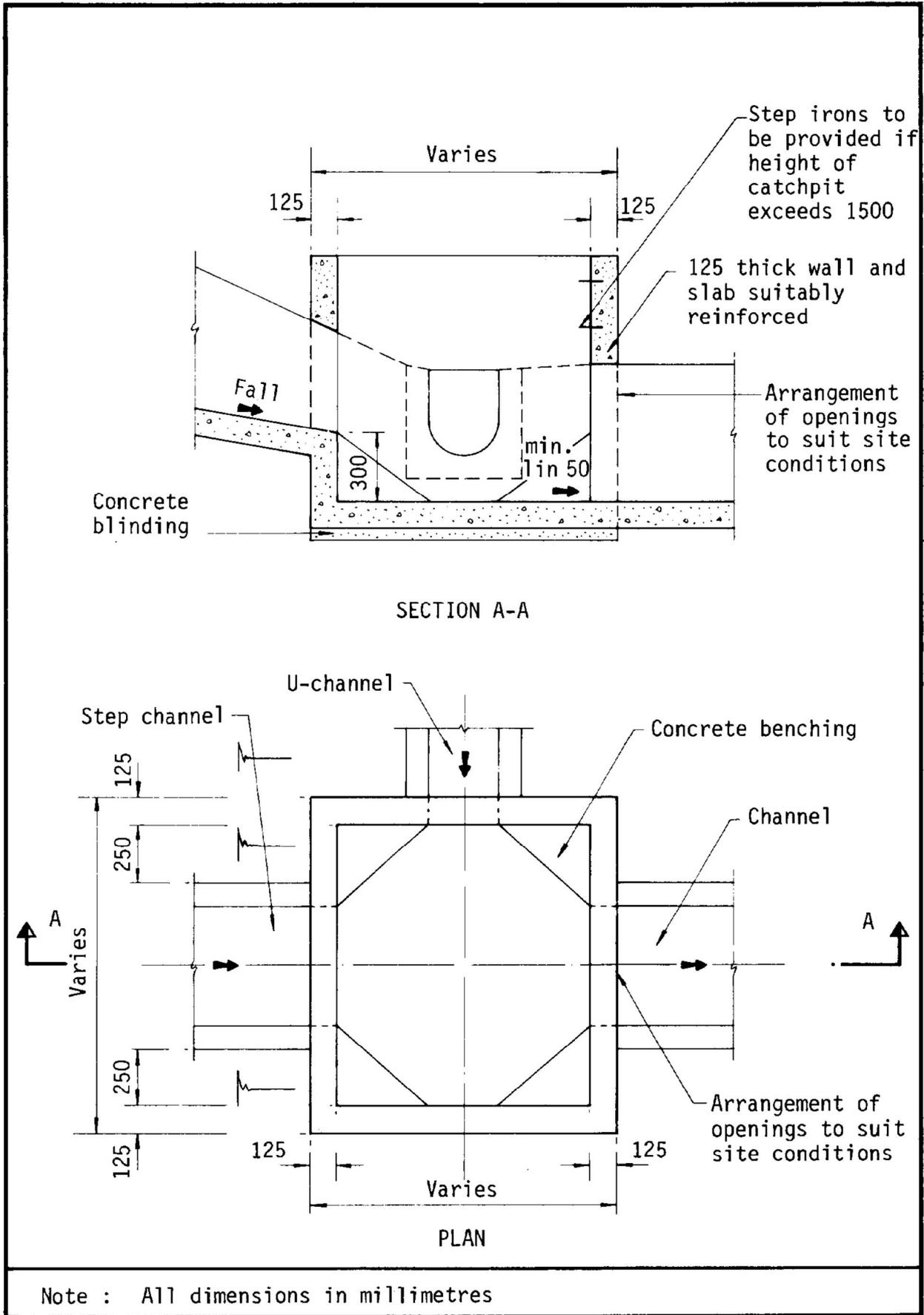
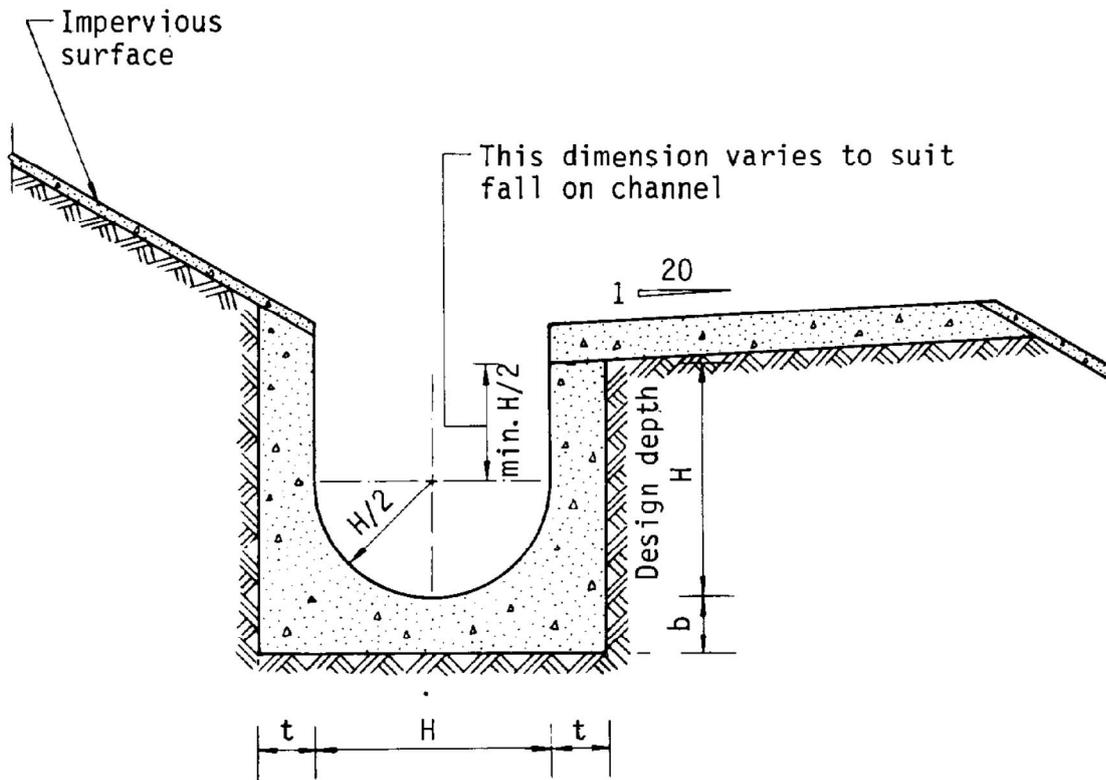


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Appendix E

Tree Survey

**Tree Survey Report
of
VARIOUS LOTS IN D.D. 107 AND
ADJOINING GOVERNMENT LAND, KAM
TIN, YUEN LONG, NEW TERRITORIES**

Prepared by:

**Wong Wai Chun
AA- Technician Member**

A handwritten signature in black ink, appearing to read 'Wai Chun', followed by a period.

Report Date: 29th December 2025

INTRODUCTION

We are commissioned to prepare a tree survey report to record the health condition of the existing trees at the proposed survey area at Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

1) DATE OF INSPECTION

The inspections were conducted on 20th December 2025.

2) SITE ADDRESS AND LOCATIONS OF TREES

The inspected trees were located at the designated working area at Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories. Please find the Tree Location Plan in Appendix C.

3) METHODOLOGY OF TREE INSPECTION

The tree inspection basically adopted the Visual Tree Assessment (VTA) techniques. All vegetation present with a trunk diameter larger than 95mm when measured at a point 1300mm above ground level was considered as a 'tree'. These have been surveyed and identified with the information recorded on the following pages. The tree assessment is undertaken in accordance with the 'Development Bureau Technical Circular (Works) No. 4/2020 Tree preservation' and 'Guidelines for Tree Risk Assessment and Management Arrangement' (4/2020 9th Edition) from the Greening, Landscape and Tree Management Section of Development Bureau.

- (A) Tree ID No.: The individual trees have been tagged on site using weatherproof labels with the abbreviated number T- which correspond with those in survey plans.
- (B) Species: The botanical and Chinese names of the trees have been used

for ease of reference. The botanical name takes precedence wherever there is any ambiguity.

(C) Tree Size:

- (1) Overall height : Height measured in meters from ground level to the top of the tallest branch.
- (2) Trunk Diameter : Diameter of the main trunk measured in millimeters at 1.3 m high above ground level.
- (3) Crown Spread : Average diameter of the foliage canopy.

(D) Form:

- (1) Good – Well-balanced crown and straight strong trunk(s);
- (2) Fair – Slightly unbalanced crown and non-straight trunk(s);
- (3) Poor – Misshapen or awkwardly forked trunk and/or unbalanced crown.

(G) Health: The health condition of each tree shall be evaluated according to the following criteria (Webb 1991):

- (1) Good - Trees of good form, moderate to large size and in good health are classified as *good*;
- (2) Fair - Trees of reasonable form, with few or no visible defects or health problems are classified as being *fair*;
- (3) Poor - Trees that are of poor form, badly damaged or clearly suffering from decay, dying back or the effects of very heavy vine growth are classified as *poor*.

(H) Amenity Value: The Amenity Value rating is the intrinsic value of each tree derived from the combination of the tree's health and form, cultural significance and the economic value contributed to the property owner/community. The following ratings are developed in conjunction with 'Development Bureau Technical Circular (Works) No.4/2020 Tree preservation'.

- (1) High - Trees included in the Register of Old and Valuable Trees (OVT) under the Works Branch of Development Bureau OR similar trees potentially registrable under the same criteria OR trees of particular value as specified under lease or property owner's consent
- (2) Moderate - Non-invasive, healthy trees with fair health and form which contribute to the local greenery and have a fair chance of surviving and growing if optimal conditions are favored
- (3) Low - Trees with poor health and form or with declining conditions OR invasive species which can potentially threaten other native species OR hazardous trees causing public safety concerns

Photographic record in JPEG format showing the overall view from the trunk base up to the canopy of each surveyed tree shall be attached at the end of the tree survey report.

All surveyed trees shall be marked on Tree Survey Plans with their tree ID.

The biographical information for the trees is as per attached Tree Assessment Schedule.

Please refer to **Appendix A**.

The photographic record of individual trees are referred to **Appendix B**.

The location plan of surveyed trees is referred to **Appendix C**.

4) FINDINGS

There was total 6 trees observed at the designated working area at Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories. No Old and Valuable Tree (OVT) or rare tree species could be found. No tree failure was observed.

Overall tree condition was found fair.

Appendix A

Tree survey schedule

Location: Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories.

Date: 20-Dec-25

Tree No.	Species:		Size			Status		Amenity Value (High, Medium, Low)	Observable Defects / Damages of Trees	Remarks:
	Scientific Name	Chinese Name	Overall Height(m)	Diameter (mm)	Average Crown Spread (m)	Condition (Good, Fair, Poor, Dead)	Form (Good, Fair, Poor)			
T1	<i>Radermachera hainanensis</i>	海南菜豆樹	7	178	4	Fair	Fair	Low	Co-dominant trunks, Wound, Restricted root	
T2	<i>Radermachera hainanensis</i>	海南菜豆樹	4	115	3	Fair	Fair	Low	Co-dominant trunks, Restricted root	
T3	<i>Pachira glabra Pasq.</i>	瓜栗	4	154	3	Fair	Fair	Low	Co-dominant trunks, Crossed branches, Restricted root	
T4	<i>Dimocarpus longan</i>	龍眼	3	310	2	Poor	Poor	Low	Wound, Restricted root	
T5	<i>Dimocarpus longan</i>	龍眼	3	300	2	Poor	Poor	Low	Wound, Restricted root	
T6	<i>Dimocarpus longan</i>	龍眼	3	398	2	Poor	Poor	Low	Wound, Restricted root	

Appendix B

Photographic record of tree



T1_Whole view



T1_Root (2)



T1_Root (1)



T2_Whole view

Photographic record of tree



T2_Root (2)



T2_Root (1)



T3_Whole view

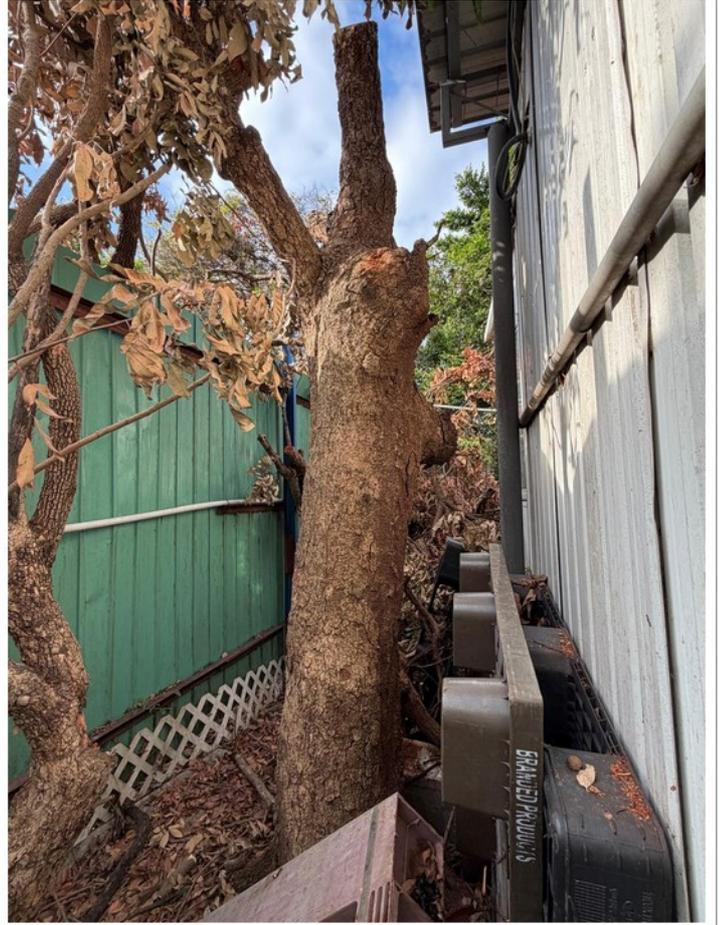


T3_Root (2)

Photographic record of tree



T3_Root (1)



T4_Whole view



T4_Root (2)



T4_Root (1)

Photographic record of tree



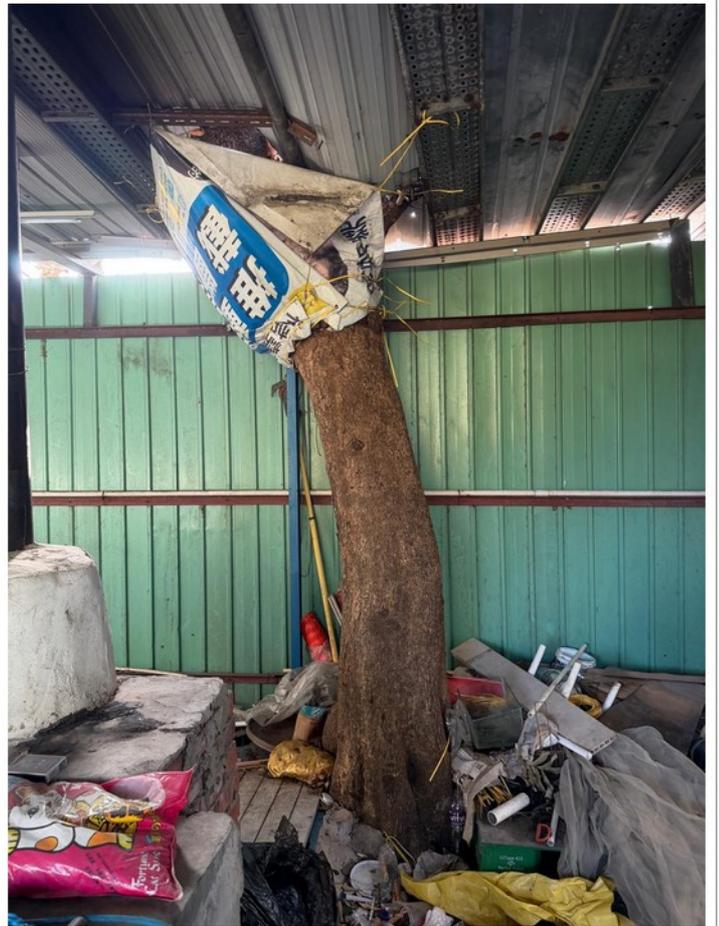
T5_Whole view



T5_Root (2)

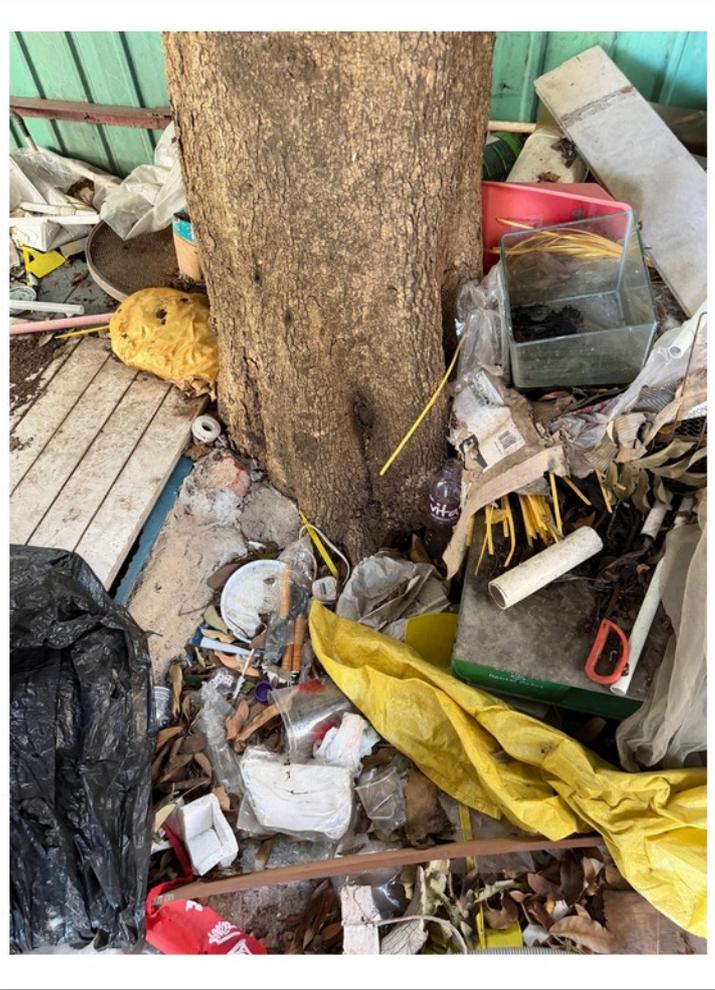


T5_Root (1)



T6_Whole view

Photographic record of tree



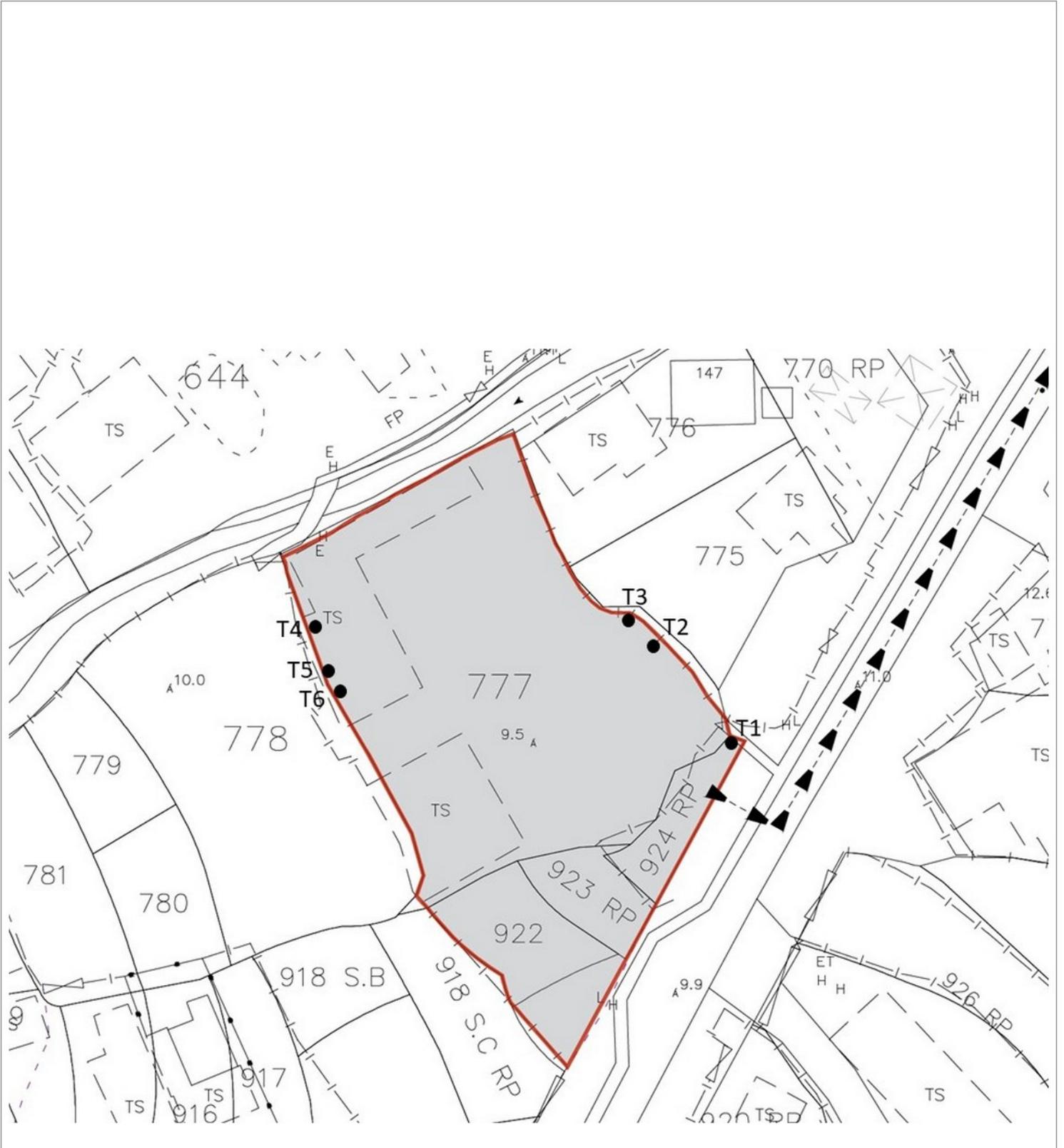
T6_Root (2)



T6_Root (1)

Appendix C

Tree location plan



S.16 Planning Application for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Appendix F

Landscape Proposal

LANDSCAPE PROPOSAL

APPLICATION SITE AREA : 1,668 m² (ABOUT)

NO. OF EXISTING TREES : 6 (T1 TO T6)
 SPECIES OF EXISTING TREES : *RADERMACHERA HAINANENSIS* (T01 TO T02), *PACHIRA GLABRA PASQ.* (T03), *DIMOCARPUS LONGAN* (T04 TO T06)

NO. OF TREES TO BE FELLED : 4

NO. OF NEW TREES TO BE PLANTED : 4 (N1 TO N4)
 SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
 HEIGHT OF NEW TREES : NOT LESS THAN 2.75M
 SPACING OF NEW TREES : NOT LESS THAN 3M

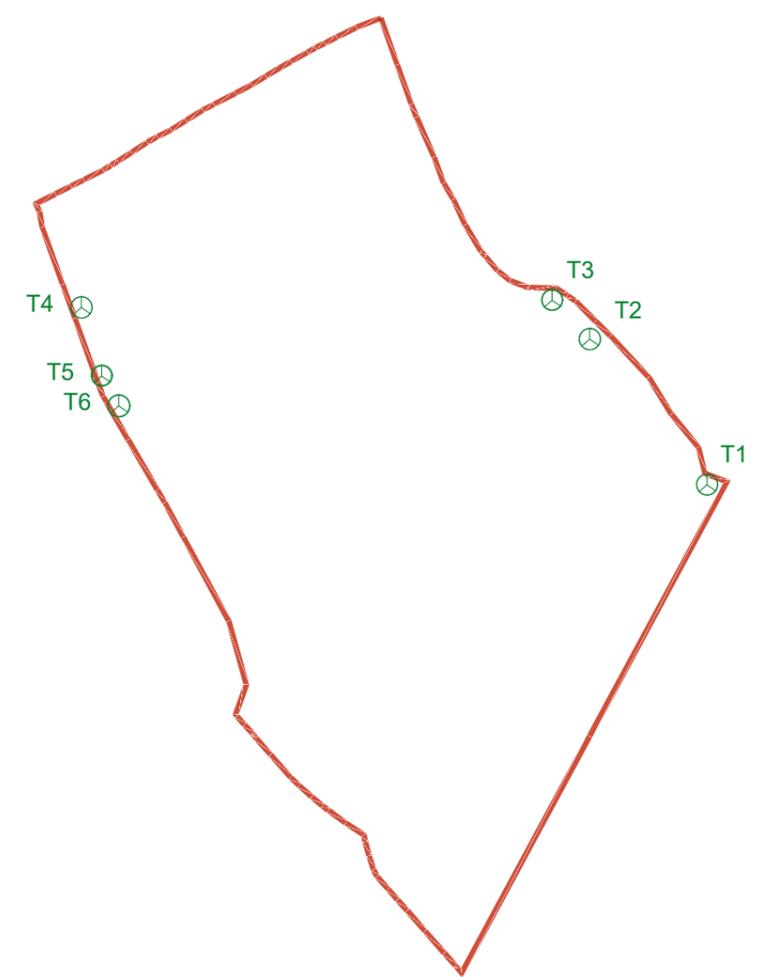
DIMENSION OF PLANTING AREA : ① 2M (L) X 2M (W) X 1.2M (D)



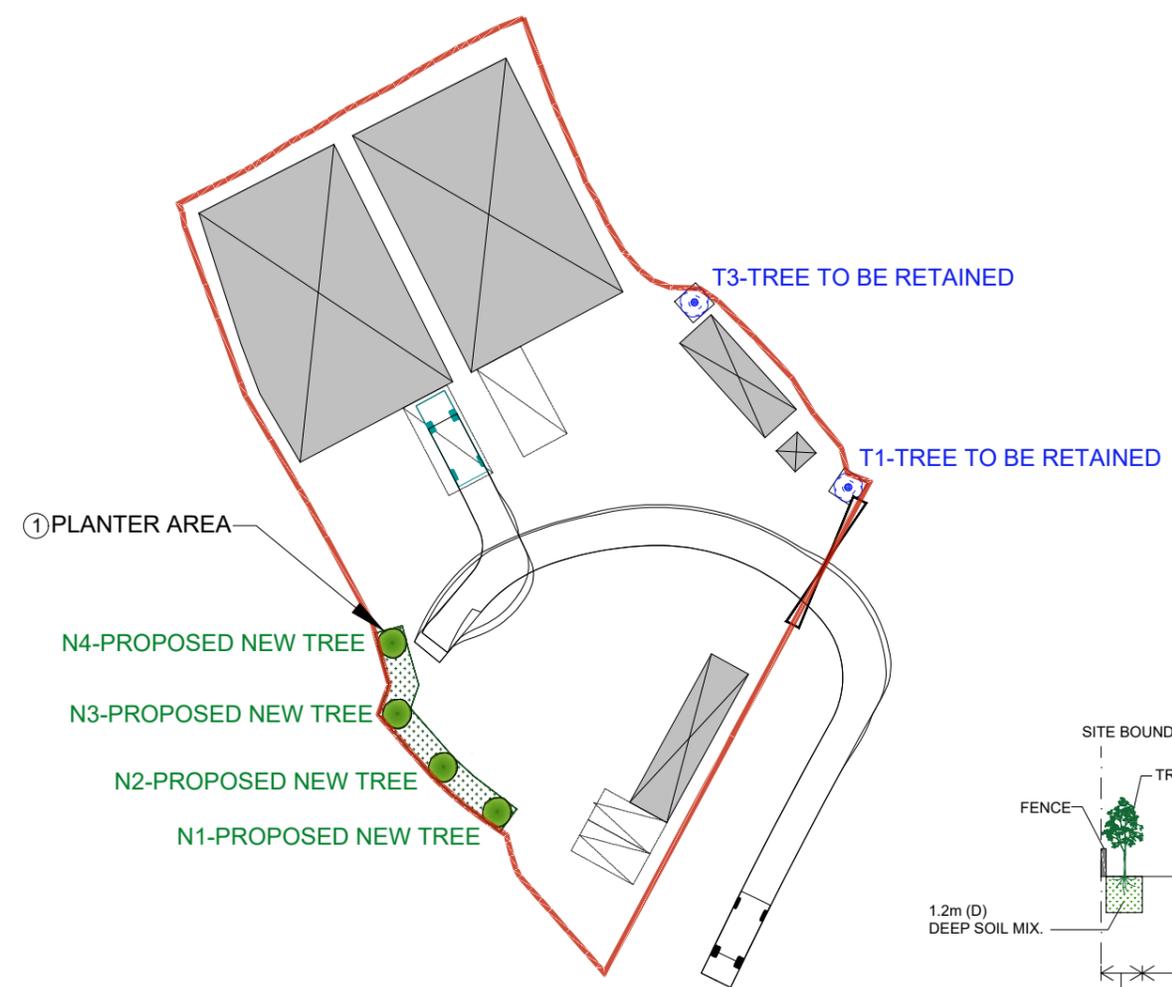
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

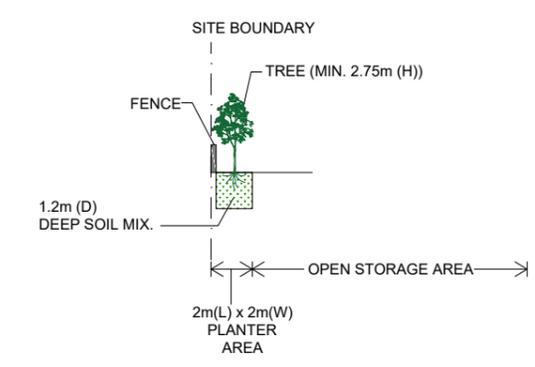
- APPLICATION SITE
- WAREHOUSE
- SECURITY ROOM
- PARKING SPACE
2.5 m (W) X 5 m (L)
- L/UL SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
- ENTRANCE / EXIT
- EXISTING TREE
- PROPOSED NEW TREE
- TREE TO BE RETAINED
- PROPOSED CONTINUOUS SOIL TRENCH



EXISTING TREES
THE APPLICATION SITE



PROPOSED NEW TREES
THE APPLICATION SITE



TYPICAL SECTION
(INDICATIVE ONLY)

NOTES:

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

LAYOUT PLAN		12 JAN 2026
REVISION		
drawn	CY	DATE 12 JAN 2026
checked	-	DATE
approved	-	DATE
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 107 AND ADJOINING GOVERNMENT LAND, KAM TIN, YUEN LONG, NEW TERRITORIES		
drawing title.		
LANDSCAPE PROPOSAL		
drawing no.	APPENDIX F	rev. scale
		- N.T.S.