

2026年 2月 0 9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。

Appendix I of RNTPC
Paper No. A/YL-KTN/1210

This document is received on 2026-02-09
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.
其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-KN/120
	Date Received 收到日期	2026-02-09

- 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)

Maxtop Sky Limited (冠天有限公司)

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)

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 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, 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 1,668 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 518 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有) 60 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
(e) Land use zone(s) involved 涉及的土地用途地帶	"Agriculture"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 -

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

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

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

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

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

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

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

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

- sent request for consent to the “current land owner(s)” on _____ (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
23/10/2025 - 6/11/2025 (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 10/11/2025 (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 and Associated Filling of Land 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 1,150sq.m About 約

Proposed covered land area 擬議有上蓋土地面積 518sq.m About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 5

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

Proposed non-domestic floor area 擬議非住用樓面面積 518sq.m About 約

Proposed gross floor area 擬議總樓面面積 518sq.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	GFA	BUILDING HEIGHT
B1	WAREHOUSE	225 m ² (ABOUT)	225 m ² (ABOUT)	8 m (NOT MORE THAN) (1-STOREY)
B2	WAREHOUSE	226 m ² (ABOUT)	226 m ² (ABOUT)	8 m (NOT MORE THAN) (1-STOREY)
B3	STORAGE	27 m ² (ABOUT)	27 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B4	OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B5	ELECTRIC METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
TOTAL		518 m ² (ABOUT)	518 m ² (ABOUT)	

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 2

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)

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

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位 2

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)

	<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) 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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<p>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p style="text-align: center;">A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p style="text-align: right;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p style="text-align: right;">..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<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>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>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

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

LAW WAI SING

Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

Member 會員 / Fellow of 資深會員

HKIP 香港規劃師學會 / HKIA 香港建築師學會 /

HKIS 香港測量師學會 / HKIE 香港工程師學會 /

HKILA 香港園境師學會 / HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Maxtop Sky Limited (冠天有限公司)

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



Date 日期

21/01/2026

(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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories
Site area 地盤面積	1,668 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 60 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Kam Tin North Outline Zoning Plan No. S/YL-KTN/11
Zoning 地帶	"Agriculture"
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 and Associated Filling of Land 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	518 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.31 <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	5	
(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	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	31	%	<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		2
	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) _____ _____		2
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2	
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		2	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
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, Land Status Plan, Land Filling Plan, Swept Path Analysis Plan, Plan		
Showing Alternative Sites for Relocation		
Reports 報告書		
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 checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Proposal, Landscape Proposal		
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。

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

Planning Statement

Section 16 Planning Application
Approved Kam Tin North Outline Zoning Plan
No. S/YL-KTN/11

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

Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long, New Territories

Supporting Planning Statement

Applicant
Maxtop Sky Limited

January 2026

Supplementary Planning Statement

1 Introduction

- 1.1 The applicant seeks planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance for a Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years (the proposed development) at Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, New Territories (the Site).
- 1.2 The Site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11, which is accessible from Mei Fung Road. This s.16 planning application is to seek planning permission from the TPB for the proposed development on a temporary basis for a period of 3 years to facilitate the relocation of a brownfield operation affected by the land resumption exercise of Hung Shui Kiu/ Ha Tsuen New Development Area (HSK/HT NDA) Second Phase Development.
- 1.3 This supporting planning statement aims to provide necessary information to facilitate TPB's consideration. The applicant respectfully requests favourable consideration of this s.16 planning application.
- 1.4 Following this Introduction, the case background and planning context of the Site will be set out in Sections 2 and 3. The development proposal is detailed in Section 4, while its planning justifications are discussed in Section 5. Section 6 concludes and summarises this Supporting Planning Statement.

2 Background

Current Business in Ha Tsuen

- 2.1 The applicant is a business operator originally at Ha Tsuen (Lot 269 RP and Adjoining Government Land in D.D. 125, Ha Tsuen, Yuen Long, New Territories), which is affected by the land resumption exercise of HSK/HT NDA Second Phase Development. It occupies an area of about 1,716m², falls within an area zoned “Open Space” (“O”) and “Residential (Group A) 2” (“R(A)2”) on the Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/2. The site is previously used for warehouse for the storage of building materials such as tiles and pipes. Since the applicant’s original site has been resumed by the Government for site clearance, site formation and associated infrastructure works, the applicant has discontinued the business operation on early January 2026. Hence, the applicant urgently needs to find a suitable site to relocate his affected business to continue his business operation. Details of the affected business operation are at **Appendix A** and **Appendix B**.

Table 1 – Comparison of the Details of the Original Site and Current Application Site

	Original Site	Current Application Site	Differences
Site Area	About 1,716m ²	About 1,668m ²	-2.8%
Uses	Warehouse (Storage of building material such as tiles, pipes etc.)	Warehouse (Storage of building material such as tiles, pipes etc.)	No Change

3 Planning Context

The Site and its surroundings

- 3.1 The Site is situated in Fung Kat Heung, Yuen Long, which occupies an area of about 1,668m² (**Plan 1** and **Plan 2**). The Site is currently fenced-off, partly covered with vegetation and partly hard-paved with concrete. It is mainly vacant with some temporary structures.
- 3.2 The surrounding areas of the Site are predominately rural in nature intermixed with brownfield uses such as open storage/storage yards and temporary structures for warehouse uses, eating place, farmland, grassland and vacant land.

Statutory Land Use Zoning

- 3.3 The Site falls within an area zoned "Agriculture" on the Approved Kam Tin North OZP No. S/YL-KTN/11. According to the Notes of the OZP, 'Warehouse (Excluding Dangerous Goods Godown)' is neither a Column 1 nor a Column 2 use. According to the covering Notes of the OZP, the temporary use or development of land or building exceeding three years requires permission from the TPB. Moreover, the Notes for the "AGR" zone also stipulate that filling of land (except laying of soil not exceeding 1.2m in thickness for cultivation) requires planning permission from the TPB.

Previous and Similar Planning Applications

- 3.4 A minor portion of the Site is the subject of one previous planning application (No. A/YL-KTN/453) for temporary open storage and warehouse (miscellaneous) for a period of three years, which was rejected by the Rural and New Town Planning Committee of the TPB in 2014. As this planning application does not involve open storage use, planning considerations of the previous application is are considered irrelevant.
- 3.5 There are several planning applications for similar warehouse along Mei Fung Road which is also zoned as 'AGR' zone being approved by the TPB in 2024 and

2025. Approval of the current application is in line with the TPB’s previous decisions and would not set an undesirable precedent within the “AGR” zone. These planning applications are summarised in **Table 2** below.

Table 2 – Similar Applications within the same “AGR” zone approved by the TPB between 2024 and 2025 along Mei Fung Road

Application No.	Applied Use	Approval Date
A/YL-KTN/1005	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	4.10.2024
A/YL-KTN/1027	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	6.12.2024
A/YL-KTN/1031	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1033	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	22.11.2024
A/YL-KTN/1052	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of Three Years and Associated Filling of Land	8.11.2024
A/YL-KTN/1078	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) for a Period of 3 Years and Associated Filling of Land	2.5.2025
A/YL-KTN/1129	Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	21.11.2025
A/YL-KTN/1144	Proposed Temporary Warehouse	5.9.2025

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

Planning Statement

Application No.	Applied Use	Approval Date
	(Excluding Dangerous Goods Godown) and Associated Filling of Land for a Period of Three Years	
A/YL-KTN/1183	Temporary Open Storage and Warehouse of Construction Materials and Machineries and Container Storage Yard and Associated Filling of Land for a Period of Three Years	19.12.2025

Land Status

3.6 The land status plan is shown on **Plan 3**. The Site occupies Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107, which are old schedule agricultural lots under Block Government Lease that restrict erection of structures without prior approval of the Government. It is important to note that part of Lot 922 in D.D. 107 is excluded from the application site boundary as the southwestern part of the boundary is drawn according to physical features (i.e. existing fencing) of the Site. The Site also falls on 60m² of GL. Upon planning permission granted from the TPB, the applicant will apply to the Lands Department for Short Term Waiver and Short-Term Tenancy to allow for erection of temporary structure and occupation of GL.

4 Development Proposal

4.1 The Site occupied an area of about 1,668m², including about 60m² of GL (**Plan 3**). As stated on the layout plan (**Plan 1**), five single-storey structures with height of not more than 8m and a total floor area of about 518m² will be erected at the Site for warehouse (excluding dangerous goods godown), ancillary site office, ancillary storage room and electric meter room uses. The ancillary site office is to provide workspace for staff to support the operation of the proposed development, while the ancillary storage room is for storage of equipment. The remaining uncovered area is for compensatory tree planting, circulation of vehicles, parking and loading/unloading (L/UL) of goods. The operation hours of the Site are from 9:00 to 19:00 from Mondays to Saturdays, with no operation on Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use which does not involve provision of direct customer services, no visitor is anticipated. Details of the development parameters and the proposed structures are shown at **Table 3** and **Table 4** below:

Table 3 – Main Development Parameters

Application Site Area	About 1,668m ² , including about 60m ² of GL
Covered Area	About 518m ²
Uncovered Area	About 1,150m ²
Plot Ratio	About 0.31
Site Coverage	About 31%
Number of Structure(s)	5
Total Gross Floor Area	About 518m ² (non-domestic)
Building Height	Not more than 8 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities	
- Parking Space	2 for private car (PC)
- L/UL Space	2 for light goods vehicle (LGV)

Table 4 – Details of the Proposed Structures

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Warehouse	225	225	8m (1 storey)
B2	Warehouse	226	226	8m (1 storey)
B3	Storage	27	27	4m (1 storey)
B4	Office	36	36	4m (1 storey)
B5	Electric Meter Room	4	4	4m (1 storey)
Total		518	518	-

- 4.2 Since a portion of the Site has been hard-paved with concrete, the applicant applies to regularise the existing filling of land (about 849m²/ 51% of the Site). In overall, to serve the site formation and vehicular circulation purposes, major part of the Site (i.e. about 1,625m²/ 97%) is proposed to be filled with soil and concrete to a depth not exceeding 0.5m.
- 4.3 According to the tree survey report (**Appendix E**), a total of 6 trees were recorded within the Site. There is no Old and Valuable Trees or protected species identified. For site formation and business operation purposes, four trees are proposed to be felled, and two trees are proposed to be retained (**Appendix F**). Four *Polyspora axillaris* are proposed to be re-planted to achieve a 1:1 compensatory ratio. About 43m² would be unpaved area for the new and retained trees.
- 4.4 The applicant will follow the proposed scheme strictly, and no further filling of land will be carried out during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period. Details of the filled area and corresponding site levels are illustrated on **Plan 4**.
- 4.5 The proposed warehouses are intended for storage of construction materials (e.g. tiles, pipes etc.). No storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities will be stored/conducted at any time during the planning approval period. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise

nuisance to the surrounding area.

Traffic and Access Arrangements

4.6 The Site is accessible from Mei Fung Road (**Plan 2**). A 10m wide ingress/ egress is proposed at the southern part of the Site. A total of 2 parking spaces for private car (PC) and 2 L/UL spaces for light goods vehicle (LGV) are proposed for the Site. Only PCs and LGVs are allowed to enter/exit the Site, whilst other vehicles are not allowed to be parked/stored or entre/exit the Site at all time. Sufficient manoeuvring space will be provided within the Site to facilitate vehicle turning as shown in the swept path analysis on **Plan 5**. Therefore, no queueing of vehicles onto the public road is anticipated.

4.7 As mentioned in **paragraph 4.1**, only 5 staff will work on-site and there is no provision of direct customer service that attracts visitors. The staff is expected to commute to the Site by PCs. For the construction materials, the goods will be transported by LGV to the Site. In view of the above, the traffic generation and attraction by the development is expected to be negligible. **Table 5** below provides details of the estimated traffic generation and attraction:

Table 5 – Estimated Traffic Generation and Attraction

Time Period	PC		LGV		2-way total
	In	Out	In	Out	
Trips at morning peak (9:00 to 10:00 a.m.)	2	0	0	0	2
Trips at afternoon peak (5:00 to 7:00 p.m.)	0	2	0	0	2
Average Traffic trip per hour (10:00 a.m. to 5:00 p.m.)	2	2	2	2	8

Environmental, Drainage and Fire Safety Considerations

- 4.8 The applicant will strictly follow the "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" (CoP) promulgated by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area. Other environmental protection/pollution control ordinances, such as Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance, etc. will also be complied with at all times during the planning approval period. The applicant will also follow the Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs) for sewage treatment within the Site.
- 4.9 Regarding other potential impacts from drainage and landscape perspective, adequate mitigation measures would be provided, which are shown in the drainage proposal (**Appendix D**) and tree survey (**Appendix E**) in order to mitigate any adverse impacts arising from the proposed development. Moreover, fire service installations (FSIs) will be provided as per relevant Government departments' latest requirement. Hence, it is anticipated that no adverse impact will be generated with relevant mitigation measures implemented.

5 Planning Justifications

To facilitate the relocation of the original business operation affected by the land resumption exercise of the HSK/HT NDA Second Phase Development

- 5.1 As stated in Section 2, the applicant's original site is affected by the land resumption exercise of the development of HSK/HT NDA Second Phase Development. The applicant has spent tremendous effort in identifying suitable sites for relocation, and has identified the Site as the most suitable for relocation.
- 5.2 Comparing with the original site, the site has a similar site area with a slightly reduction of 48m² (i.e. about -2.8%). The proposed development involves warehouses for storage of construction materials, which is the same as the affected business operation in Ha Tsuen. Therefore, this planning application for brownfield relocation is considered not out of scale.

Applicant's Effort in Identifying Suitable Relocation Site

- 5.3 Despite the applicant has spent tremendous effort to search for appropriate site to relocate his affected business, these sites were considered impracticable due to following reasons:
- 5.3.1 Alternative Site 1 — Various lots in D.D. 105, Mai Po Lo Wai, Mai Po :
Surrounded by the fishponds, grassland and village houses, alternative site 1 is currently covered by vegetation and abandoned fish pond. Large-scale tree felling would be expected for the proposed development. It falls within the Wetland Buffer Area (WBA) and in proximity to the boundary of the Wetland Conservation Area demarcated under the TPB Guideline No. 12C (TPB PG-No. 12C). According to the TPB PG-No. 12C, the development proposal within WBA need to consider the ecological impact e.g. whether the proposed development would result in any negative disturbance impact on birds, and demonstrate that the development will not cause net increase in pollution load to Deep Bay. No similar planning application has been approved in the same "V" zone. Given the site context and the above planning requirements which are more restricted than

the sites outside the WBA and WCA, alternative sites would be further searched and considered.

5.3.2 Alternative Site 2 — Various lots in D.D. 82 and Adjoining Government Land, Ta Kwu Ling : The Site is situated in an area of rural landscape character and surrounded predominately by grassland and vacant land. It is noted that the long-term planning of the area is currently under investigation by the "Planning and Engineering Study for New Territories North New Town and Man Kam To – Investigation" and subject to further study under the Northern Metropolis Development Strategy (NMDS). While the latest land use proposal has yet to be finalised under the study, the proposed use appears not in line with the NMDS. Hence, another round of relocation exercise would be expected should there be land resumption to be recommended under the latest land use proposal.

5.3.3 Alternative Site 3 — Various lots in D.D. 39, Sha Tau Kok Road, Tai Long, Luk Keng : The site abuts Sha Tau Kok Road and in proximity to Pak Sin Leng Country Park. The surrounding area is in rural landscape character dominated by village houses, active/fallow agricultural land and a large tract of dense and undisturbed woodland with high scenic value. The site area of 1,000m² is considered not adequate to accommodate the affected business operation at the original site. The site is not involved in any previous application for similar use, and no similar application has been approved in the same "AGR" zone. Hence, given the unique natural landscape and proximity to the country park, the proposed development is considered not compatible with the surrounding environment and land uses.

5.3.4 Alternative Site 4 — Various Lots in D.D. 79, Wo Kang Shan Village, Ta Kwu Ling : The site is in an area of rural landscape character dominated by village houses, active/fallow agricultural land and grassland, nearby by the land zoned "Green Belt" which are a large tract of dense and undisturbed woodland. Hence, the proposed use is considered not compatible with the surrounding environment/ land uses.

5.4 A comparison of the alternative sites and the current application site is at **Appendix C** and **Plan 6** for reference.

Minimise the impact on related economic activities arising from the implementation of the HSK/HT NDA Second Phase Development and ensure that there will not be gap in the logistics supply chain

- 5.5 The affected business is used for warehouse for the storage of construction materials, playing a vital role in supporting Hong Kong's construction industry and has made positive contribution to the local economy and job market. Relocating the original business operations to the Site enables the brownfield operator to continue the existing operation, which could reduce the impact on the construction industry and avoid disruption of the logistics supply chain.

The proposed development is temporary in nature and would not jeopardising the long-term planning intention of the "AGR" zone

- 5.6 Although the proposed development is not in line with the planning intention of the "AGR" zone, it is temporary in nature that would not jeopardise the long-term planning intention of the "AGR" zone and could better utilise the vacant agricultural land. Upon the expiry of the planning approval, the applicant is also committed to reinstate the Site to an amenity area.

Land use compatibility and no undesirable precedent

- 5.7 The surroundings of the Sites have already been occupied by brownfield uses such as open storage/storage yards and warehouse uses. The proposed development is considered not incompatible with the surrounding areas.
- 5.8 As listed in Table 2, there are several planning applications for similar warehouse along Mei Fung Road which is also zoned as 'AGR' zone being approved by the TPB in 2024 and 2025. Approval of the current application is in line with the TPB's previous decisions and would not set an undesirable precedent for similar use in the area.

No adverse impacts to the surrounding areas

Traffic

5.9 The Site is accessible from Mei Fung Road. 2 L/UL spaces for LGV are proposed for the delivery of construction materials. Moreover, as there is no provision of customer service, the proposal development will not attract visitors. Thus, only 2 PC parking spaces are proposed for the staff. Sufficient manoeuvring space will be provided within the Site to allow turning of vehicles as shown on **Plan 5**. As a result, no vehicle queueing onto the public road is expected. The estimated traffic generation illustrates that the adverse impact on the traffic conditions brought by the additional traffic is minimal.

Environmental

5.10 The proposed development would not involve any storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities that generate noise, emission of dust and effluent. The operation hours of the proposed development are limited to 9:00 to 19:00 from Mondays to Saturdays and periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise nuisance to nearby users and/or residential dwellings. The applicant will strictly comply with all relevant environmental protection/pollution control ordinances, as well as the relevant mitigation measures and requirements stipulated in the latest CoP issued by the EPD.

Drainage and Fire

5.11 Adequate drainage facilities will be provided in accordance with the submitted drainage proposal (**Appendix D**) to minimise flood risk. Hence, no adverse drainage impact is anticipated. Moreover, FSIs proposal and adequate fire service installations in line with latest technical requirements will be provided to ensure fire safety upon requested by concerned Government Departments.

Tree and Landscape

5.12 According to the development proposal and the findings of the tree survey report (**Appendix E**), four trees are proposed to be felled, and two trees are proposed to be retained. For compensatory purpose, four trees are proposed to be planted, at a 1:1 ratio, and hence adverse tree and landscape impacts would be minimised.

6 Conclusion

- 6.1 The applicant seeks planning permission from the TPB for Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining GL, Kam Tin, Yuen Long, New Territories.
- 6.2 As detailed in this planning statement, the proposed use is well-justified on the grounds that the proposed development aims to facilitate the relocation of the brownfield operation for the implementation of the HSK/HT NDA Second Phase Development, which is an important engine for the future development of the Northern Metropolis. The proposed development is temporary in nature and would not jeopardise the long-term planning intention of the “AGR” zone, and is considered compatible with the surrounding land uses. Adequate mitigation measures will be provided by the applicant upon planning approval granted by the TPB to alleviate any adverse impact arising from the proposed development.
- 6.3 In light of the planning justifications furnished in this planning statement supported by the various technical assessments and the applicant’s strong commitment to strictly comply with all control ordinances. The applicant respectfully requests favourable considerations on this s.16 planning application by the TPB.

Maxtop Sky Limited

January 2026

List of Plans

Plan 1	Layout Plan
Plan 2	Location Plan
Plan 3	Land Status Plan
Plan 4	Land Filling Plan
Plan 5	Swept Path Analysis
Plan 6	Plan Showing Alternative Sites for Relocation

Appendices

Appendix A	Details of Affected Business
Appendix B	Letter from Lands Department and Land Resumption Notice
Appendix C	Details of Alternative Sites for Relocation
Appendix D	Drainage Proposal
Appendix E	Tree Survey
Appendix F	Landscape Proposal

DEVELOPMENT PARAMETERS

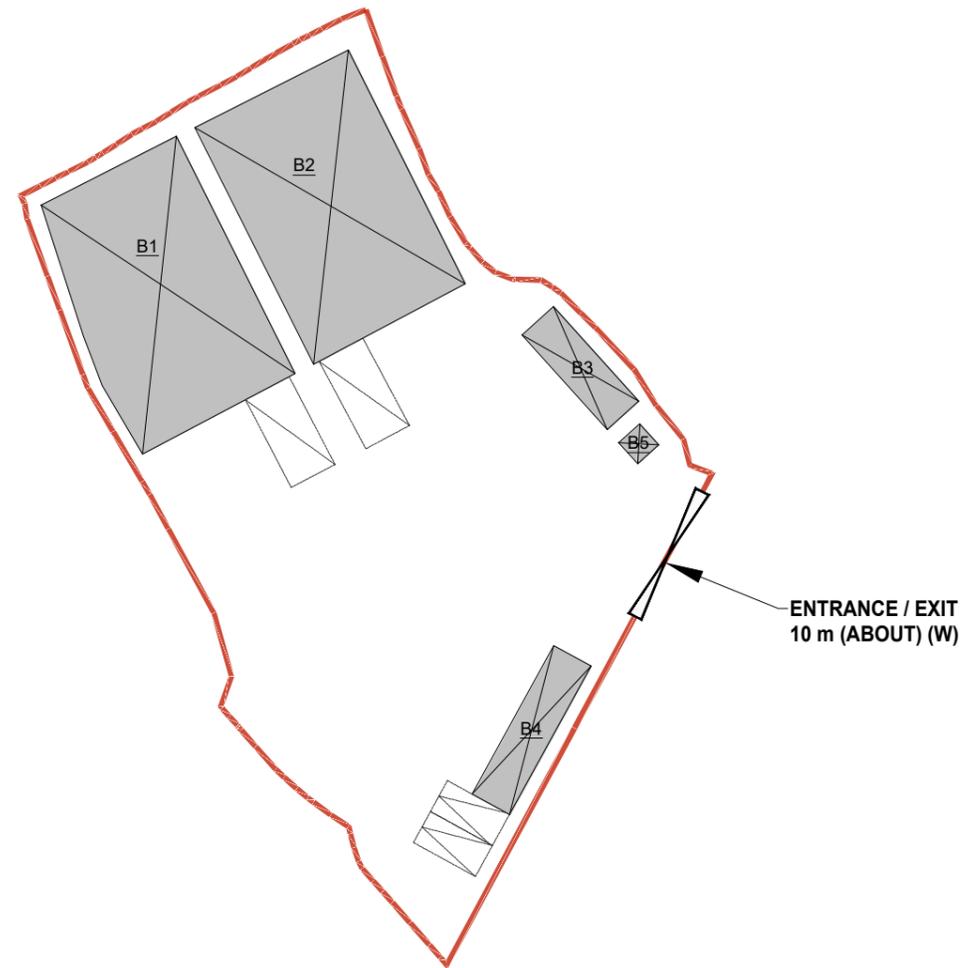
APPLICATION SITE AREA : 1,668 m² (ABOUT)
 COVERED AREA : 518 m² (ABOUT)
 UNCOVERED AREA : 1,150 m² (ABOUT)

PLOT RATIO : 0.31 (ABOUT)
 SITE COVERAGE : 31% (ABOUT)

NO. OF STRUCTURE : 5
 DOMESTIC GFA : NOT APPLICABLE
 NON-DOMESTIC GFA : 518 m² (ABOUT)
 TOTAL GFA : 518 m² (ABOUT)

BUILDING HEIGHT : 8 m (NOT MORE THAN)
 NO. OF STOREY : 1 (NOT MORE THAN)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	WAREHOUSE	225 m ² (ABOUT)	225 m ² (ABOUT)	8 m (NOT MORE THAN) (1-STOREY)
B2	WAREHOUSE	226 m ² (ABOUT)	226 m ² (ABOUT)	8 m (NOT MORE THAN) (1-STOREY)
B3	STORAGE	27 m ² (ABOUT)	27 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B4	OFFICE	36 m ² (ABOUT)	36 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
B5	ELECTRIC METER ROOM	4 m ² (ABOUT)	4 m ² (ABOUT)	4 m (NOT MORE THAN) (1-STOREY)
TOTAL		518 m² (ABOUT)	518 m² (ABOUT)	



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

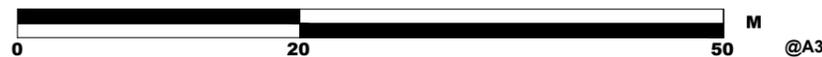
LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE 2.5 m (W) X 5 m (L)
	L/U/L SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)
	ENTRANCE / EXIT

PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE : 2
 DIMENSIONS OF PARKING SPACE : 5 m (L) X 2.5 m (W)

NO. OF LIGHT GOODS VEHICLES L/U/L SPACE : 2
 DIMENSIONS OF L/U/L SPACE : 7 m (L) X 3.5 m (W)



- LAYOUT PLAN		06 NOV 2025
REVISION		
drawn	CY	DATE
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.		
LAYOUT PLAN		
drawing no.	rev.	scale
PLAN 1	-	N.T.S.

LAND STATUS

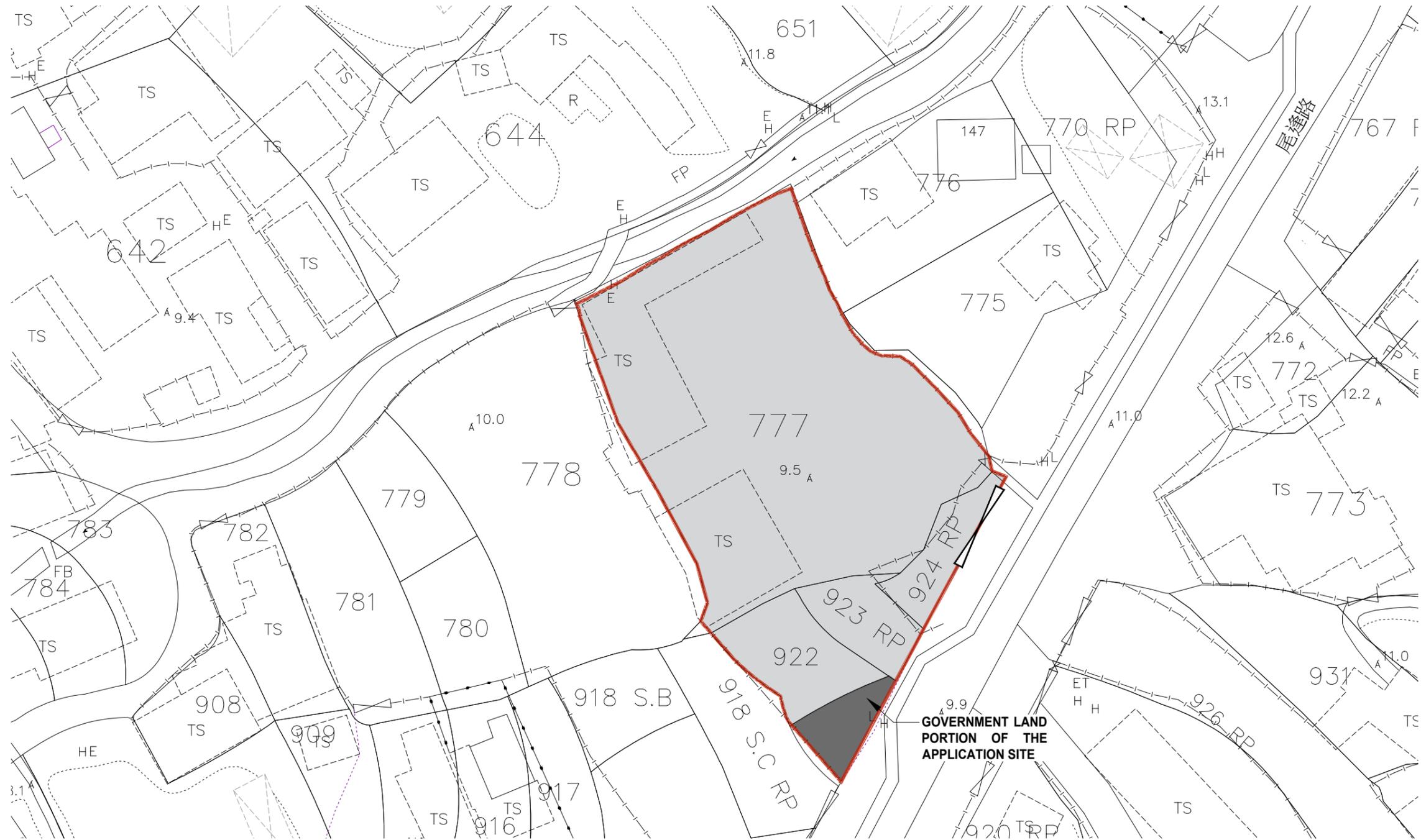
APPLICATION SITE AREA	: 1,668 m ² (ABOUT)
AREA OF PRIVATE LAND	: 1,608 m ² (ABOUT)
AREA OF GOVERNMENT LAND	: 60 m ² (ABOUT)



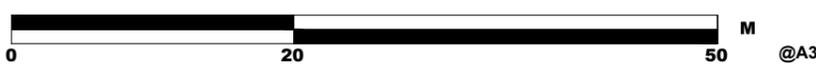
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- PRIVATE LAND
- GOVERNMENT LAND



**GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE**



- LAYOUT PLAN		14 OCT 2025
REVISION	name	DATE
drawn	CY	06 MAR 2025
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.		
LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 3	-	N.T.S.

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.3 m (W) X 6.45 m (L)
 WIDTH IN ENTRANCE / EXIT : 10 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



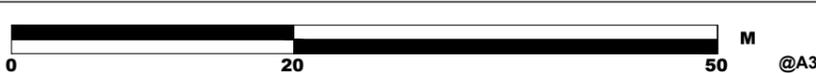
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
2.5 m (W) X 5 m (L)
- L/U/L SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
- ENTRANCE / EXIT



ENTRANCE / EXIT
10 m (ABOUT) (W)



- LAYOUT PLAN		14 OCT 2025
REVISION	name	
drawn	CY	DATE 06 MAR 2025
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.		
SWEPT PATH ANALYSIS		
drawing no.	rev.	scale
PLAN 5	-	N.T.S.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

LOT 269 RP AND ADJOINING GOVERNMENT LAND IN D.D. 125, HA TSUEN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

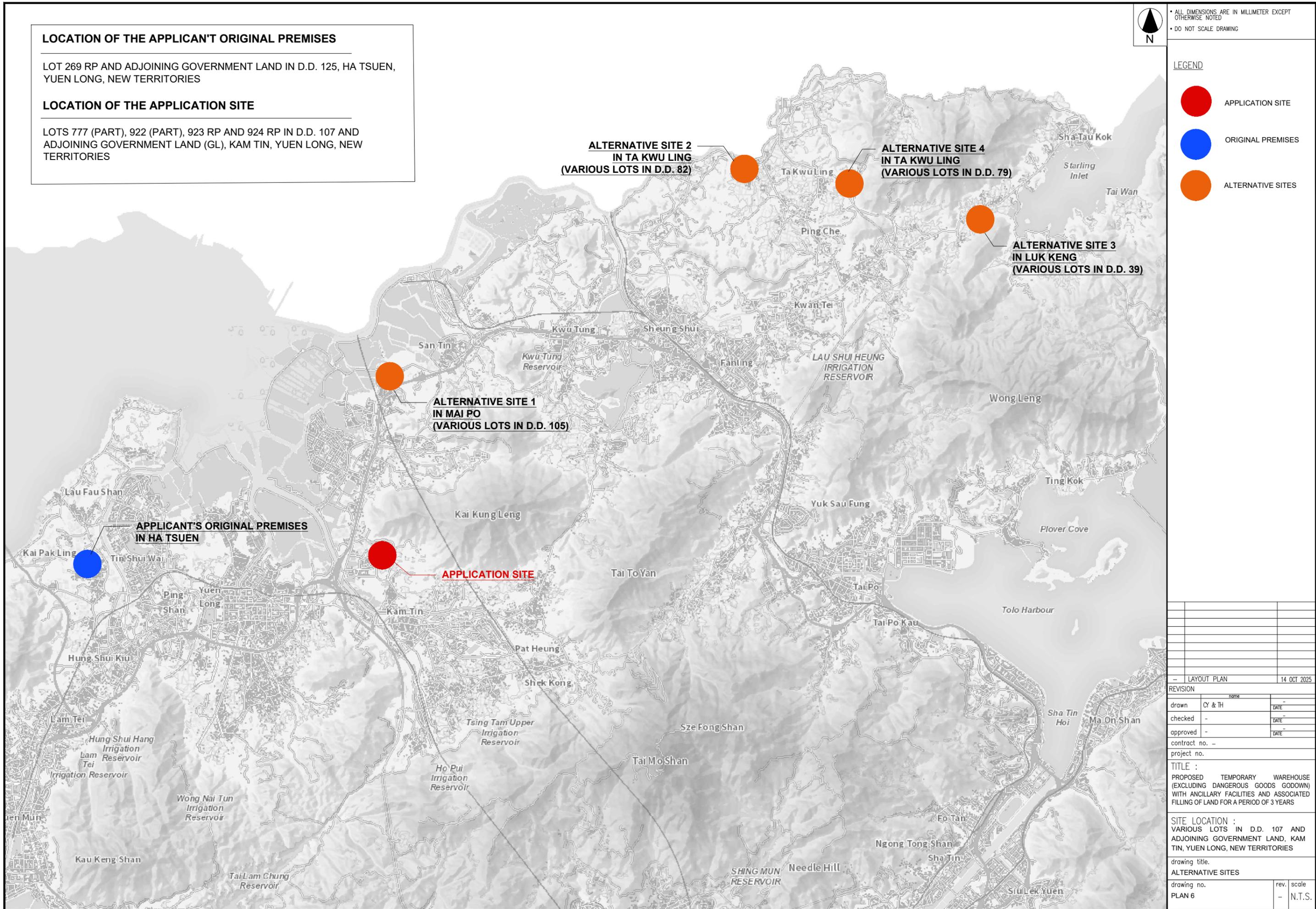
LOTS 777 (PART), 922 (PART), 923 RP AND 924 RP IN D.D. 107 AND ADJOINING GOVERNMENT LAND (GL), KAM TIN, YUEN LONG, NEW TERRITORIES



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

LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES



-		LAYOUT PLAN	14 OCT 2025
REVISION			
no.	name	DATE	
drawn	CY & TH	-	-
checked	-	-	-
approved	-	-	-
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.			
ALTERNATIVE SITES			
drawing no.	rev.	scale	
PLAN 6	-	N.T.S.	

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

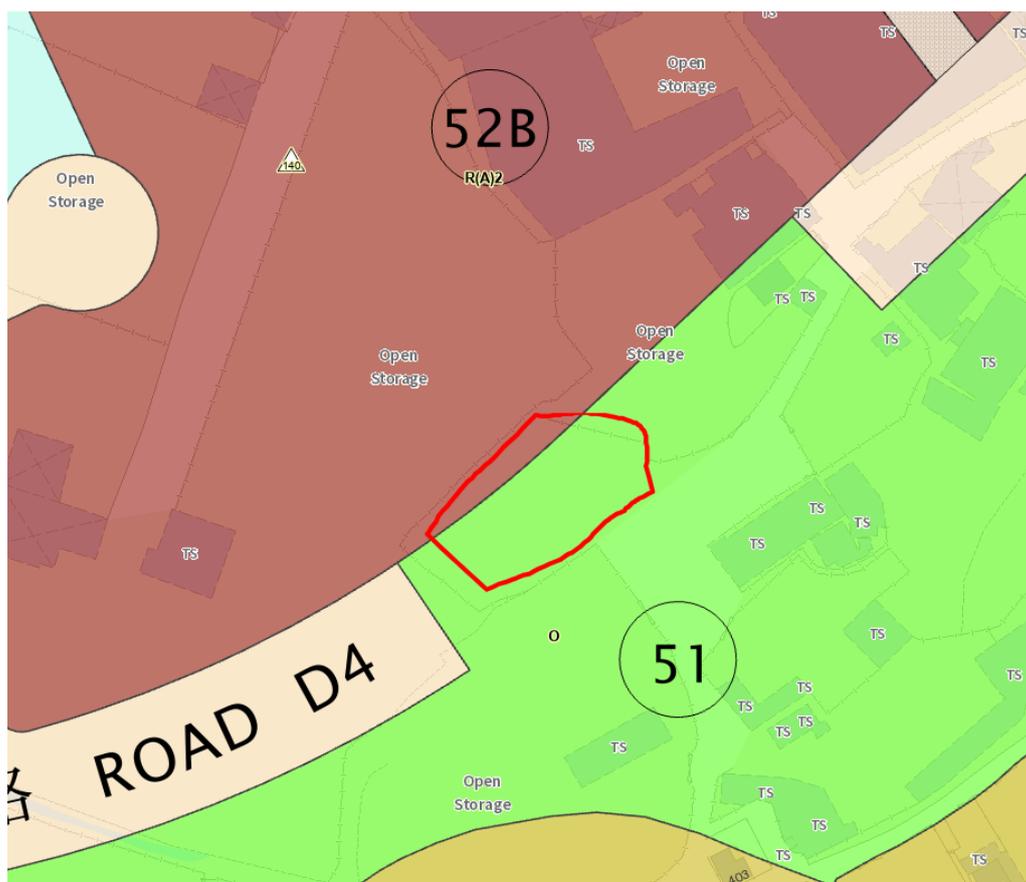
Details of Affected Business

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

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



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 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

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。

本信息及任何附件只供收件人使用，而其中可能載有機密及／或屬法律特權的資料。敬請注意，未獲許可，不得擅自披露或使用本信息。倘本信息誤傳給你，請立即通知本署，並刪除或銷毀本信息。本署絕不承擔因使用本信息而引致的任何法律責任。

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(e) 器材保養單據
(g) 供電單據
(i) 供水單據

(f) 商業登記證
(h) 電話單據
(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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(Portion), 3319 S.B (Portion), 3320, 3321 (Portion), 3322 (Portion), 3323 (Portion), 3324 (Portion), 3325 (Portion), 3327 (Portion), 3328 (Portion), 3329 (Portion), 3330 (Portion), 3331 (Portion), 3338 (Portion), 3339 (Portion), 3340 (Portion), 3342 (Portion), 3343 (Portion), 3345 (Portion), 3346 (Portion), 3347 (Portion), 3348 (Portion), 3349 (Portion), 3350 (Portion), 3351 RP, 3352 RP, 3370 (Portion), 3371 (Portion), 3373 (Portion), 3390 (Portion), 3391 (Portion), 3392 (Portion), 3394 (Portion), 3395 (Portion), 3396 (Portion), 3397, 3398, 3399 (Portion), 3400 (Portion), 3401 (Portion), 3408 (Portion), 3409 (Portion), 3410, 3411 (Portion), 3412, 3413, 3414 RP, 3415 (Portion), 3416 RP (Portion), 3419 (Portion), 3426 (Portion), 3427 (Portion), 3429 RP (Portion), 3430 RP (Portion), 3431 RP (Portion), 3432 RP (Portion), 3433 RP (Portion), 3437 (Portion), 3440 (Portion), 3441 RP (Portion), 3442 RP (Portion), 3443 RP (Portion), 3444 (Portion), 3445 (Portion), 3446 (Portion), 3447 S.A, 3447 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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), 240 (Portion), 241 (Portion), 242, 243, 244 (Portion), 245, 246 (Portion), 247, 248, 249, 250 (Portion), 251 (Portion), 252 (Portion), 255 (Portion), 256 (Portion), 269 (Portion), 270 (Portion), 272 (Portion), 273 (Portion), 274 (Portion), 275 (Portion), 276 (Portion), 277 (Portion), 278 (Portion), 279 (Portion), 280 (Portion), 281 (Portion), 282 (Portion), 283, 284, 285 (Portion), 313 (Portion), 314 (Portion), 315, 316 (Portion), 317 (Portion), 318 (Portion), 319 (Portion), 320 (Portion), 322 (Portion), 323 (Portion), 324 (Portion), 325 (Portion), 326 (Portion), 328, 329, 330, 331, 332, 333 (Portion), 334 RP (Portion), 335, 336 (Portion), 337, 338, 339, 340, 341, 342, 344 S.A, 344 RP, 345, 346, 347 (Portion), 349 (Portion), 353 (Portion), 360 (Portion), 361 (Portion), 362 (Portion), 363 (Portion), 365 (Portion), 366 (Portion), 367, 368 (Portion), 369 (Portion), 370 S.A (Portion), 370 S.B (Portion), 371 (Portion), 372 (Portion), 373 (Portion), 374 (Portion), 375 (Portion), 388 RP 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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 (Portion), 1279 (Portion), 1294 (Portion), 1295 RP (Portion), 1304 (Portion), 1305 RP (Portion), 1306 RP (Portion), 1307 RP (Portion), 1308 (Portion), 1309 (Portion), 1311 (Portion), 1312, 1313 (Portion), 1314 (Portion), 1315 (Portion), 1317 S.A, 1317 RP, 1318, 1319 S.A RP (Portion), 1319 S.B, 1319 S.C, 1321 RP, 1322 RP, 1324 RP (Portion), 1325 RP (Portion), 1326 RP (Portion), 1334 (Portion), 1335 (Portion), 1448 RP (Portion), 1450 RP, 1451 RP (Portion), 1452 RP (Portion), 1453 (Portion), 1454 RP (Portion), 1457 RP (Portion), 1458 RP (Portion), 1459 RP (Portion), 1474 (Portion), 1475 RP (Portion), 1476 RP (Portion), 1477 (Portion), 1479 RP (Portion), 1480 RP (Portion), 1481 S.B RP (Portion), 1482 RP (Portion), 1484 RP (Portion), 1486 RP (Portion), 1488 RP (Portion), 1489 RP (Portion), 1490 RP, 1491 RP (Portion), 1492 RP (Portion), 1493 (Portion), 1498 S.A ss.2 (Portion), 1498 S.A RP (Portion), 1498 S.B RP (Portion), 1499 RP (Portion), 1500 (Portion), 1501 RP (Portion), 1502 RP (Portion), 1503 RP (Portion), 1505 S.A (Portion), 1506 (Portion), 1508 RP (Portion), 1510 RP (Portion), 1511 RP (Portion),

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

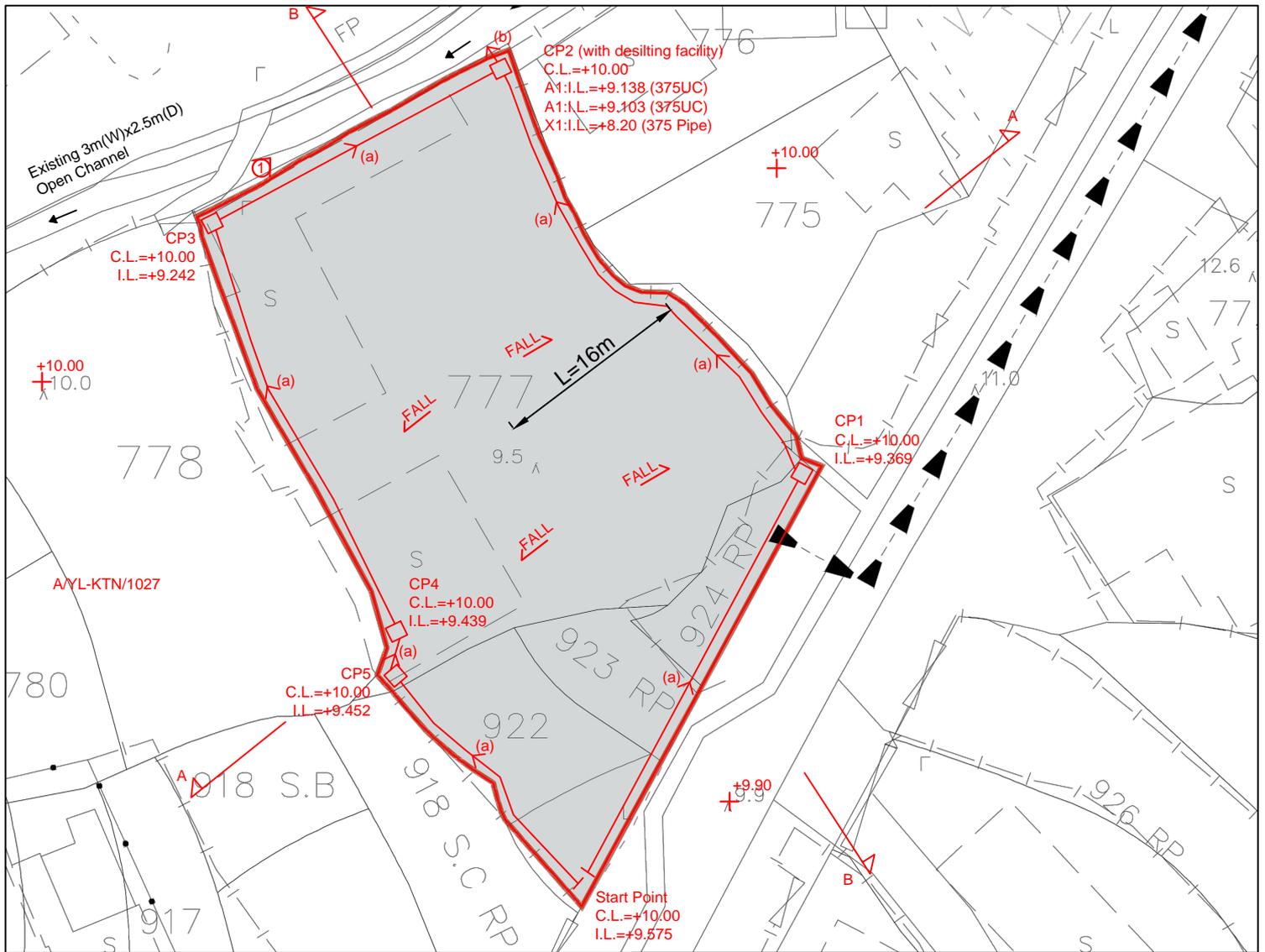
Appendix C – Alternative Site and Suitability for Relocation of the Applicant’s Affected Business in HSK/HT NDA

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

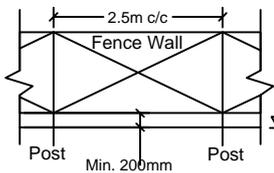
Appendix D

Drainage Proposal

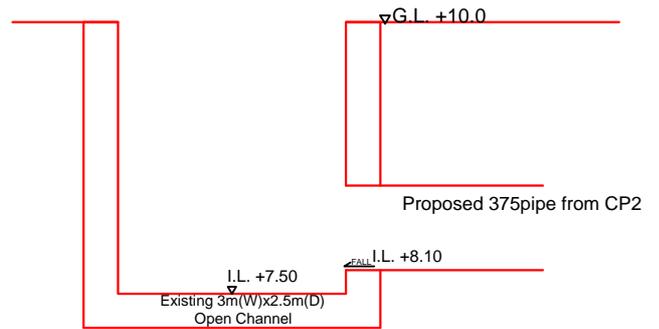


- Note:**
- Catchpits (CP2) with desilting facility shall follow CEDD standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Fence Wall to be erected (if any) shall be Open-bottom type..
 - Existing Formation Level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

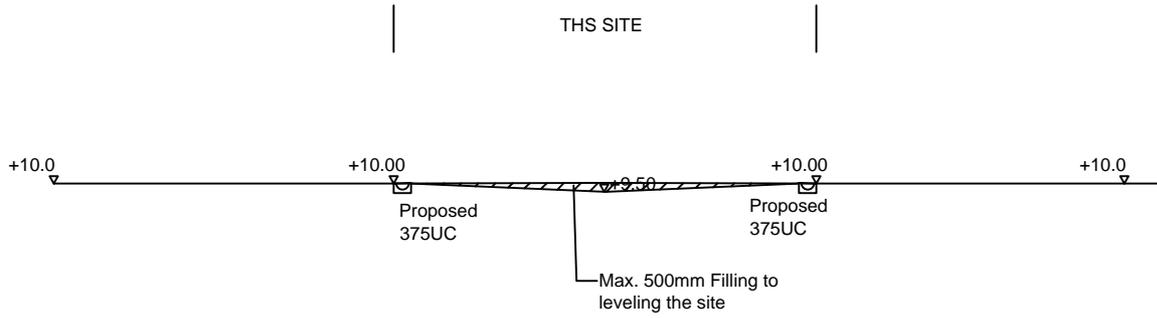
Check by:

DM

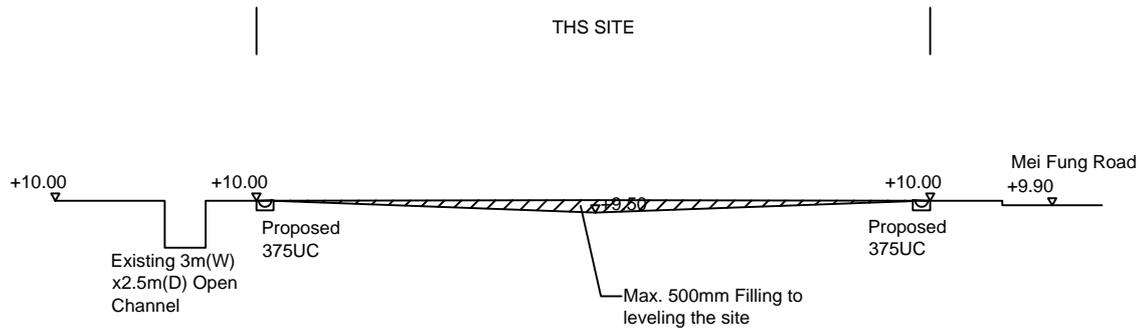
Scale:

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:



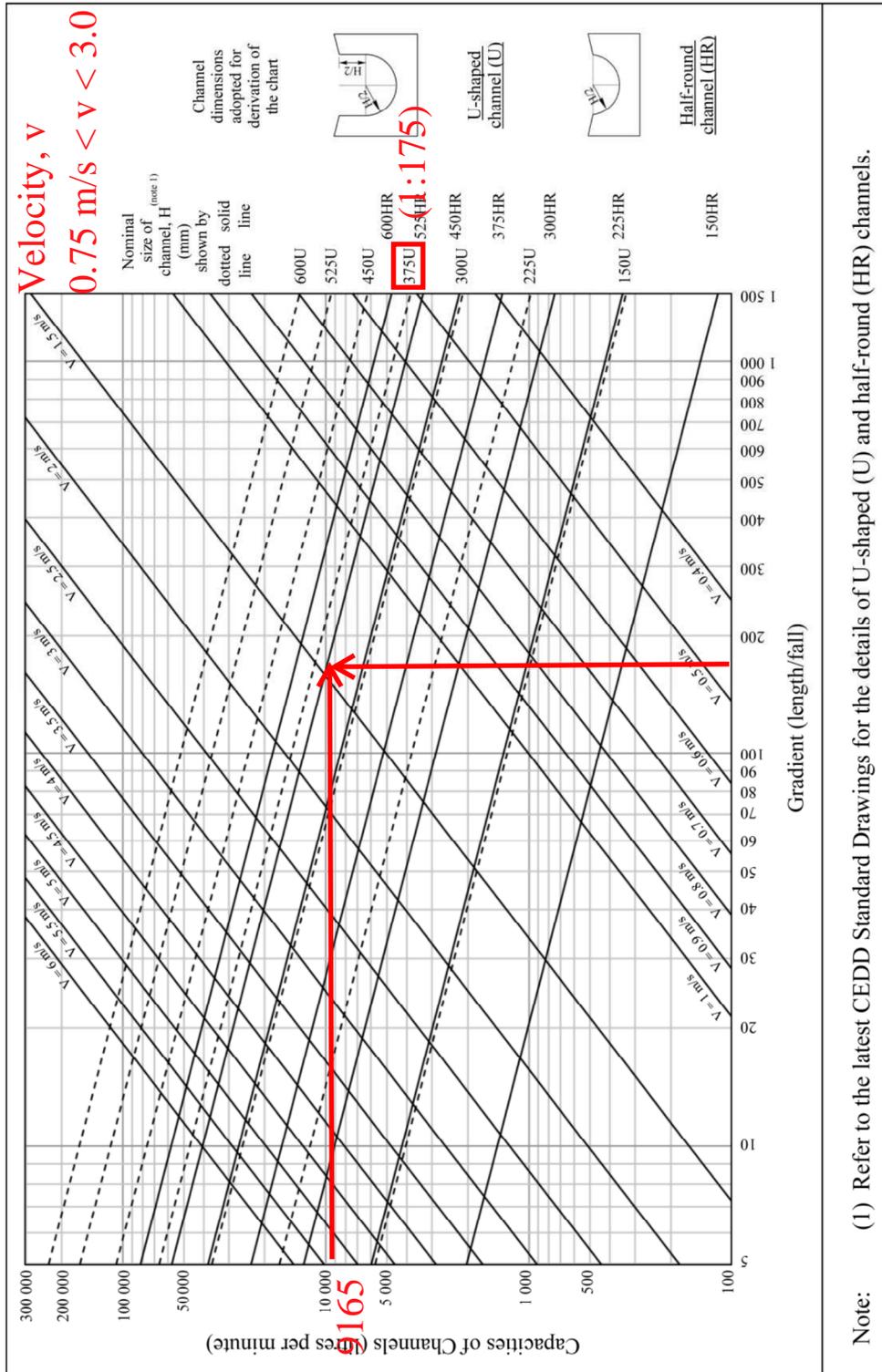
Photo 1

THE SITE, Area	= 1668	m ²	(C= 0.95)	L= 16 m
Calculation of Design Runoff of the Proposed Development.				
For the design of drains of the proposed site				
	ΣQ	= $\Sigma 0.278 C i A$		
	A	= 1668	m ²	
		= 1668		
		= 0.001668	km ²	
	t	= 0.14465 LI / H ^{0.2} A ^{0.1}		
		= 0.14465*16 / 1 ^{0.2} * 1668 ^{0.1}		
		= 1.102	min	
	i	= 1.16*a/(t+b) ^c		(50 yrs return period, Table 3a, Corrigendum 2024,
		= 1.16*505.5/(2.135+3.29) ^{0.355}		SDM) and (16% increase due to climate change)
		= 346.8	mm/hr	
Therefore,	Q1	= 0.278*0.95*346.8*0.001668		
		= 0.1528	m ³ /sec	
		= 9165	lit/min	
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

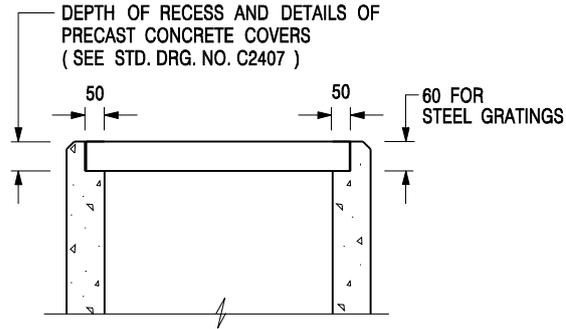
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51\nu}{D\sqrt{(2gDs)}}\right)$$

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

$$\begin{aligned}
 Q &= 0.8VA && \text{(0.8 factor for sedimentation)} \\
 &= 0.206 && \text{m}^3/\text{s} \\
 &= 12376 && \text{lit}/\text{min} \\
 &> 9165 && \text{lit}/\text{min} \quad \text{Ok}
 \end{aligned}$$



**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.
DATE JAN 1991	C2406 /2A

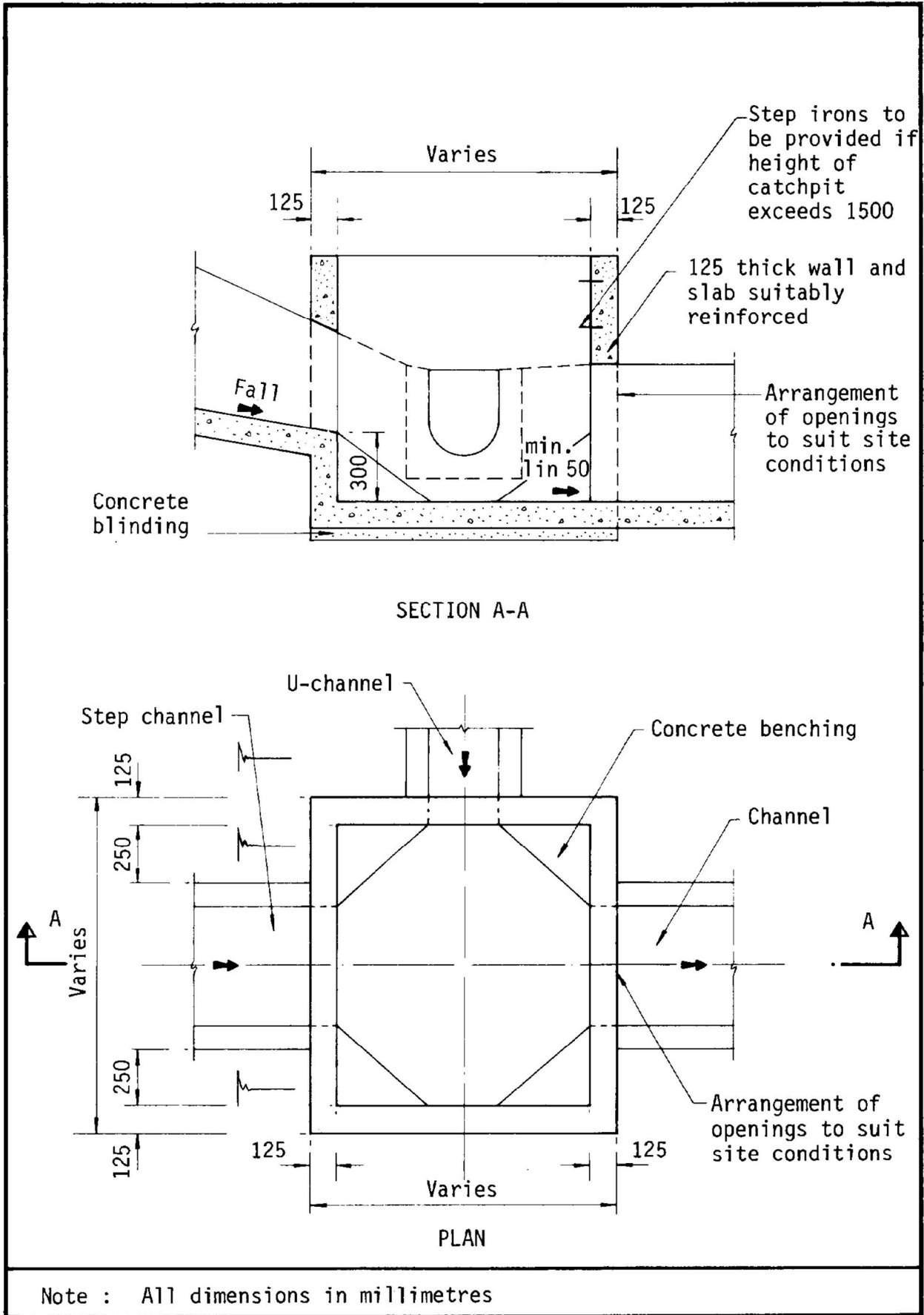


Figure 8.10 - Typical Details of Catchpits

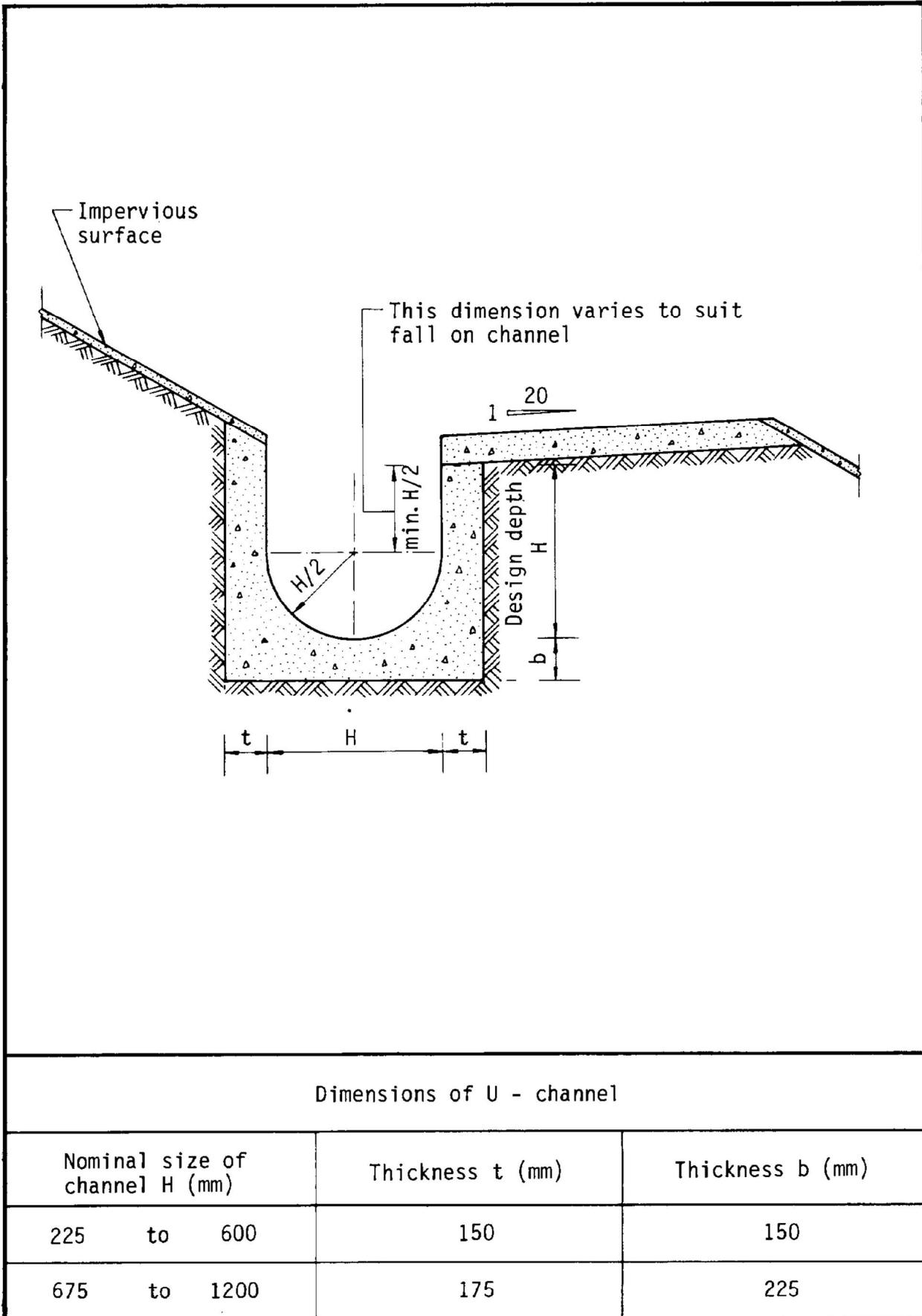


Figure 8.11 - Typical U-channel Details

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**



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

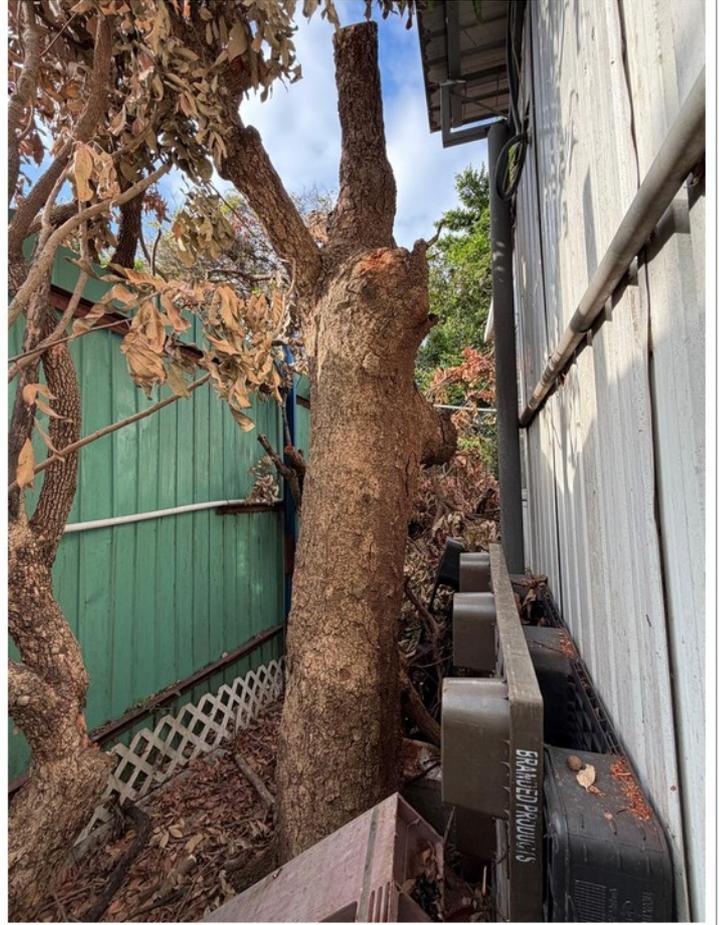


T3_Root (2)

Photographic record of tree



T3_Root (1)



T4_Whole view



T4_Root (2)



T4_Root (1)

Photographic record of tree



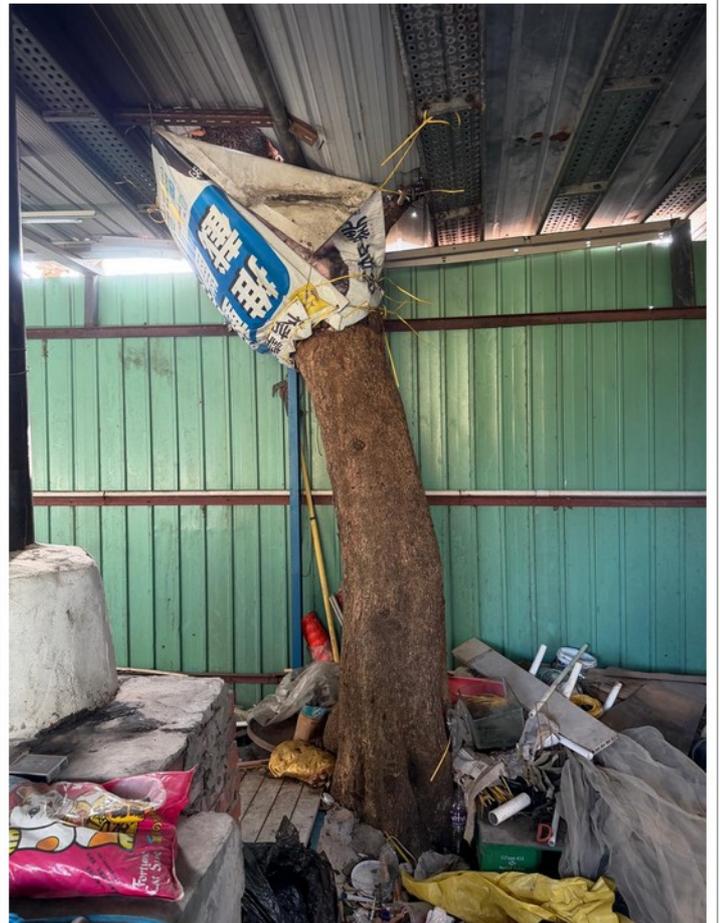
T5_Whole view



T5_Root (2)

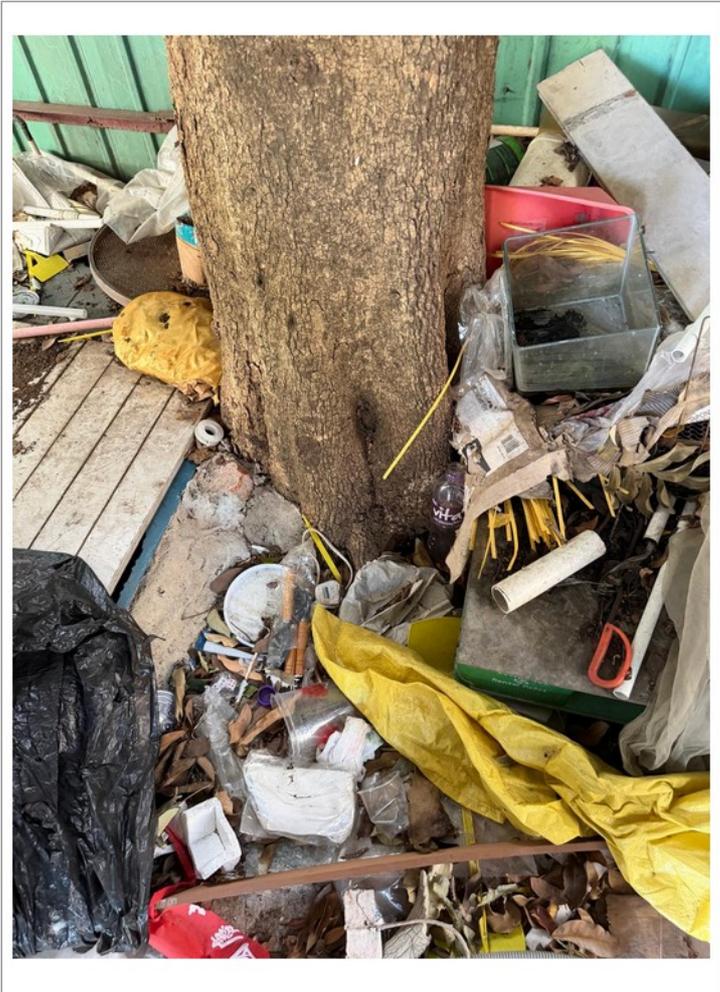


T5_Root (1)



T6_Whole view

Photographic record of tree



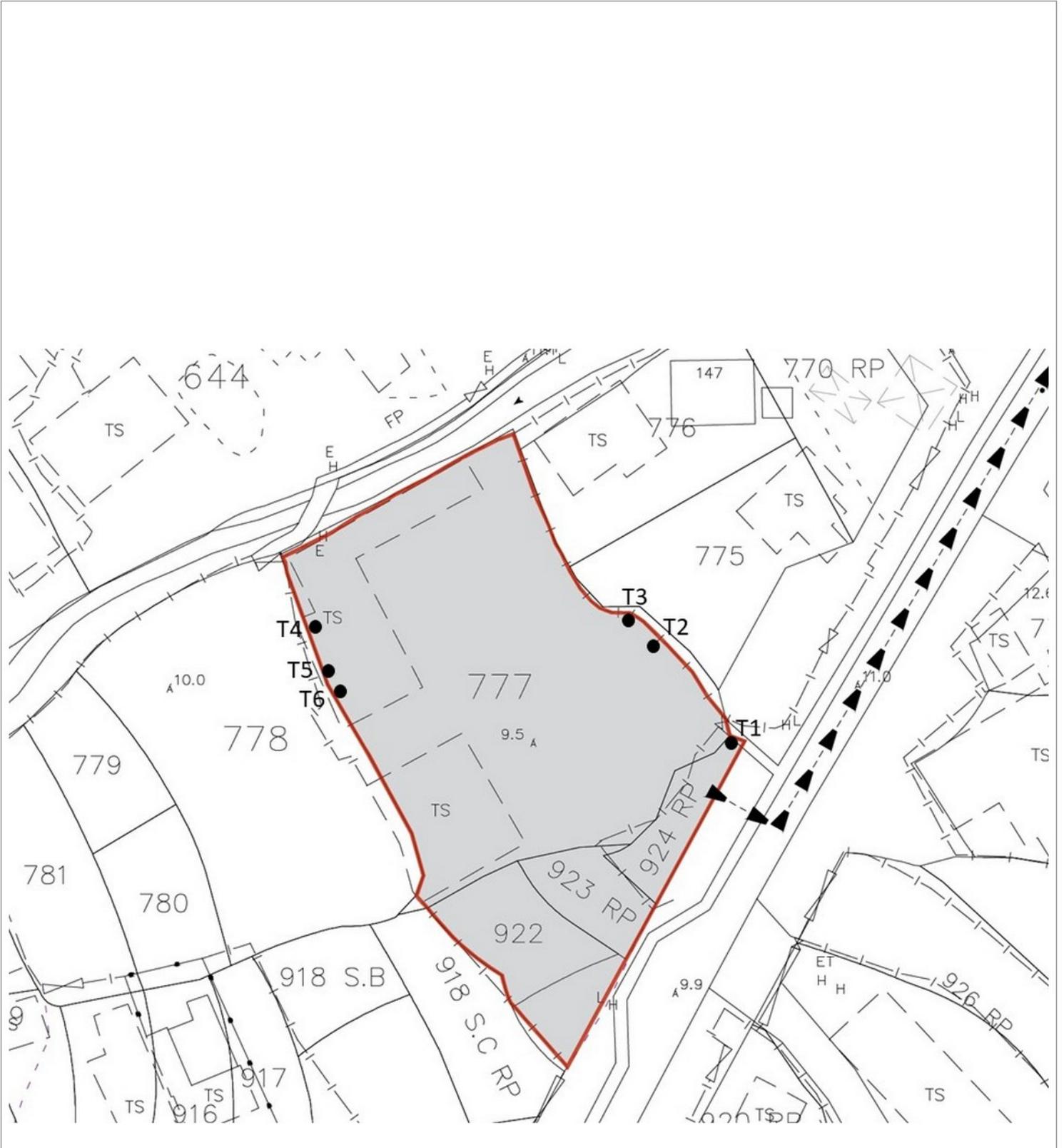
T6_Root (2)



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

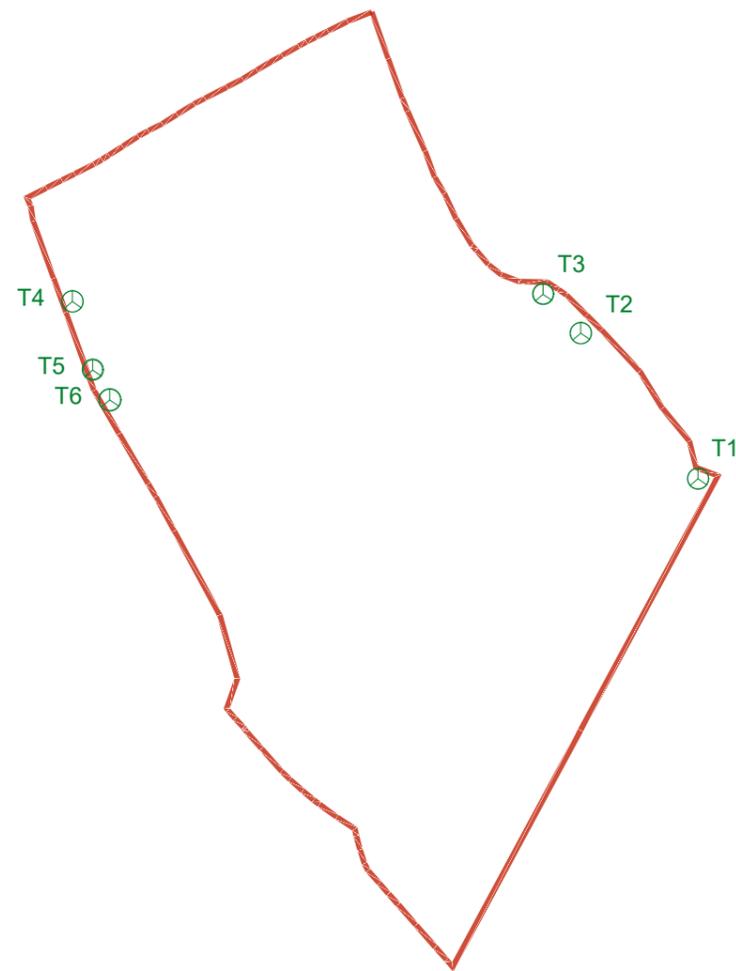
NO. OF NEW TREES TO BE PLANTED : 4 (N1 TO N4)
 SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
 HEIGHT OF NEW TREES : NOT LESS THAN 2.75M
 SPACING OF NEW TREES : NOT LESS THAN 3M

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

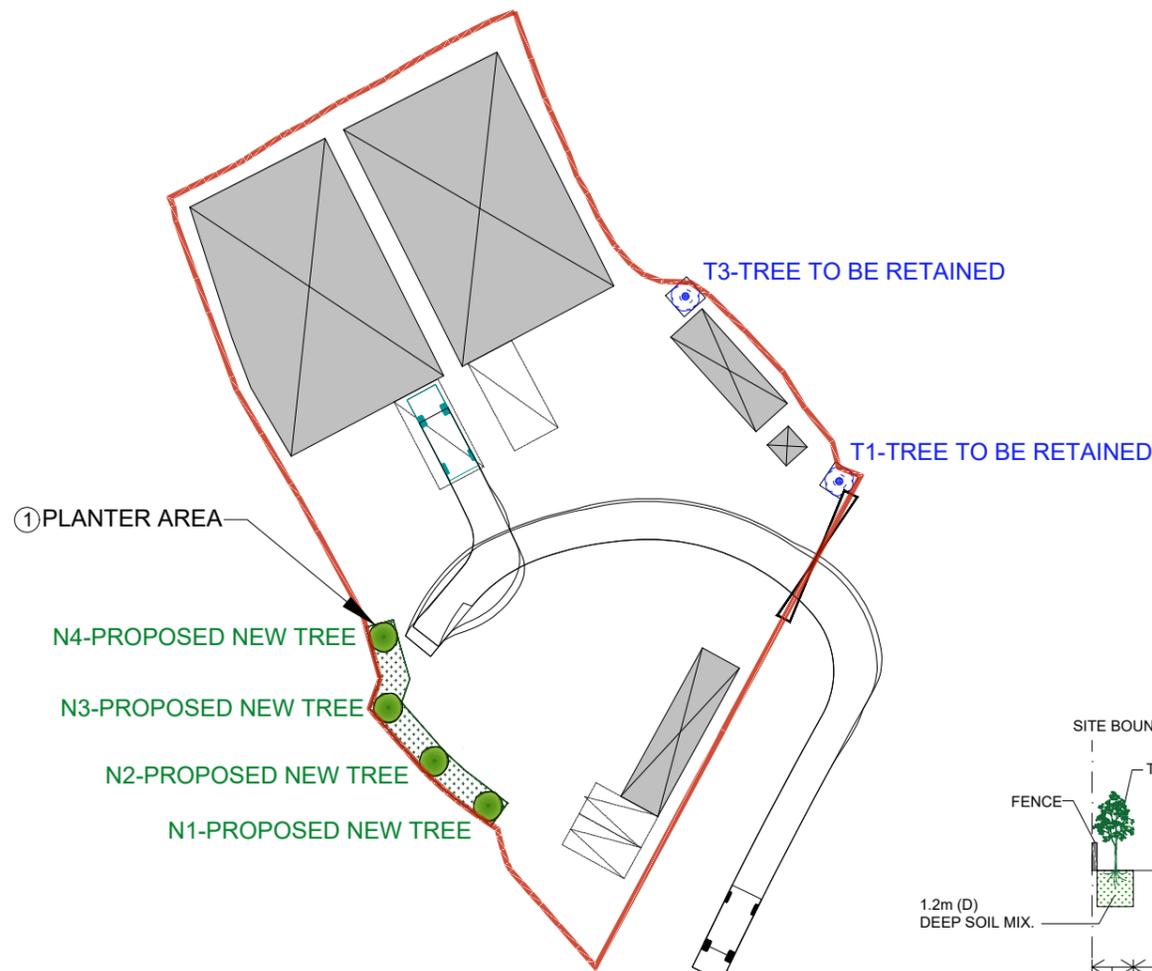
• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
 • DO NOT SCALE DRAWING

LEGEND

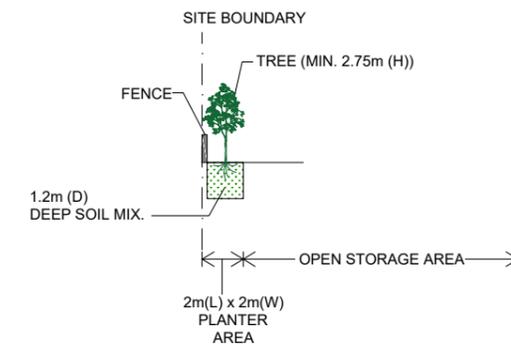
	APPLICATION SITE
	WAREHOUSE
	SECURITY ROOM
	PARKING SPACE 2.5 m (W) X 5 m (L)
	L/UL SPACE (Light Goods Vehicles) 3.5 m (W) X 7 m (L)
	ENTRANCE / EXIT
	EXISTING TREE
	PROPOSED NEW TREE
	TREE TO BE RETAINED
	PROPOSED CONTINUOUS SOIL TRENCH



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.

寄件日期: 2026年02月16日星期一 17:02
收件者: tpbpd/PLAND

From: tiffany.hui [REDACTED] <[REDACTED]>

To: Andrea Wing Yin YAN/PLAND <[REDACTED]>

Cc: Athena Pui Yin LAI/PLAND <[REDACTED]>; woody.lin [REDACTED]; charlie.tsui [REDACTED]
[REDACTED]

Your Ref.: TPB/A/YL-KTN/1210

Dear Andrea,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)
Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and
Associated Filling of Land for a Period of 3 Years
in “Agriculture” Zone at Lots 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining
Government Land,
Kam Tin, Yuen Long, New Territories**

Supplementary Information

Further to our tele-conversation earlier, please find the following supplementary information for the captioned s.16 Planning Application for your consideration:

1. While the A/YL-KTN/1112 (Approved on 4.7.2025) submitted by the same applicant is for open storage of vehicles and construction materials, the proposed development is for a small-scale warehouse uses with a different nature. The applicant - Maxtop Sky Limited's business activities involve various types, and the business operation in A/YL-KTN/1112 is **irrelevant and not related** to the proposed development. As demonstrated in the planning statement, there are several planning applications for similar warehouse along Mei Fung Road being approved by the TPB in 2024 and 2025. Hence, the applicant considered that the proposed development is not incompatible with the surrounding areas.
2. In view of PlanD's comments, the applicant has reviewed the submission and a revised layout for the captioned application has been prepared (**See attachments**).
3. The applicant would like to clarify that the total gross floor area of the his's original business operation in Ha Tsuen, Yuen Long, New Territories is about 1,508 m². The applicant has reviewed the future business demand and operational model, such that the total gross floor area required would be less than the existing business operation. The current application site is the **only** receiving site for the business operation in Ha Tsuen.

Should you have any queries or require further clarification, please do not hesitate to contact the undersigned at [REDACTED]. Thank you.

Best regards,

Tiffany HUI

Town Planner

Maxtop Sky Limited

[REDACTED]

[REDACTED]

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Maxtop Sky Limited (冠天有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

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 777 (Part), 922 (Part), 923 RP and 924 RP in D.D. 107 and Adjoining Government Land (GL), Kam Tin, Yuen Long, 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 1,668 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 786 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) 60 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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 and Associated Filling of Land 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	<input checked="" type="checkbox"/> year(s) 年3..... <input type="checkbox"/> month(s) 個月																																			
(c) Development Schedule 發展細節表																																				
Proposed uncovered land area 擬議露天土地面積 882sq.m <input checked="" type="checkbox"/> About 約																																			
Proposed covered land area 擬議有上蓋土地面積 786sq.m <input checked="" type="checkbox"/> About 約																																			
Proposed number of buildings/structures 擬議建築物/構築物數目 5																																			
Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約																																			
Proposed non-domestic floor area 擬議非住用樓面面積 786sq.m <input checked="" type="checkbox"/> About 約																																			
Proposed gross floor area 擬議總樓面面積 786sq.m <input checked="" type="checkbox"/> About 約																																			
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																																				
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Coach Spaces 旅遊巴車位																																			
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(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	786 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.47 <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	5	
(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	8	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	47	%	<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		2
	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) _____ _____		2
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			2
Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____			2

2 Background

Current Business in Ha Tsuen

2.1 The applicant is a business operator originally at Ha Tsuen (Lot 269 RP and Adjoining Government Land in D.D. 125, Ha Tsuen, Yuen Long, New Territories), which is affected by the land resumption exercise of HSK/HT NDA Second Phase Development. It occupies an area of about 1,716m², falls within an area zoned “Open Space” (“O”) and “Residential (Group A) 2” (“R(A)2”) on the Approved Hung Shui Kiu and Ha Tsuen (HSK and HT) OZP No. S/HSK/2. The site is previously used for warehouse for the storage of building materials such as tiles and pipes. Since the applicant’s original site has been resumed by the Government for site clearance, site formation and associated infrastructure works, the applicant has discontinued the business operation on early January 2026. Hence, the applicant urgently needs to find a suitable site to relocate his affected business to continue his business operation. Details of the affected business operation are at **Appendix A** and **Appendix B**. Comparing with the original site, the total gross floor area of the current application site has been reduced due to operational needs.

Table 1 – Comparison of the Details of the Original Site and Current Application Site

	Original Site	Current Application Site	Differences
Site Area	About 1,716m ²	About 1,668m ²	-2.8%
Total Gross Floor Area	About 1,508m ²	About 786m ²	-47.9%
Uses	Warehouse (Storage of building material such as tiles, pipes etc.)	Warehouse (Storage of building material such as tiles, pipes etc.)	No Change

4 Development Proposal

4.1 The Site occupied an area of about 1,668m², including about 60m² of GL (**Plan 3**). As stated on the layout plan (**Plan 1**), five single-storey structures with height of not more than 8m and a total floor area of about 786m² will be erected at the Site for warehouse (excluding dangerous goods godown), ancillary site office and storage room and electric meter room uses. The ancillary site office is to provide workspace for staff to support the operation of the proposed development, while the ancillary storage room is for storage of equipment. The remaining uncovered area is for compensatory tree planting, circulation of vehicles, parking and loading/unloading (L/UL) of goods. The operation hours of the Site are from 9:00 to 19:00 from Mondays to Saturdays, with no operation on Sundays and public holidays. It is estimated that the Site would be able to accommodate 5 staff. As the Site is proposed for 'warehouse' use which does not involve provision of direct customer services, no visitor is anticipated. Details of the development parameters and the proposed structures are shown at **Table 3 and Table 4** below:

Table 3 – Main Development Parameters

Application Site Area	About 1,668m ² , including about 60m ² of GL
Covered Area	About 786m ²
Uncovered Area	About 882m ²
Plot Ratio	About 0.47
Site Coverage	About 47%
Number of Structure(s)	5
Total Gross Floor Area	About 786m ² (non-domestic)
Building Height	Not more than 8 m
Number of Storey	Not more than 1 storey
Internal Transport Facilities	
- Parking Space	2 for private car (PC)
- L/UL Space	2 for light goods vehicle (LGV)

Table 4 – Details of the Proposed Structures

Structure	Uses	Covered Area (m²) (about)	GFA (m²) (about)	Building Height (Not more than)
B1	Warehouse	225	225	8m (1 storey)
B2	Warehouse	226	226	8m (1 storey)
B3	Warehouse	227	227	8m (1 storey)
B4	Office and Storage	104	104	4m (1 storey)
B5	Electric Meter Room	4	4	4m (1 storey)
Total		786	786	-

- 4.2 Since a portion of the Site has been hard-paved with concrete, the applicant applies to regularise the existing filling of land (about 849m²/ 51% of the Site). In overall, to serve the site formation and vehicular circulation purposes, major part of the Site (i.e. about 1,625m²/ 97%) is proposed to be filled with soil and concrete to a depth not exceeding 0.5m.
- 4.3 According to the tree survey report (**Appendix E**), a total of 6 trees were recorded within the Site. There is no Old and Valuable Trees or protected species identified. For site formation and business operation purposes, four trees are proposed to be felled, and two trees are proposed to be retained (**Appendix F**). Four *Polyspora axillaris* are proposed to be re-planted to achieve a 1:1 compensatory ratio. About 43m² would be unpaved area for the new and retained trees.
- 4.4 The applicant will follow the proposed scheme strictly, and no further filling of land will be carried out during the planning approval period. The applicant will also reinstate the Site to an amenity area after the planning approval period. Details of the filled area and corresponding site levels are illustrated on **Plan 4**.
- 4.5 The proposed warehouses are intended for storage of construction materials (e.g. tiles, pipes etc.). No storage of dangerous goods, open storage, dismantling, maintenance, recycling, cleaning, paint spraying or other workshop activities will be stored/conducted at any time during the planning approval period. Periphery solid metal wall of 2.5m high will be erected along the site boundary to minimise

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
 DIMENSION OF VEHICLE : 2.3 m (W) X 6.45 m (L)
 WIDTH IN ENTRANCE / EXIT : 10 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



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

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
2.5 m (W) X 5 m (L)
- L/U/L SPACE
(Light Goods Vehicles)
3.5 m (W) X 7 m (L)
- ENTRANCE / EXIT



ENTRANCE / EXIT
10 m (ABOUT) (W)



- LAYOUT PLAN		13 FEB 2026
REVISION		
drawn	CY	DATE 06 MAR 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.		
SWEPT PATH PLAN		
drawing no.	-	rev. scale
PLAN 5	-	N.T.S.

