

**SECTION 16 PLANNING APPLICATION**

**PROPOSED TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)  
WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND  
FOR A PERIOD OF 3 YEARS IN “GREEN BELT” ZONE,**

**LOTS 1363 RP (Part) and 1364 (Part) IN D.D. 125 AND ADJOINING GOVERNMENT LAND,  
HA TSUEN, YUEN LONG NEW TERRITORIES**

**PLANNING STATEMENT**

Applicant

**Koda International Holdings Limited**

Consultancy Team

**R-riches Planning Limited**



**March 2026**  
Version 1.0

## FILE CONTROL

**FILE NAME** : DD125 Lot 1363 & VL - Planning Statement (20260316) Ver1.0  
**FILE LOCATION** : \\R-SERVER\Planning\Planning Application\DD125 Lot 1363 & VL - Warehouse in HTF (NDA)\Submission (Mar 25)\Planning Statement  
**REVISION NO.** : 1.0

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**APPLICANT** : Koda International Holdings Limited  
**TYPE OF APPLICATION** : S.16 Planning Application  
**PROPOSED USE** : Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  
**SITE LOCATION** : Lots 1363 RP (Part) and 1364 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories

## AMENDMENT RECORD

REVISION NO.	DESCRIPTION	APPROVED BY (Date)	PREPARED BY (Date)
1.0	Final Report	MN (20260316)	LT (20260316)

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## EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125 and Adjoining Government Land (GL), Ha Tsuen, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Warehouse (excluding Dangerous Goods Godown (excl. D.G.G.)) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’ (the proposed development).
- The Site falls within an area zoned “Green Belt” (“GB”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12. The Site occupies an area of 1,379 m<sup>2</sup> (about), including 98 m<sup>2</sup> (about) of GL. 3 single-storey temporary structures are proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom uses with total gross floor area (GFA) of 545 m<sup>2</sup> (about). The remaining area is reserved for area for vehicle parking spaces and circulation area.
- The Site is accessible from Kong Sham Western Highway via a local access. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.
- Justifications for the proposed development are as follows:
  - the affected business operator’s premises (the Original Premises) is affected by Government’s land resumption for the development of the Hung Shui Kiu/Ha Tsuen (HSK/HT) New Development Area (NDA);
  - the applicant has spent effort in identifying suitable sites for relocation;
  - the applied use is similar to the affected business premises;
  - the proposed development is considered not incompatible with surrounding land uses; and
  - the proposed development is only on a temporary basis, approval of the application will not frustrate the long-term planning intention of the “GB” zone.

- Details of development parameters are as follows:

<b>Site Area</b>	1,379 m <sup>2</sup> (about), including 98 m <sup>2</sup> of GL (about)
<b>Covered Area</b>	545 m <sup>2</sup> (about)
<b>Uncovered Area</b>	834 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.4 (about)
<b>Site Coverage</b>	40% (about)
<b>No. of Structure</b>	3
<b>Total GFA</b>	545 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	545 m <sup>2</sup> (about)
<b>Building Height</b>	8 m (about)
<b>No. of Storey</b>	1

行政摘要 (內文如與英文版本有任何差異，應以英文版本為準)

- 申請人現根據《城市規劃條例》(第 131 章) 第 16 條，向城市規劃委員會提交有關新界元朗流浮山丈量約份第 125 約地段第 1363 號餘段(部分)及第 1364 號(部分)的規劃申請，於上述地點和毗連政府土地作「擬議臨時貨倉(危險品倉庫除外)連附屬設施及相關填土工程(為期 3 年)」(擬議發展)。
- 申請地點所在的地區在《厦村邊緣分區計劃大綱核准圖編號 S/YL-HTF/12》上劃為「綠化地帶」。申請地盤面積為 1,379 平方米(約)，包括 98 平方米(約)的政府土地。申請地點將設 3 座單層臨時構築物作貨倉(危險品倉庫除外)連附屬辦公室及洗手間用途，總樓面面積合共為 545 平方米(約)，申請地點的其餘地方將預留作車輛停泊及流轉空間。
- 申請地點可從港深西部公路經一條地區道路前往。擬議發展的作業時間為星期一至六上午九時至下午七時，星期日及公眾假期休息。
- 擬議發展的申請理據如下：
  - 在地經營者原來的經營處所受到政府的「洪水橋／厦村新發展區」收地發展影響；
  - 申請人曾經致力尋找合適的搬遷地點；
  - 申請用途與受影響的經營處所用途相同；
  - 擬議發展與周邊地方的用途並非不協調；及
  - 擬議發展只屬臨時性質，批出規劃許可不會影響「綠化地帶」的長遠規劃意向。
- 擬議發展的詳情發展參數如下：

申請地盤面積：	1,379 平方米(約) (包括 98 平方米(約)的政府土地)
上蓋總面積：	545 平方米(約)
露天地方面積：	834 平方米(約)
地積比率：	0.4 (約)
上蓋覆蓋率：	40% (約)
樓宇數目：	3 座
總樓面面積	545 平方米(約)
住用總樓面面積：	不適用
非住用總樓面面積：	545 平方米(約)
構築物高度：	8 米(約)
構築物層數：	1 層

## **1. INTRODUCTION**

### *Background*

- 1.1 **R-riches Planning Limited** has been commissioned by **Koda International Holdings Limited**<sup>1</sup> (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125, Ha Tsuen, Yuen Long, New Territories (Plans 1 to 3)*.
- 1.2 The applicant would like to use the Site for ‘**Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**’. The Site falls within an area zoned “GB” on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the “GB” zone, which requires planning permission from the Board.
- 1.3 In support of the proposal, a set of indicative development plans/drawings (**Plans 1 to 10**), and supplementary information (**Appendices I and II**) are provided with the Planning Statement. Other assessments will be submitted, if required, at a later stage for the consideration of relevant government bureaux/departments and members of the Board.

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<sup>1</sup> **Koda International Holdings Limited** 高達國際集團有限公司, the applicant, is authorised by **Champion Renewable Energy Company Limited** 冠軍再生能源有限公司, the affected business operator, to facilitate the relocation of the Original Premises. The Memorandum of Understanding signed by both parties, as well as details of the affected business operator are provided at **Appendix I**.

## 2. JUSTIFICATIONS

*To facilitate the relocation of the Original Premises affected by the HSK/HT NDA development*

- 2.1 The current application is intended to facilitate the relocation of the business operators’ premises in Hung Shui Kiu due to land resumption and to pave way for the development of HSK/HT NDA (**Appendix** and **Plan 4**). The Original Premises (*i.e. formerly Various Lots in D.D. 124*) currently falls within an area zoned “Commercial (1)” (“C(1)”) on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, the Original Premises falls within the land resumption limit for the Second Phase Developments of the HSK/HT NDA in 2024 (**Appendix I** and **Plan 5**). As the Original Premises have been resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation.

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

- 2.3 Whilst the applicant has spent effort to relocate the Original Premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II; Plan 6**). Following a comprehensive site-searching process, the Site has been identified for relocation due to the relatively flat topography, extensive uncovered area and not incompatible to surrounding land uses

*Applied use is similar to the Original Premises*

- 2.4 The proposed development involves a warehouse for storage of miscellaneous goods with site office to support the daily operation of the Site, which is similar to the ‘warehouse’ and ‘open storage’ uses of the Original Premises. Compared with the Original Premises in Hung Shui Kiu, the Site only accounts for 53% of the Site area of the Original Premises. In view of this, the current application with site area of 1,379m<sup>2</sup> (about) would almost compensate for the site area of the Original Premises in order to maintain the applicant’s business. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

**Table 1** - Difference between the Original Premises and the Site

Tenant	Original Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	2,584 m <sup>2</sup>	1,379 m <sup>2</sup>	-1,205 m <sup>2</sup> , -47%

*Approval of the application would not frustrate the long-term planning intention of the “GB” zone*

- 2.5 Although the Site situates in an area zoned “GB” on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12, the Site is currently vacant, abandoned and without active agricultural activities.

Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the "GB" zone and would better utilise deserted land in the New Territories.

- 2.6 Despite the fact that the proposed development is not in line with the planning intention of the "GB" zone, the special background of the application should be considered on its individual merit, of which the approval of the current application would therefore not set an undesirable precedent for the "GB" zone.

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

- 2.7 The proposed development situates in a relatively remote area, which is far away from sensitive receivers. The surrounding area is considered to be predominated by vacant /unused land and ponds intermixed with residential dwellings and areas for storage/open storage uses. The proposed development is considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with approval conditions in relation to fire services and drainage aspects, so as to minimise potential adverse impacts arising from the proposed development.

### 3. SITE CONTEXT

#### *Site Location*

- 3.1 The Site is in close vicinity of the Kong Sham Western Highway. It is located approximately 100 m west of the Kong Sham Western Highway; 2.2 km (about) east of the Tin Shui Wai MTR Station; 3 km (about) north from the Original Premises and 3.1 km (about) south of the Tuen Mun Station.

#### *Accessibility*

- 3.2 The Site is accessible from Kong Sham Western Highway via a local access (**Plan 1**).

#### *Existing Site Condition*

- 3.3 The Site is generally flat and currently vacant (**Plans 1, 3 and 7**).

#### *Surrounding Area*

- 3.4 The Site is mainly surrounded by temporary structures for warehouses, open storage yards, vacant/unused land covered by vegetation, land area covered by hard-paving and woodland (**Plans 1, 3 and 7**).
- 3.5 To its immediate north are Kong Sham Western Highway and some vacant land covered by vegetation. To its further north across Kong Sham Western Highway are some warehouses, open storage yards and vacant lands.
- 3.6 To its further east are vacant/unused land covered with vegetation. To its further east across Kong Sham Western Highway are some temporary structures for logistic centres and warehouses.
- 3.7 To its immediate south are some agricultural lands. To its further south are the application site for an approved application (No. A/YL-HTF/1183) for 'warehouse' use.
- 3.8 To its immediate and further west are vacant land covered by vegetations and woodland.

#### 4. PLANNING CONTEXT

##### *Zoning*

- 4.1 The Site falls within an area zoned "GB" on the Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "GB" zone, which requires planning permission from the Board.

##### *Planning Intention*

- 4.2 The planning intention of the "GB" zone is *primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets.*

##### *Restriction on Filling of Land*

- 4.3 According to the Remarks of the subject "GB" zone, *any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the Ha Tsuen interim Development Permission Area Plan without the permission from the Board under S.16 of the Ordinance.*

##### *Town Planning Board Guidelines for 'Application for Development within GB Zone under S.16 of the Town Planning Ordinance' (TPB PG-No. 10)*

- 4.4 According to *TPB PG-No. 10*, the following assessment criteria are relevant to the application and are summarized as follows:
- (a) *there is a general presumption against development (other than redevelopment) in "GB" zone;*
  - (b) *an application for new development in a "GB" zone will only be considered in exceptional circumstances and must be justified with very strong planning ground.*
  - (c) *the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment.*
  - (d) *the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area; and*

(e) *the proposed development should not be acceptable to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution.*

4.5 Although the proposed development is not in line with planning intention of the "GB" zone, the special background of the application should be considered on individual merit. Approval of the application on a temporary basis would not frustrate the long term planning intention of the "GB" zone. Upon approval of the planning application, the applicant will make effort in complying with approval conditions related to fire service and drainage aspects, to minimize potential adverse impact arisen from the proposed development.

#### *Previous Application*

4.6 There is no previously approved application in respect of the Site.

#### *Similar Application*

4.7 There is a similar S.16 planning application (No. A/YL-HTF/1183) for 'warehouse' use within the same "GB" zone, with a site area of about 41,569m<sup>2</sup>, which was approved by the Board with on a temporary basis of 3 years in 2025.

#### *Land Status*

4.8 The Site comprises 2 private lots, i.e. *Lots 1363 RP (Part) and 1364 (Part) in D.D. 125*, with private land area of 1,281 m<sup>2</sup> (about) Old Schedule Lot held under Block Government Lease (**Plan 3**). The remaining area, i.e. 98 m<sup>2</sup> (about) falls on GL.

4.9 Given that there is restriction on the erection of structure without prior approval from the Government, the applicant will liaise with the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) for the Short Term waiver (STW) and Short Term Tenancy (STT) applications to make way for the erection of the proposed structures at the Site and the occupation of GL respectively, after planning approval has been obtained from the Board. No structure is proposed for domestic use.

## 5. DEVELOPMENT PROPOSAL

### Development Details

- 5.1 The Site consists of an area of 1,379 m<sup>2</sup> (about), including 98 m<sup>2</sup> (about) of GL. Details of the development parameters are shown at **Table 2** below.

**Table 2 - Development Parameters**

<b>Site Area</b>	1,379 m <sup>2</sup> (about), including 98 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	545 m <sup>2</sup> (about)
<b>Uncovered Area</b>	834 m <sup>2</sup> (about)
<b>Plot Ratio</b>	0.4 (about)
<b>Site Coverage</b>	40% (about)
<b>No. of Structure</b>	3
<b>Total GFA</b>	545 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	545 m <sup>2</sup> (about)
<b>Building Height</b>	8 m (about)
<b>No. of Storey</b>	1

- 5.2 A total of 3 single-storey temporary structures is proposed at the Site for warehouse (excl. D.G.G.) with ancillary site office and washroom uses with total GFA of 545 m<sup>2</sup> (about). The remaining open area is reserved for vehicle parking spaces and circulation area (**Plan 8**). Details of the proposed structure are shown at **Table 3** below.

**Table 3 – Details of the Proposed Structure**

Structure	Uses	Covered Area	GFA	Building Height
B1	Warehouse (excl. D.G.G.)	216 m <sup>2</sup> (about)	216 m <sup>2</sup> (about)	8 m (about) (1-storey)
B2	Warehouse (excl. D.G.G.)	180 m <sup>2</sup> (about)	180 m <sup>2</sup> (about)	
B3	Warehouse (excl. D.G.G.), site office and washroom	149 m <sup>2</sup> (about)	149 m <sup>2</sup> (about)	
<b>Total</b>		<b>545 m<sup>2</sup> (about)</b>	<b>545 m<sup>2</sup> (about)</b>	-

### Filling of Land at the Site

5.3 The existing site level is +18.0 mPD (about). The entire Site is proposed to be hard-paved with concrete of not more than 0.2 m in depth to provide a relatively flat and solid surface for site formation of structures, and vehicle parking spaces and circulation area. Upon completion of the filling, the site level will be increased to +18.2 mPD (**Plan 9**). The hard-paving is considered necessary and has been kept to a minimum to meet the operational need of the proposed development. No further filling of land beyond the approved scheme will be carried out by the applicant. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

### Operation Mode

5.4 The proposed development involves the operation of warehouse for storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The miscellaneous goods, including but not limited to construction materials, construction machinery, used electrical/electronic appliances and scrap metal etc., will be stored with the proposed enclosed structures. The operation hours of the proposed development are Monday to Saturday from 09:00 to 19:00. There is no operation on Sunday and public holidays. No dangerous goods will be allowed to be stored within the Site.

5.5 It is estimated that the Site would be able to accommodate about 4 nos. of staff. The site office is intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated.

### Minimal Traffic Impact

5.6 The Site is accessible from Kong Sham Western Highway via a local access (**Plan 1**). An 11 m-wide (about) vehicular ingress/egress is proposed at the northeastern periphery of the Site. A total of 4 parking and L/UL spaces will be provided at the Site (**Plan 8**). Details of the parking and L/UL provision are shown at **Table 4** below.

**Table 4 – Provision of Parking and L/UL Spaces**

Type of Parking Space	No. of Space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	3
Type of L/UL Space	No. of Space
L/UL Spaces for heavy goods vehicle (HGV) - 3.5 m (W) x 11 m (L)	1

5.7 Parking spaces are reserved solely for staff use. HGV will be deployed for the transportation of materials into and out of the Site, which will only be conducted beyond peak hours between 10:00 and 18:00. Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian safety.

Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 10**). The breakdown of the estimated trip generation/attraction are provided at **Table 5** below:

**Table 5 – Estimated Trip Generation/Attraction**

Time Period	Estimated Trip Generation/Attraction				
	PC		HGV		2-Way Total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	3	0	0	0	3
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	3	0	0	3
Average trips per hour (10:00 – 18:00)	0	0	1	1	2

- 5.8 As the nos. of vehicular trip generated/attraction are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

*Minimal Environmental Impact*

- 5.9 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.
- 5.10 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.
- 5.11 During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under *ProPECC PN 1/23* when designing on-site sewage system within the Site. 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise

noise nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. In addition, maintenance will be conducted on a regular basis.

#### *Minimal Landscape Impact*

5.12 The Site is currently vacant. Due to the proposed filling of land and provision of vehicle parking, L/UL and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation at the Site.

#### *Minimal Drainage Impact*

5.13 The applicant will submit a drainage proposal to mitigate potential drainage impact generated from the proposed development after planning permission has been granted from the Board. The applicant will implement the proposed drainage facilities at the Site once the drainage proposal is accepted by the Drainage Authority.

#### *Fire Safety Aspect*

5.14 The applicant will submit a fire service installations (FSIs) proposal for the consideration of the Director of Fire Services to enhance fire safety of the Site after planning permission has been granted from the Board. Upon receiving relevant STW and STT approvals from the LandsD for erection of the proposed structure, the applicant will implement the accepted FSIs proposal at the Site.

## 6. CONCLUSION

- 6.1 The current application is intended to facilitate the relocation of the affected operator's business in Hung Shui Kiu, which will be affected by the HSK/HT NDA development (**Appendix I; Plans 4 and 5**). Whilst the affected business operator has attempted to relocate the Original Premise to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable (**Appendix II; Plan 6**). Given that the relocation is to facilitate the HSK/HT NDA development, approval of the application can facilitate relocation prior to land resumption, thereby minimise the impact on the implementation programme of government development projects.
- 6.2 Although the Site is not in line with the long-term planning intention of the "GB" zone, the Site is currently vacant, abandoned and without active agricultural activities. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the "GB" zone and better utilise deserted land in the New Territories. Similar application for 'warehouse' use on a larger scale has been previously approved by the Board in 2025. Hence, approval of the current application would not set an undesirable precedent.
- 6.3 The Site is mainly surrounded by temporary structures for warehouses, open storage yards, vacant/unused land covered by vegetation, land area covered by hard-paving and woodland. The Site is surrounded by unused/vacant land, ponds and sites occupied by various brownfield operations. The proposed development is considered not incompatible with the surrounding areas. Given that the current application is intended to facilitate the relocation of affected business premises operator and the special background of the application should be considered on its individual merit, hence, approval of the current application would not set an undesirable precedent within the "GB" zone.
- 6.4 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures will be provided, i.e. submission of drainage proposal, FSIs proposals etc., to mitigate any adverse impact that would have arisen from the proposed development upon obtaining relevant planning permission from the Board. The applicant will also strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' and relevant Practice Notes and guidelines issued by EPD to minimise all possible environmental impacts on nearby sensitive receivers.
- 6.5 In view of the above, the Board is hereby respectfully recommended to approve the subject application for '**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years**'.

## **LIST OF APPENDICES**

- Appendix I**      Details of the affected business premises  
**Appendix II**     Details of alternative sites for relocation

## **Appendix I**

Details of the affected business premises



## **Appendix I – Details of the Affected Business Premises**

Operator Name: **Champion Renewable Energy Company Limited**  
冠軍再生能源有限公司

### Details of the Affected Business Premises

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

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)

Site Area: 2,584m<sup>2</sup>

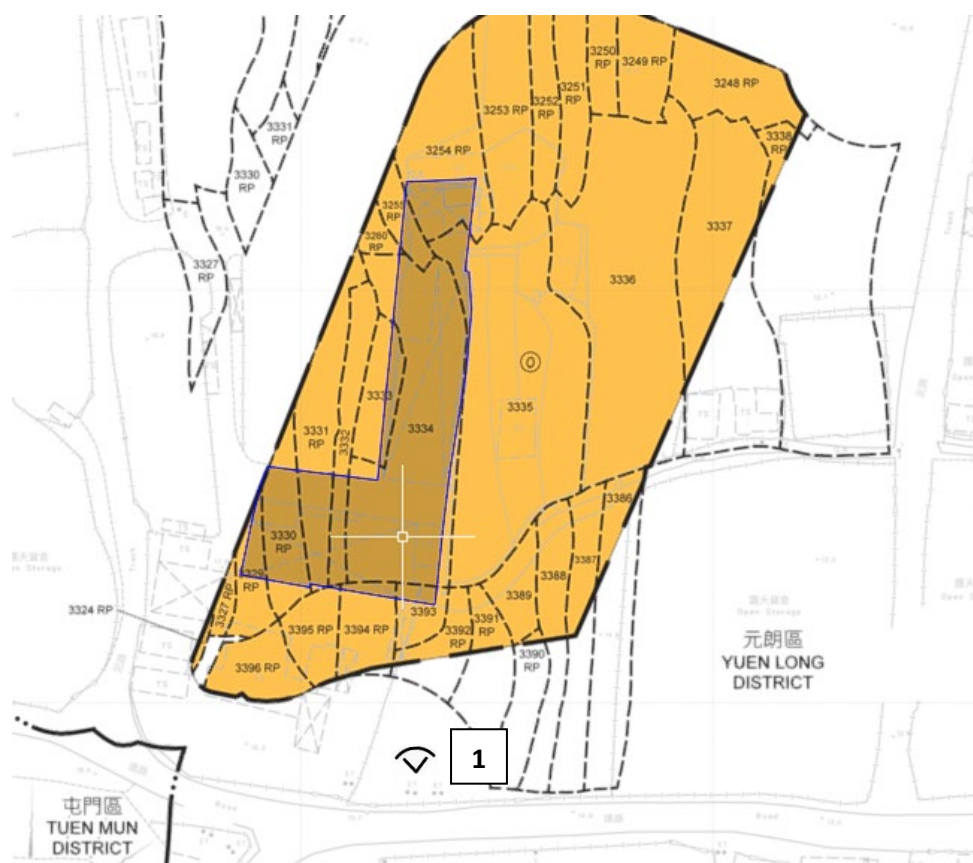


Photo of the Affected Business Premises



Source: Aerial Photos taken on 19.03.2026



Source: Aerial Photos taken on 19.03.2026



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

G.N. 5565

LANDS DEPARTMENT

LANDS RESUMPTION ORDINANCE (Chapter 124)

(Notice under section 4)

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

To the owners and every person interested or having any right or easement in all those pieces or parcels of land in the New Territories more particularly described below and shown coloured orange on the Resumption Plans Nos. YLM11411 and YLM11466:—

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

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

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

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

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

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


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

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


規劃申請意向書

受到政府洪水橋新發展區收地影響的在地經營業務搬遷 - 規劃申請

業務經營者 ( 甲方 ) : 冠軍再生能源有限公司  
Champion Renewable Energy Company Limited

公司註冊證明書 / 商業登記證號碼 : 

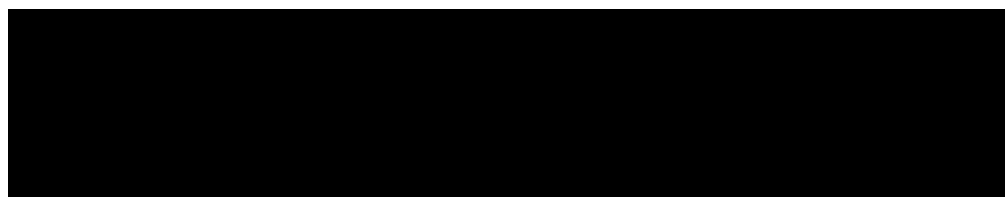
規劃許可申請人 ( 乙方 ) : 高達國際集團有限公司  
Koda International Holdings Limited

公司註冊證明書 / 商業登記證號碼 : 

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

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

備注：上述地段將因應規劃許可的需要而有所修訂。



冠軍再生能源有限公司  
業務經營者簽署

高達國際集團有限公司  
規劃許可申請人簽署

2026 年 3 月 11 日

## **Appendix II**

### Details of alternative sites for relocation



**Appendix I – Alternative Site for Relocation of the Applicant’s Original Premises in Hung Shui Kiu, Yuen Long**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 33, Lai Chi Hang, Tai Po, New Territories	Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories	Various Lots in D.D. 122, Long Ping Road, Ping Shan, New Territories	Lots 1363 RP (Part) and 1364 (Part) in D.D.125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
<b>Site Area</b>	10,740 m <sup>2</sup> (about)	2,900 m <sup>2</sup> (about)	6,560 m <sup>2</sup> (about)	3,678 m <sup>2</sup> (about)	2,815 m <sup>2</sup> (about)	1,379 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Deep Bay Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Tai Po Road (Tai Po Kau) via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Kong Sham Western Highway via a local access
<b>Distance from Original Premises</b>	13 km (about) from the original premises	17.3 km (about) from the original premises	36.1 km (about) from the original premises	24.6 km (about) from the original premises	10.8 km (about) from the original premises	6.7 km (about) from the original premises
<b>Outline Zoning Plan</b>	Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11	Draft Ngau Tam Mei OZP No. S/YL-NTM/15	Approved Tai Po OZP No. S/TP/32	Approved Man Kam To OZP No. S/NE-MKT/7	Draft Ping Shan OZP No. S/YL-PS/21	Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12
<b>Zoning</b>	"Green Belt"	"Green Belt"	"Green Belt"	"Green Belt"	"Conservation Area"	"Green Belt"
<b>Existing Condition</b>	Covered by vegetation and woodland	Covered by tree groups and ponds	Covered by tree groups and vegetation	Covered by tree groups and vegetation	Woodland and partly vacant	Generally flat and currently vacant
<b>Surrounding Area</b>	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by ponds, agricultural land, GIS use and temporary structures for residential use	Surrounded by woodland and temporary structures for and residential use	Surrounded by residential development and woodland	Surrounded by woodland and graves	Surrounded by temporary structures for brownfield operation
<b>Suitability for Relocation</b>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- Tree felling is required</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- Active agricultural activities at the site</li> <li>- Not compatible with the surrounding area</li> <li>- Relatively distanced from original premises</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- Tree felling is required</li> <li>- No direct access to public road</li> <li>- Not compatible with the surrounding area</li> <li>- Land ownership issues</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- Tree felling is required</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- Not compatible with the surrounding area</li> <li>- Within "Conservation Area" Zone</li> <li>- Tenancy for portion of the site is not feasible</li> </ul>	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- In close vicinity of the Kong Sham Western Highway</li> <li>- No active agricultural activities</li> <li>- Not incompatible with the surrounding area</li> </ul>

## LIST OF PLANS

<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4</b>	Original Premises – location and zoning
<b>Plan 5</b>	Original Premises – NDA phasing and resumption
<b>Plan 6</b>	Alternative sites for relocation
<b>Plan 7</b>	Aerial photo
<b>Plan 8</b>	Layout plan
<b>Plan 9</b>	Plan showing the filling of land
<b>Plan 10</b>	Swept path analysis

**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY  
VIA A LOCAL ACCESS

施工中  
Works in progress

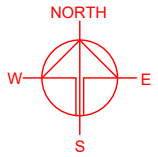
ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY VIA A LOCAL ACCESS

APPLICATION SITE

廈村  
HA TSUEN

**LEGEND**

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

12.3.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

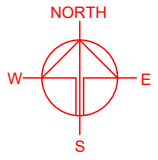
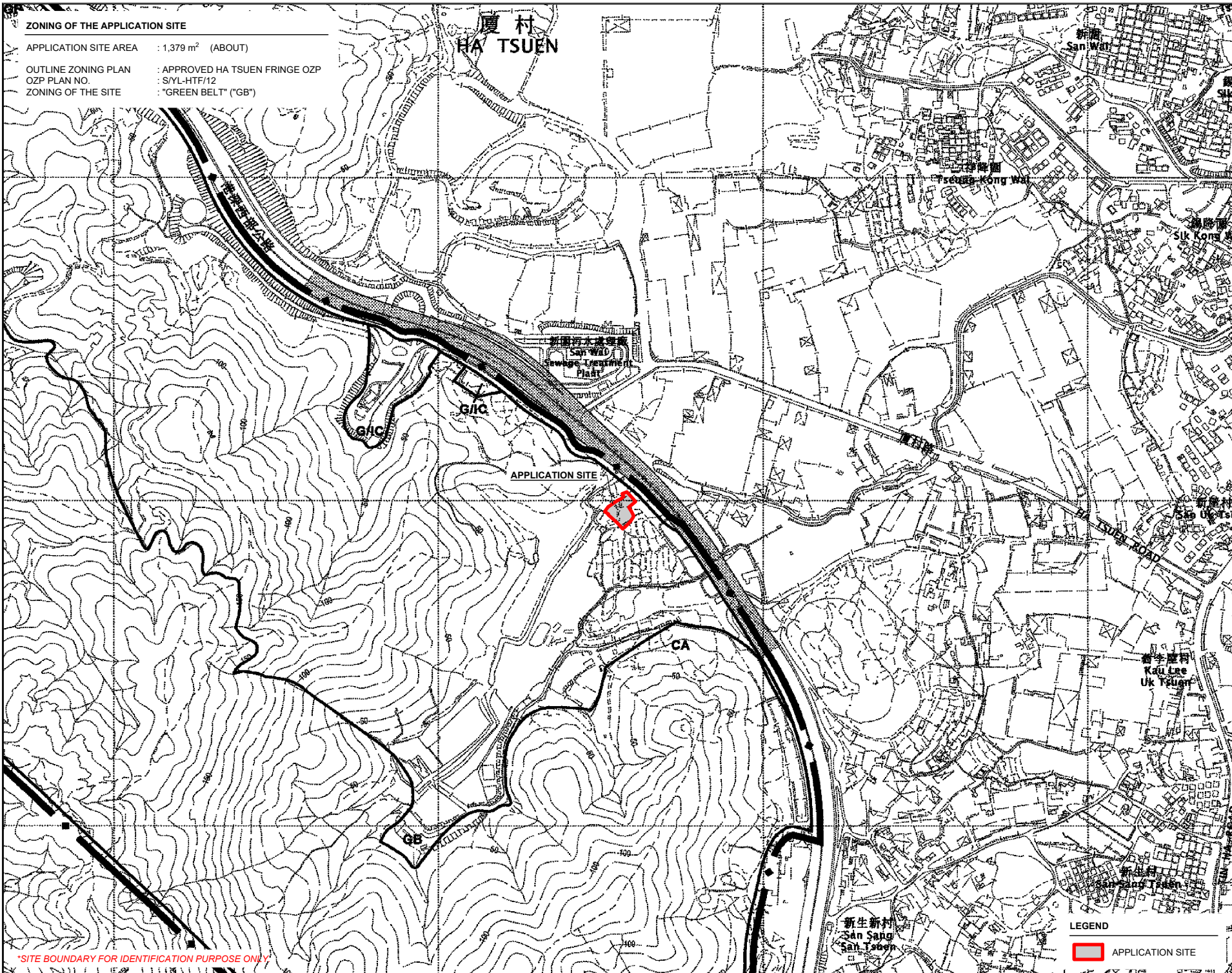
VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)  
 OUTLINE ZONING PLAN : APPROVED HA TSUEN FRINGE OZP  
 OZP PLAN NO. : SYL-HTF/12  
 ZONING OF THE SITE : "GREEN BELT" ("GB")



PLANNING CONSULTANT



PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE  
1: 7500 @ A4

DRAWN BY	DATE
MN	12.3.2026

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
ZONING PLAN

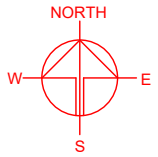
DWG NO.	VER.
PLAN 2	001

**LEGEND**  
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**LAND STATUS OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE AREA : 1,281 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : 98 m<sup>2</sup> (ABOUT)



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

- LEGEND**
- APPLICATION SITE
  - GOVERNMENT LAND PORTION OF THE APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	12.3.2026

CHECKED BY	DATE

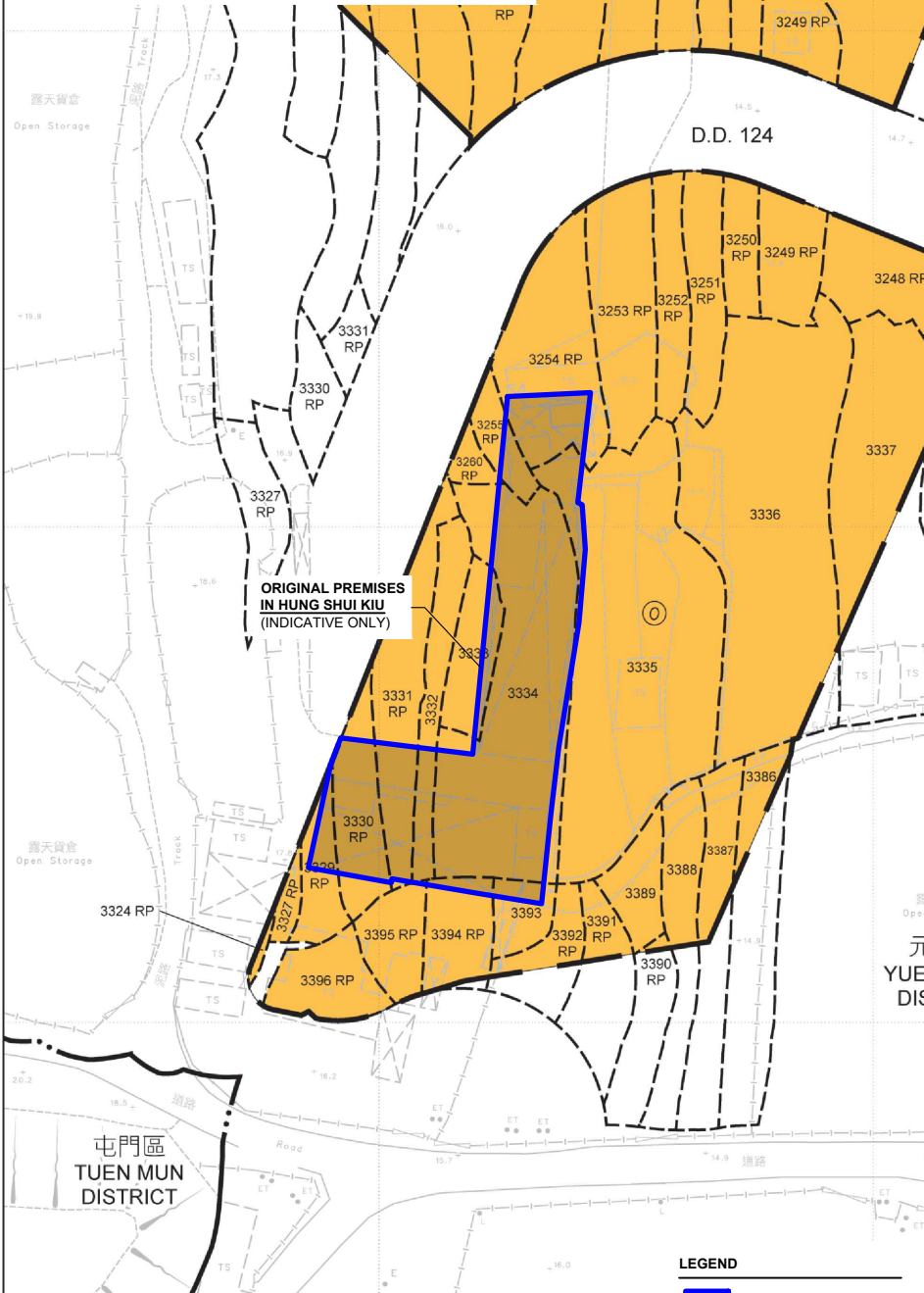
APPROVED BY	DATE

DWG. TITLE  
LAND STATUS

DWG NO.	VER.
PLAN 3	001

**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

AREA OF PREMISES : 2,584 m<sup>2</sup> (ABOUT)  
 USE OF PREMISES : OPEN STORAGE AND WAREHOUSE  
 LOCATION : VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU,  
 YUEN LONG, NEW TERRITORIES



ORIGINAL PREMISES  
 IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

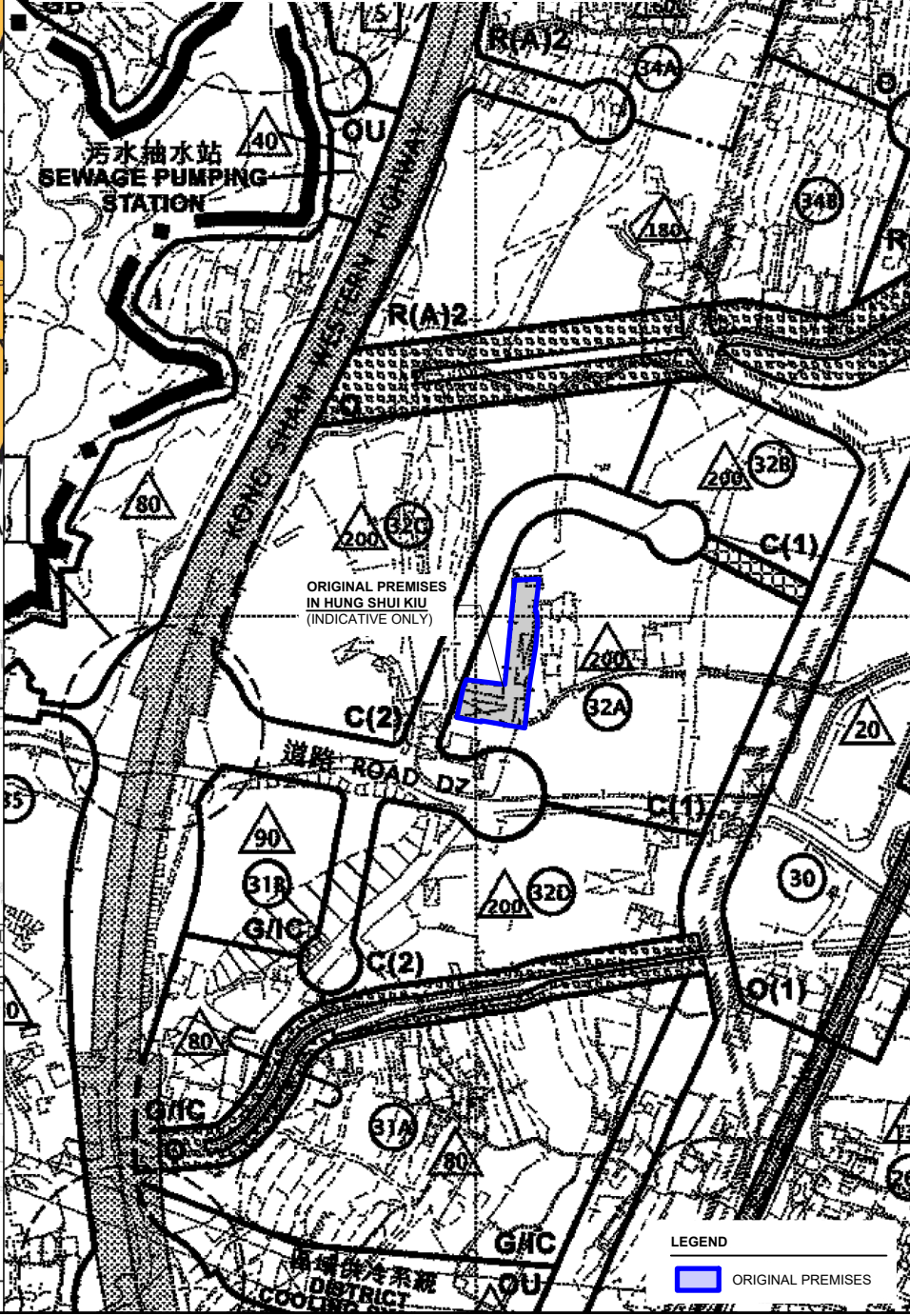
**LEGEND**  
 ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

比例尺 SCALE 1:1,000

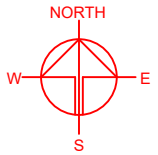
**ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
 OUTLINE ZONING PLAN NO. : SHSK/2  
 ZONING OF THE ORIGINAL PREMISES : "COMMERCIAL (1)" ("C(1)")



ORIGINAL PREMISES  
 IN HUNG SHUI KIU  
 (INDICATIVE ONLY)

**LEGEND**  
 ORIGINAL PREMISES



PLANNING CONSULTANT

PROJECT  
 PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE  
 1: 1500 / 5000 @ A4

DRAWN BY MN	DATE 12.3.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
 OP - LOCATION / ZONING PLAN

DWG. NO. PLAN 4      VER. 001

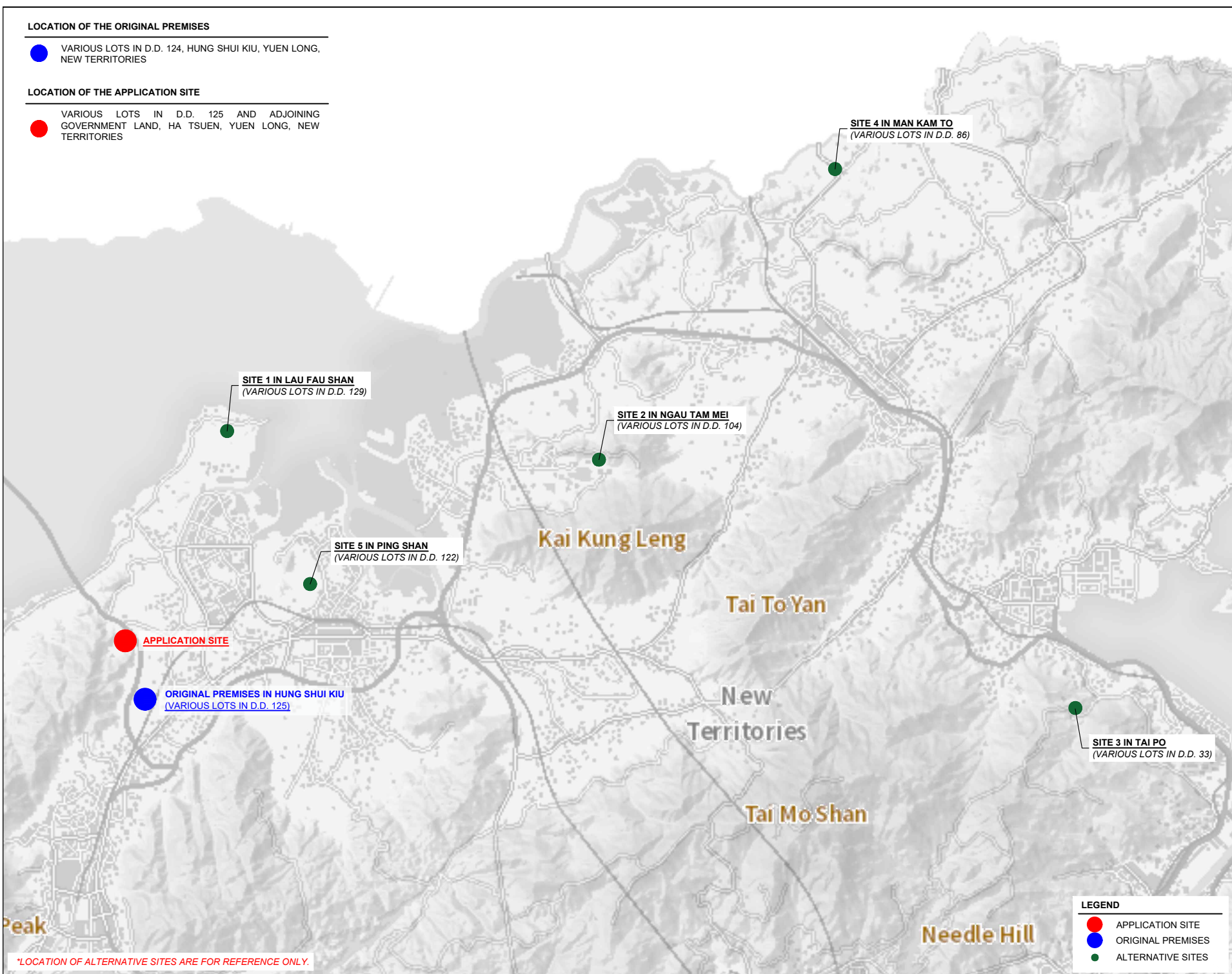
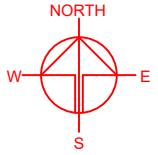


**LOCATION OF THE ORIGINAL PREMISES**

● VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

**LOCATION OF THE APPLICATION SITE**

● VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



Peak

**LEGEND**

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

\*LOCATION OF ALTERNATIVE SITES ARE FOR REFERENCE ONLY.

PLANNING CONSULTANT

PROJECT

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

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN)

SITE LOCATION

VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

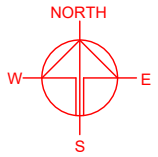
INDICATIVE ONLY

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CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 6	001

**EXISTING CONDITION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



APPLICATION SITE

KONG SHAM WESTERN HIGHWAY

PLANNING CONSULTANT



PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	12.3.2026

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
AERIAL PHOTO OF THE SITE

DWG NO.	VER.
PLAN 7	001

**LEGEND**

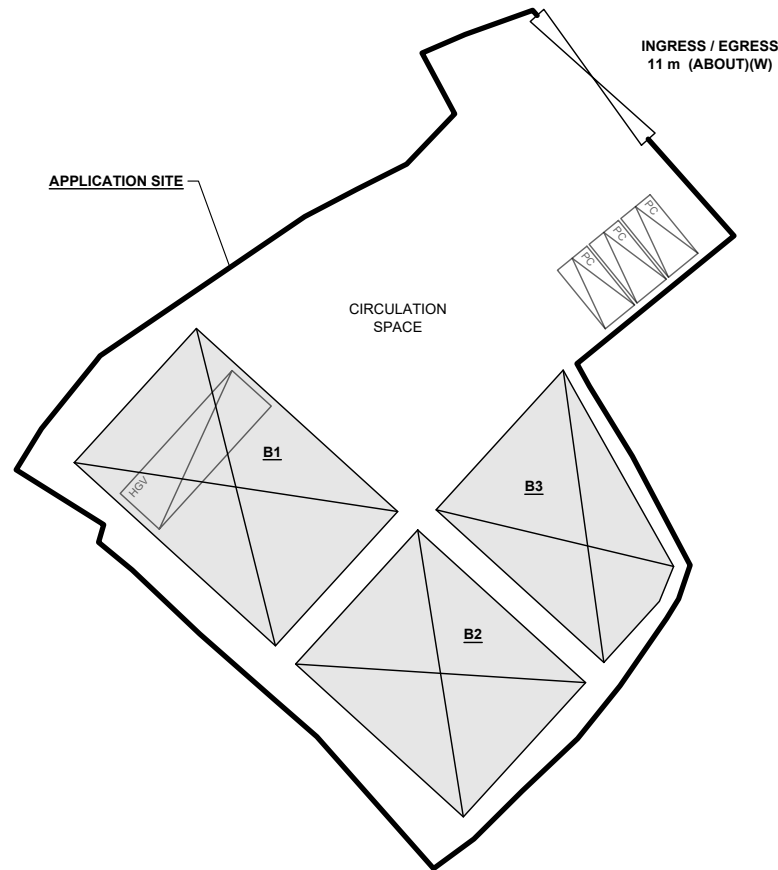
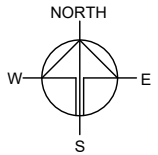
 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 1,379 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 545 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 834 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 40 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 545 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 545 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	216 m <sup>2</sup> (ABOUT)	216 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE (EXCL. D.G.G.)	180 m <sup>2</sup> (ABOUT)	180 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE (EXCL. D.G.G.) SITE OFFICE AND WASHROOM	149 m <sup>2</sup> (ABOUT)	149 m <sup>2</sup> (ABOUT)	8 m (ABOUT)(1-STOREY)
<b>TOTAL</b>		<b>545 m<sup>2</sup> (ABOUT)</b>	<b>545 m<sup>2</sup> (ABOUT)</b>	



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING PROVISIONS**

NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (HEAVY GOODS VEHICLE)
- INGRESS / EGRESS

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PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY	DATE
MN	12.3.2026

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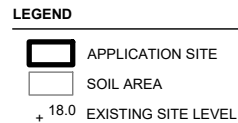
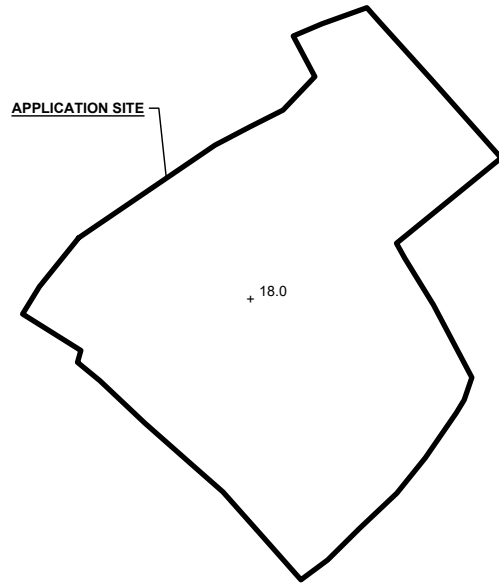
DWG. TITLE

LAYOUT PLAN

DWG NO.	VER.
PLAN 8	001

**EXISTING CONDITION OF THE APPLICATION SITE**

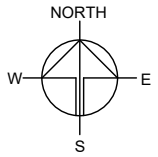
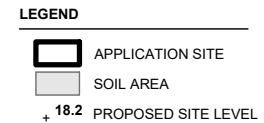
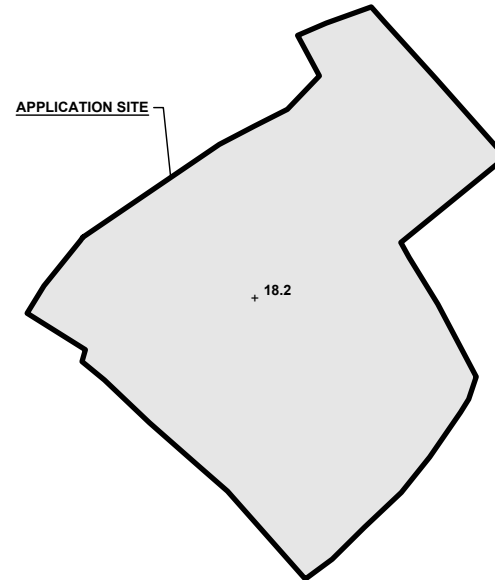
APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)  
 EXISTING SITE LEVELS : +18.0 mPD (ABOUT)  
 AREA COVERED BY SOIL : 1,379 m<sup>2</sup> (ABOUT)



\*SITE LEVELS ARE FOR REFERENCE ONLY.  
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

**PROPOSED FILLING OF LAND AT THE APPLICATION SITE**

APPLICATION SITE AREA : 1,379 m<sup>2</sup> (ABOUT)  
 FILLING OF LAND AREA : 1,379 m<sup>2</sup> (ABOUT)  
 MATERIAL OF FILLING : CONCRETE  
 DEPTH OF LAND FILLING : NOT MORE THAN 0.2 m  
 SITE LEVELS : +18.2 mPD (ABOUT)  
 USE : PARKING AND LOADING / UNLOADING SPACE,  
 SITE FORMATION OF STRUCTURES AND  
 CIRCULATION SPACE



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PROJECT

PROPOSED 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. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	12.3.2026

REVISED BY	DATE

APPROVED BY	DATE

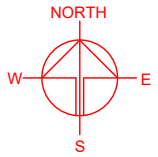
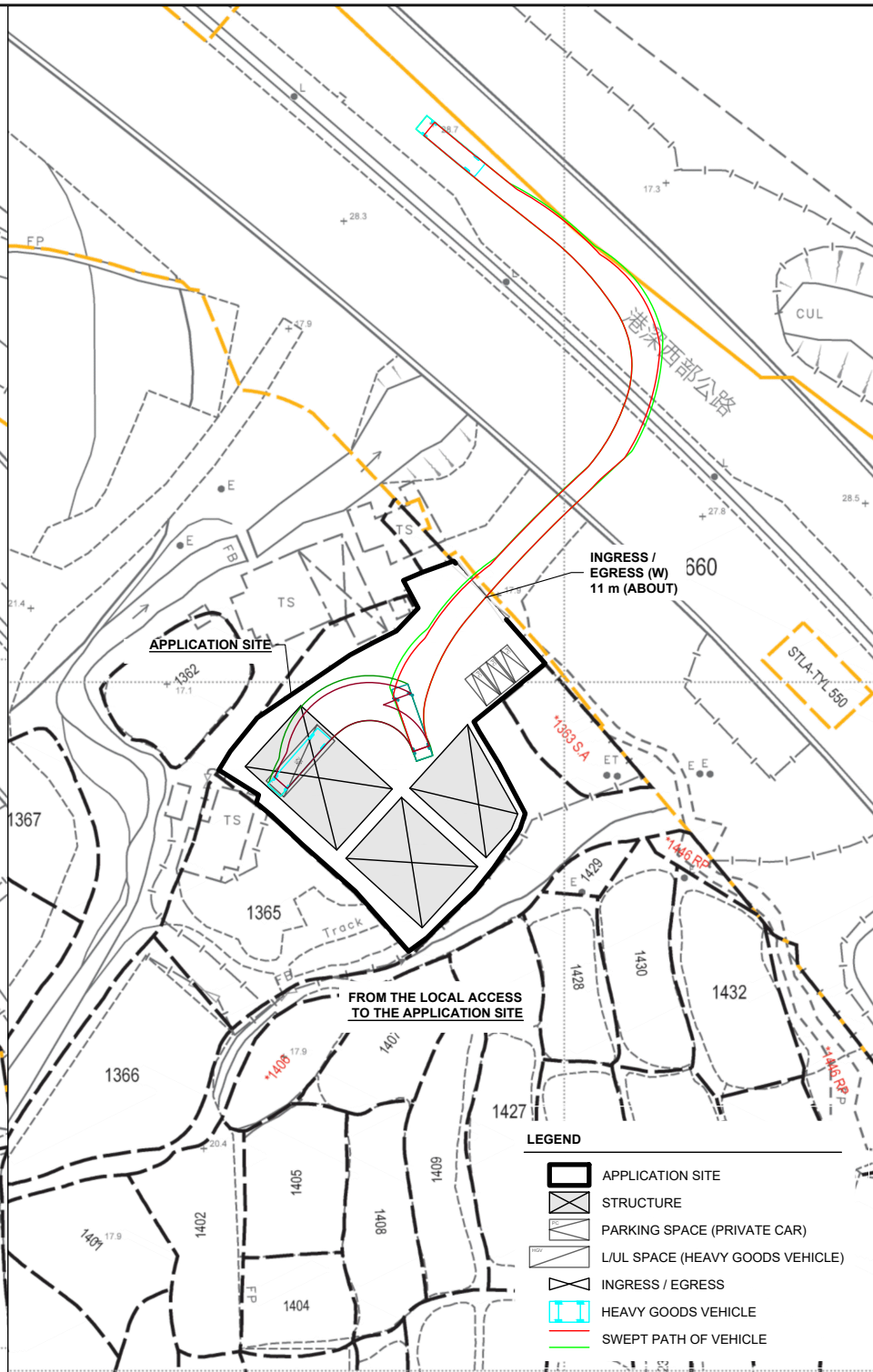
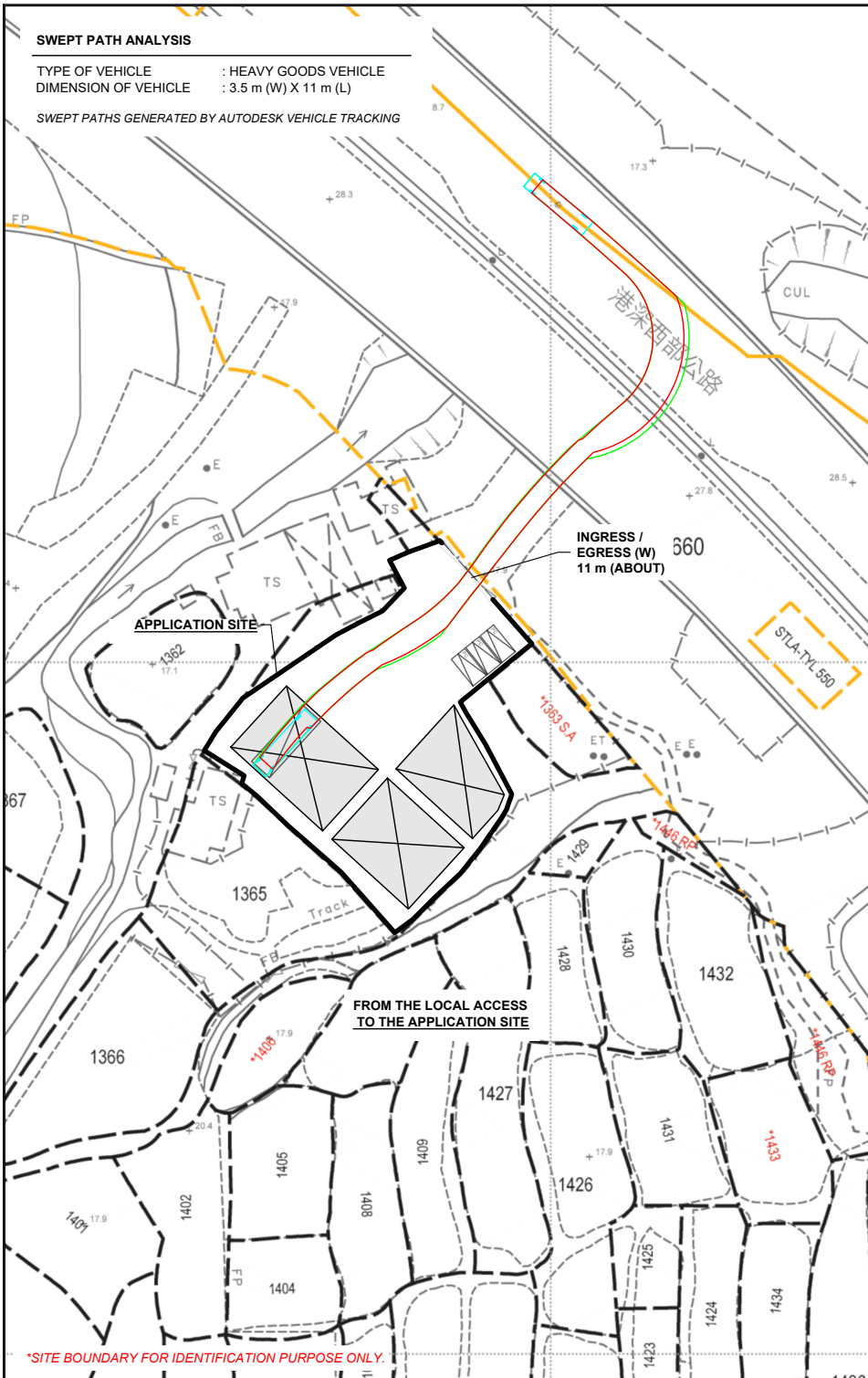
DWG. TITLE  
 FILLING OF LAND

DWG NO. PLAN 9	VER. 001
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**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



PLANNING CONSULTANT



PROJECT  
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS  
 TEMPORARY GOVERNMENT LAND

SITE LOCATION  
 VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE  
 1: 1000 @ A4

DRAWN BY: MN DATE: 12.3.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE  
 SWEEP PATH ANALYSIS

DWG. NO.: PLAN 10 VER.: 001

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/L SPACE (HEAVY GOODS VEHICLE)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEEP PATH OF VEHICLE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.