

YING SHING (HOPEWELL) ENGINEERING COMPANY LIMITED

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PLANNING STATEMENT

**Section 16 Application for
Proposed Temporary Warehouse for Storage of Hardware and
Construction Materials
and Associated Filling of Land for a Period of 3 Years**

at

**Lots 169, 173, 174 and 177 in D.D. 86,
Lots 306 and 307 in D.D. 87,
and Adjoining Government Land, Hung Lung Hang, New Territories**

Applicant: "香港新利貿易有限公司"

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1. Introduction

This Planning Statement is submitted in support of an application under Section 16 of the Town Planning Ordinance (Cap. 131) to the Town Planning Board ("TPB") for Proposed Temporary Warehouse for Storage of Hardware and Construction Materials and Associated Filling of Land for a Period of 3 Years at Lots 169, 173, 174 and 177 in D.D. 86, Lots 306 and 307 in D.D. 87, and adjoining Government Land, Hung Lung Hang, New Territories ("the Site").

The Applicant is "香港新利貿易有限公司" ("the Applicant"), which is engaged in storage and handling of hardware and construction materials. The Applicant has an existing warehouse operation at D.D. 125, Lot 674, with a total operational area of about 1,300 m² and a covered warehouse area of about 800 m². The existing business premises are affected by Hung Shui Kiu New Development Area ("HSK NDA"). Government relocation documents, the previous operational address and relevant Government rates demand notes will be provided as supporting appendices.

The current application is therefore not a speculative new brownfield operation, but a genuine relocation proposal to maintain the Applicant's established business operation in an orderly, safe and controlled manner. The proposed Site has been identified only after the Applicant had searched and assessed about ten alternative locations, which were found unsuitable for reasons including inadequate site area, substandard vehicular access, unsuitable site configuration, land availability constraints, proximity to

sensitive receivers and inability to accommodate internal circulation, loading and unloading and landscape mitigation requirements.

The total application area is approximately 4,615 m². The proposed development comprises two temporary warehouse structures, each of about 600 m², with a total covered floor area and gross floor area of about 1,200 m². The building height of each warehouse will not exceed 7 m. Although the application site is larger than the Applicant's previous premises, the proposed covered warehouse area increases only moderately from about 800 m² to about 1,200 m². The increase of about 400 m² is required to meet the Applicant's reasonable business expansion and to allow safer, more efficient and better managed storage operations. Most of the additional site area will be used for internal access roads, vehicle manoeuvring space, loading and unloading, staff parking, drainage facilities, fire services access, landscape planting and buffer space rather than warehouse floor space.

The proposed use is temporary in nature for a period of three years only. The Applicant will accept suitable approval conditions imposed by the Board, including restrictions on operation hours, no storage of dangerous goods, no workshop activities, submission and implementation of drainage proposal, fire service installations proposal, landscape proposal, traffic management measures and reinstatement of the Site upon expiry of the planning permission where required.

2. The Site and Its Surroundings

The Site comprises Lots 169, 173, 174 and 177 in D.D. 86, Lots 306 and 307 in D.D. 87, and adjoining Government Land. It is located in the Hung Lung Hang area and is accessible via a local rural track leading from Kong Nga Po Road.

According to the location plan and zoning information, the Site falls partly within an area zoned "Agriculture" ("AGR") and partly within an area zoned "Green Belt" ("GB") under the relevant Outline Zoning Plan. Temporary use or development of land not exceeding a period of three years and associated filling of land require planning permission from the TPB.

The Site is currently vacant. There is no active storage operation, warehouse operation, open storage of goods, vehicle parking, workshop activity or existing structure within the application boundary. The vacant condition makes the Site suitable for a properly planned temporary relocation use, subject to approval by the Board and compliance with technical requirements from relevant Government departments.

The surrounding area is characterised by a mixed rural-fringe and developed setting. In addition to vacant land, vegetated areas, rural tracks and agricultural land, a large area in the vicinity has been developed for the Hong Kong Police College Integrated Training Centre (Kong Nga Po), and warehouse and storage uses are also found nearby.

These existing developed uses and warehouse-related activities demonstrate that the locality is not a purely untouched rural or green setting. The proposed temporary warehouse would be located within this mixed context and would not introduce an isolated or incompatible land use. The proposal is limited to indoor storage of hardware and construction materials, with no dangerous goods, no workshop activities and no heavy industrial process.

3. The Proposed Development

The Applicant proposes to use the Site as a temporary warehouse for storage of hardware and construction materials, together with associated filling of land, for a period of three years. The major development parameters are summarised below:

Item	Proposed Details
Application Site	Lots 169, 173, 174 and 177 in D.D. 86, Lots 306 and 307 in D.D. 87, and adjoining Government Land

Item	Proposed Details
Applicant	"香港新利貿易有限公司"
Proposed Use	Proposed Temporary Warehouse for Storage of Hardware and Construction Materials and Associated Filling of Land
Application Period	3 years
Total Site Area	About 4,615 m ²
Zoning	Partly "Agriculture" ("AGR") and partly "Green Belt" ("GB")
No. of Warehouse Structures	2 temporary warehouse structures
Location of Warehouse Structures	One at the western portion near the ingress and egress; one at the eastern portion within Lot 177
Area of Each Warehouse	About 600 m ²
Total Covered Floor Area and GFA	About 1,200 m ²
Building Height	Not more than 7 m
Site Coverage	About 26%
Uncovered Area	About 3,415 m ² , mainly for internal circulation, loading and unloading, staff parking, drainage, landscape planting and buffer space
Filling of Land	About 4,615 m ²
Filling Depth and Surface	About 0.4 m; hard-paved surface
Parking Spaces	2 private car parking spaces for staff only
Loading and Unloading Spaces	2 spaces for light goods vehicles
Operation Hours	9:00 a.m. to 5:00 p.m., Mondays to Fridays
No-operation Periods	No operation on Saturdays, Sundays and public holidays
Landscape Proposal	Planting of about 50 trees within the Site

3.1 Warehouse Structures and Use

Two temporary warehouse structures are proposed. Each structure will have an area of approximately 600 m² and a height of not more than 7 m. The western warehouse is proposed near the ingress and egress to facilitate efficient goods handling, while the eastern warehouse will be located within Lot 177 to allow orderly distribution of storage space across the Site.

The warehouses will be used solely for storage of hardware and construction materials, such as metal fittings, fasteners, pipes, brackets, general hardware items and non-dangerous construction materials. No dangerous goods godown is proposed. No hazardous materials, fuel, chemicals, waste, recyclable materials for processing, vehicle parts for dismantling, or polluting materials will be stored at the Site. No manufacturing, repairing, dismantling, welding, paint spraying, metal cutting, vehicle repair or workshop activities will be carried out.

3.2 Associated Filling of Land

Associated filling of land is proposed over approximately 4,615 m² with a filling depth of about 0.4 m to form a hard-paved surface. The proposed filling is necessary for safe and stable operation of the temporary warehouses, internal circulation, emergency access, loading and unloading and staff parking. It will also reduce dust, mud-track and uneven ground conditions that could otherwise arise from goods handling and vehicular movement.

The proposed filling will be controlled and will not involve filling of pond, diversion of stream or excavation of land. The hard-paved surface will be properly graded and connected to the proposed drainage system. The Applicant will submit and implement drainage facilities to the satisfaction of the Drainage Services Department ("DSD") as required by approval conditions.

3.3 Access, Parking and Loading and Unloading

The Site will be accessed via the existing local rural track leading from Kong Nga Po Road. Two loading and unloading spaces for light goods vehicles will be provided within the Site. Two private car parking spaces will be provided for staff use only. No public parking, customer parking or visitor parking is proposed.

All loading and unloading, parking, waiting and manoeuvring will take place within the Site. No vehicle queuing, parking or loading and unloading will be permitted on public roads or outside the Site. Deliveries will be scheduled and controlled by site staff to avoid conflicts with local traffic. As only light goods vehicles are proposed for loading and unloading and no container vehicle operation is proposed, traffic impact is expected to be limited.

3.4 Operation and Site Management

The operation hours will be restricted to 9:00 a.m. to 5:00 p.m. from Mondays to Fridays, with no operation on Saturdays, Sundays and public holidays. There will be no night-time operation. The proposed use is primarily a storage use and will not generate public patronage or walk-in customers.

The Applicant will implement the following management measures:

- no operation outside the approved operation hours;
- no storage of dangerous goods or hazardous materials;
- no workshop, repairing, dismantling, welding, paint spraying or manufacturing activities;
- no open burning, waste processing or recycling activities;
- no parking, queuing or loading and unloading outside the Site;
- scheduled deliveries by light goods vehicles only;
- regular site cleansing and proper waste management; and
- implementation and maintenance of drainage, fire services and landscape measures as required by relevant departments.

3.5 Landscape Enhancement

To enhance the landscape and visual quality of the Site, the Applicant proposes to plant approximately 50 trees within the Site boundary. The proposed tree species is *Terminalia mantaly* 'Tricolor', commonly known as Variegated Madagascar Almond or 小葉欖花葉及花葉欖仁. This species has been adopted in similar previous planning submissions and is commonly used as a landscape tree in Hong Kong.

The proposed tree planting will soften the visual appearance of the temporary warehouse structures, improve the interface with the surrounding AGR and GB areas, and provide positive landscape enhancement compared with a bare hard-paved site. Each tree will be provided with suitable planting pit and soil depth, and the Applicant will maintain the trees throughout the planning approval period. A detailed landscape proposal will be submitted and implemented upon approval.

4. Relocation Background, Previous Operation and Site Search

4.1 Previous Operation at D.D. 125, Lot 674

The Applicant's original operation was located at D.D. 125, Lot 674. The original premises had a total operational area of approximately 1,300 m², including a covered warehouse area of approximately 800 m². The operation was used for storage of hardware and construction materials in support of the Applicant's trading business.

The original premises are affected by land resumption associated with the HSK NDA. Supporting documents, including Government relocation documents, address proof and Government rates demand notes, will be provided in the appendices. The current application is therefore submitted to facilitate relocation of an existing business operation displaced by the HSK NDA.

4.2 Comparison between Original Operation and Current Proposal

Item	Location	Site Area	Covered Area	Coverage
Original Premises	D.D. 125, Lot 674	About 1,300 m ²	About 800 m ²	About 62%
Current Application	D.D. 86 Lots 169, 173, 174 and 177; D.D. 87 Lots 306 and 307; and adjoining GL	About 4,615 m ²	About 1,200 m ²	About 26%
Difference	-	+ about 3,315 m ²	+ about 400 m ²	Lower site coverage

Although the current application site area is larger than the original premises, the covered warehouse area only increases by approximately 400 m². This moderate increase is justified by the Applicant's reasonable business expansion and the need to provide a safer and more compliant layout. The additional uncovered area is not intended for intensifying warehouse floor space; rather, it is required for internal access roads, vehicle manoeuvring, loading and unloading, staff parking, fire services access, drainage facilities, landscape planting, boundary buffer and operational safety.

In planning terms, the proposed site coverage of about 26% is significantly lower than that of the original premises. This demonstrates that the current proposal is not an overdevelopment of the Site. The larger site area allows the use to be properly internalised within the Site, reducing the likelihood of vehicles queuing outside, roadside loading and unloading or adverse impacts on neighbouring land.

4.3 Site Search and Suitability of the Subject Site

Before selecting the Site, the Applicant carried out a practical site search and assessed about ten potential alternative locations in the Northern New Territories and nearby rural areas. Those alternatives were not suitable for one or more of the following reasons:

- the site area was too small to accommodate two warehouse structures, internal circulation and loading and unloading facilities;
- the site configuration was irregular, fragmented or unsuitable for safe storage layout;
- vehicular access was too narrow, steep or indirect for safe light goods vehicle operation;
- the site could not provide adequate emergency access or internal manoeuvring space;
- the location was too close to domestic dwellings or other sensitive receivers;
- the land was not practically available for relocation within the required timeframe;
- the land status and tenancy arrangement was uncertain or subject to unresolved constraints;
- the site could not accommodate adequate drainage, landscaping and buffer areas; and
- the planning and technical constraints were more severe than those of the current Site.

The subject Site was ultimately identified as the most suitable option because it provides sufficient area, workable access via a rural track from Kong Nga Po Road, adequate space for internal circulation and loading and unloading, ability to accommodate meaningful landscape planting, and a layout capable of minimising off-site impacts. The Site is currently vacant and can be brought under proper planning control through a time-limited approval and enforceable conditions.

5. Planning Justifications

5.1 Genuine Relocation Need Caused by the HSK NDA

The strongest planning justification for the current application is the Applicant's genuine relocation need arising from the HSK NDA. The affected business at D.D. 125, Lot 674 has an established operational history and is being displaced by the HSK NDA. The proposed development will allow the Applicant to maintain business continuity in a planned and regulated manner, instead of forcing the operation into uncontrolled or unsuitable premises.

The storage of hardware and construction materials supports construction, repair, maintenance and engineering activities. Approval of the current application would therefore assist in maintaining a practical supply chain for local contractors and small-scale construction works, while enabling the affected business to relocate under TPB control and departmental requirements.

5.2 Reasonable Scale and Rational Site Area Increase

The current application is larger in site area than the original operation, but this should not be interpreted as unjustified intensification. The old premises had an area of about 1,300 m² with about 800 m² covered area. The proposed Site has an area of about 4,615 m² with about 1,200 m² covered area. The covered area increase is only about 400 m², which is reasonable in light of the Applicant's business expansion and the need for a safer and better planned layout.

Most of the additional land will be used for functional and mitigation purposes rather than additional warehouse storage. These include internal roads, manoeuvring areas, two light goods vehicle loading and unloading spaces, two staff parking spaces, emergency access, drainage facilities, landscaping, 50 proposed trees and buffer areas. The proposed site coverage is only about 26%, which is modest for a temporary warehouse proposal and helps reduce visual and operational intensity.

5.3 Temporary and Reversible Use without Frustrating Long-Term Planning Intention

The proposed use is temporary for a period of three years only. The warehouse structures are temporary in nature and will not constitute permanent building development. The Applicant accepts the time-limited nature of the approval and will reinstate the Site upon expiry of the permission or cessation of the use where required by the TPB.

Although the Site falls partly within AGR and partly within GB zones, the temporary use would not permanently frustrate the long-term planning intention of the area. The proposal is submitted under special relocation circumstances, supported by documentary proof of displacement, and will be controlled by approval conditions. The Board retains full control over the duration, operation, technical compliance and any future renewal.

5.4 Special Considerations for AGR and GB Zones

For the AGR portion, the Site is currently vacant and there is no active agricultural operation within the application boundary. The proposed use is temporary and will be subject to reinstatement if required. The Applicant will avoid unnecessary disturbance outside the application boundary and will implement drainage and environmental measures to prevent adverse impact on surrounding land.

For the GB portion, the proposal has been designed to minimise landscape and visual impacts. No tree felling is proposed. Instead, approximately 50 trees will be planted within the Site to enhance greening. The building height is limited to not more than 7 m, and the covered area is confined to about 1,200 m² only. The temporary structures will be managed and maintained in a clean and orderly condition. With landscape planting and boundary treatment, the proposal will not undermine the overall rural-fringe character of the area.

5.5 Consistency with Relevant TPB Precedents and Policy Approach

The Board has given favourable consideration to similar temporary warehouse and storage proposals in the wider North District and New Territories, especially where the applications were submitted to facilitate relocation of operations affected by Government projects and where technical departments had no objection or no adverse comment. Relevant examples and policy references include:

Application No.	Area	Nature	Relevance to Current Application
A/NE-FTA/275	near Kong Nga Po Road, D.D. 87	Temporary warehouse (excluding dangerous goods godown) and associated filling of land in AGR zone	Approved with conditions for 3 years. Relevant as it demonstrates acceptance of temporary warehouse and filling of land in the Kong Nga Po wider locality.
A/NE-MKT/58A	Man Kam To and Ta Kwu Ling area	Temporary logistics centre with ancillary facilities in REC zone	Relevant by policy analogy as the case involved relocation of an existing brownfield operation affected by NDA development and was assessed with sympathetic consideration.
A/NE-MKT/48	Man Kam To area	Temporary warehouse applications	Relevant as recent TPB papers identify approved temporary warehouse cases in the Man Kam To locality.
A/NE-HLH/82	Hung Lung Hang area	Temporary warehouse and construction-material storage uses	Relevant by relocation and land-use analogy, especially for temporary warehouse and storage uses supporting affected operators.

The current application follows the same broad planning approach: it is temporary, supported by a genuine relocation background, technically controllable, and limited to storage use without dangerous goods or heavy industrial activities. Approval of the current application would therefore be consistent with the Board's recent approach to displaced operations, provided that relevant approval conditions are imposed.

5.6 Compatibility with Surrounding Land Uses

The proposed use is not incompatible with the surrounding rural fringe environment. It is a controlled warehouse storage operation, not an intensive industrial operation. The Site is currently vacant and the proposed development will be contained within the Site boundary. The provision of internal access roads, loading and unloading spaces and staff parking will help ensure that operational activities are internalised within the Site and do not spill over to the nearby rural track.

The presence of the Hong Kong Police College Integrated Training Centre (Kong Nga Po) in the vicinity is a relevant site-context consideration. It shows that part of the surrounding area has already been developed for substantial institutional and training-related uses. Together with the presence of nearby warehouse and storage uses, the proposed temporary warehouse would be compatible with the existing land-use pattern.

The use will be limited to storage of hardware and construction materials. No public retail shop, no customer collection point, no container yard, no heavy goods vehicle depot and no workshop activities are proposed. The proposed landscape planting will further improve compatibility with the AGR and GB surroundings.

5.7 Minimal Traffic Impact

The proposal has been designed to minimise traffic impact. Only two light goods vehicle loading and unloading spaces are proposed. Two private car parking spaces will be provided for staff only. No heavy goods vehicle parking, container vehicle parking or public parking will be provided. The operation hours are limited to 9:00 a.m. to 5:00 p.m. on weekdays only.

All vehicles will enter the Site, complete loading and unloading or parking within the Site, and leave without queuing on public roads. Deliveries will be scheduled by appointment and managed by site staff. If required, the Applicant will submit a swept path analysis and implement traffic management measures to the satisfaction of the Commissioner for Transport.

5.8 Environmental Impact Can Be Properly Controlled

No adverse environmental impact is anticipated. The use is limited to warehouse storage of non-dangerous hardware and construction materials. There will be no workshop activity, no repairing, no dismantling, no chemical storage, no paint spraying, no fuel storage, no open burning and no waste processing. Operation hours are limited to daytime on weekdays only. No operation will take place during weekends or public holidays.

The Applicant will maintain the Site in a clean and tidy condition and will follow relevant environmental good practice, including the Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites, where applicable. Waste generated from general housekeeping will be properly collected and disposed of by licensed contractors if required.

5.9 Justification for Filling of Land and Hard Paving

The proposed 0.4 m hard-paved surface is necessary to provide safe, stable and level ground for warehouse operation, light goods vehicle circulation, loading and unloading, staff parking and emergency access. Without hard paving, uneven ground and soft surface conditions could create safety risks, dust, muddy runoff and inefficient goods handling. The proposed hard paving therefore contributes to safer and cleaner site operation.

The filling is directly related to the temporary warehouse use and is not proposed for permanent development. The Applicant will implement a proper drainage system to manage surface runoff. Upon expiry of the planning permission, the Applicant will reinstate the Site as required by the TPB and relevant Government departments.

5.10 Drainage and Fire Safety Requirements Can Be Met

The Applicant is willing to submit and implement a drainage proposal to the satisfaction of DSD after approval. The drainage system will be designed to intercept and discharge surface runoff properly, with suitable channels, catchpits and silt traps where necessary. The implemented drainage facilities will be maintained throughout the planning approval period.

The Applicant is also willing to submit and implement fire service installations proposals to the satisfaction of the Director of Fire Services. The warehouses will not store dangerous goods. Fire extinguishers, emergency lighting, exit signage, fire services access and other installations will be provided as required by FSD.

5.11 Landscape Enhancement and Visual Mitigation

The Applicant proposes to plant approximately 50 Terminalia mantaly 'Tricolor' trees within the Site. This is a substantial landscape commitment relative to the scale of the temporary warehouse development. The tree planting will soften views of the warehouses, provide a green buffer, improve local amenity and mitigate potential visual impact on the surrounding AGR and GB areas.

No tree felling is proposed. The Applicant will submit a detailed landscape proposal and maintain all proposed planting throughout the approval period. This proactive landscape approach distinguishes the proposal from unmanaged brownfield operations and supports favourable consideration.

Having regard to the surrounding developed context, including the Hong Kong Police College Integrated Training Centre (Kong Nga Po) and nearby warehouse uses, the application will not cause a deterioration in the existing landscape character. On the contrary, the proposed planting of about 50 trees and boundary greening will restore and strengthen green elements within the Site, provide a landscaped buffer, and improve the visual interface with the adjoining AGR and GB areas.

5.12 No Undesirable Precedent

Approval of the application would not set an undesirable precedent. The current case is supported by specific and documented relocation circumstances arising from the HSK NDA, together with a demonstrated site search process and a reasonable comparison with the Applicant's original operation. The proposal is temporary, reversible, technically controllable and subject to approval conditions.

The Board may impose conditions restricting the use, operation hours, traffic arrangement, drainage, fire services, landscape provision and reinstatement. These conditions provide effective planning control and ensure that the approval, if granted, is tied to the particular merits and circumstances of this application.

5.13 Public Interest and Orderly Relocation of Brownfield-Type Operation

The implementation of the HSK NDA has required relocation of existing brownfield-type operations. Allowing affected operators to relocate to suitable sites under TPB control is in the public interest because it promotes orderly land use management, reduces the risk of unauthorised operations, and enables affected businesses to continue supporting local industry and employment.

The current application provides a practical and controlled relocation solution for an affected hardware and construction material storage business. Approval would help balance long-term planning objectives with the short-term need to accommodate displaced operations during the implementation of the HSK NDA.

6. Proposed Approval Conditions and Management Commitments

The Applicant is prepared to accept appropriate approval conditions and advisory clauses, including but not limited to the following:

1. the development shall be valid on a temporary basis for a period of three years;
2. no operation between 5:00 p.m. and 9:00 a.m.;
3. no operation on Saturdays, Sundays and public holidays;
4. the Site shall be used only for storage of hardware and construction materials;
5. no storage of dangerous goods, chemicals, fuel, waste or hazardous materials;
6. no workshop, vehicle repairing, dismantling, welding, paint spraying or manufacturing activities;
7. no parking, queuing, loading or unloading of vehicles outside the Site;
8. only light goods vehicles shall be used for loading and unloading under normal operation;
9. submission and implementation of drainage proposal to the satisfaction of DSD;
10. maintenance of implemented drainage facilities throughout the approval period;
11. submission and implementation of fire service installations proposal to the satisfaction of FSD;
12. submission and implementation of landscape proposal, including about 50 trees, to the satisfaction of the Director of Planning;
13. implementation and maintenance of traffic management measures and, if required, vehicular vehicular access arrangement;
14. maintenance of the Site in a clean, safe and tidy condition; and
15. reinstatement of the Site upon expiry of planning permission or cessation of the approved use, if required.

7. Conclusion

The proposed temporary warehouse for storage of hardware and construction materials and associated filling of land is a necessary relocation proposal for "香港新利貿易有限公司", whose original operation at D.D. 125, Lot 674 is affected by land resumption for the HSK NDA. The Applicant's relocation need is genuine and will be supported by Government documents, rates demand notes and relevant address proof in the appendices.

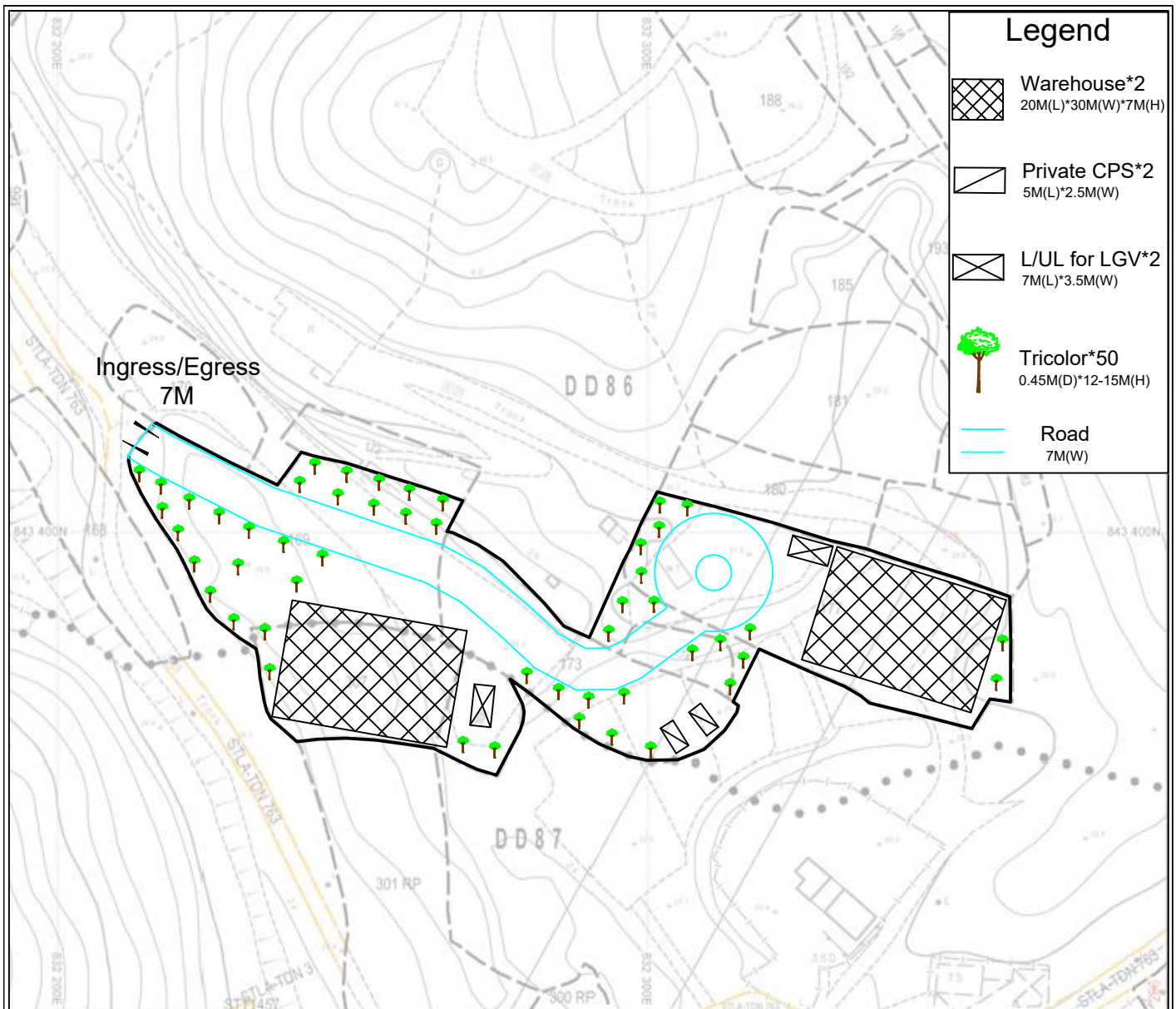
The proposed Site was selected after about ten potential locations had been considered and found unsuitable. The subject Site is currently vacant, has sufficient area for a safe and well-managed layout, and can accommodate internal circulation, loading and unloading, staff parking, drainage facilities, fire services access and substantial landscape planting.

Although the current application site area is larger than the original premises, the proposed covered warehouse area increases only moderately from about 800 m² to about 1,200 m². The additional site area is mainly for roads, circulation, landscaping, drainage, loading and unloading and buffer purposes. The site coverage is only about 26%, which is lower and more spacious than the original operation, and will help internalise traffic and operational activities within the Site.

The proposal is temporary for three years, reversible, and will not permanently frustrate the planning intention of the AGR and GB zones. It involves no dangerous goods, no workshop activities, no heavy industrial process and no weekend or night-time operation. The Applicant will plant about 50 trees and implement drainage, fire services and other technical measures as required by Government departments.

The surrounding context, including the nearby Hong Kong Police College Integrated Training Centre (Kong Nga Po) and existing warehouse uses, has already established a developed rural-fringe setting. The proposal will not worsen the existing landscape condition; instead, the proposed 50-tree planting and landscape treatment will reinstate green elements and improve the boundary environment of the Site.

In view of the genuine relocation background, moderate and well-planned development scale, extensive site search, low-intensity operation, landscape enhancement, technical feasibility and consistency with TPB's approach to similar affected operations, the Board is respectfully requested to give favourable consideration to and approve the application for a temporary period of three years.



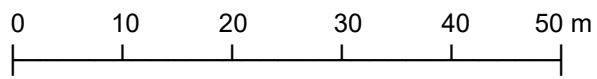
Legend	
	Warehouse*2 20M(L)*30M(W)*7M(H)
	Private CPS*2 5M(L)*2.5M(W)
	L/UL for LGV*2 7M(L)*3.5M(W)
	Tricolor*50 0.45M(D)*12-15M(H)
	Road 7M(W)

Total Site Area: 4615m²(About) Government Land:140m²(About)

Layout Plan

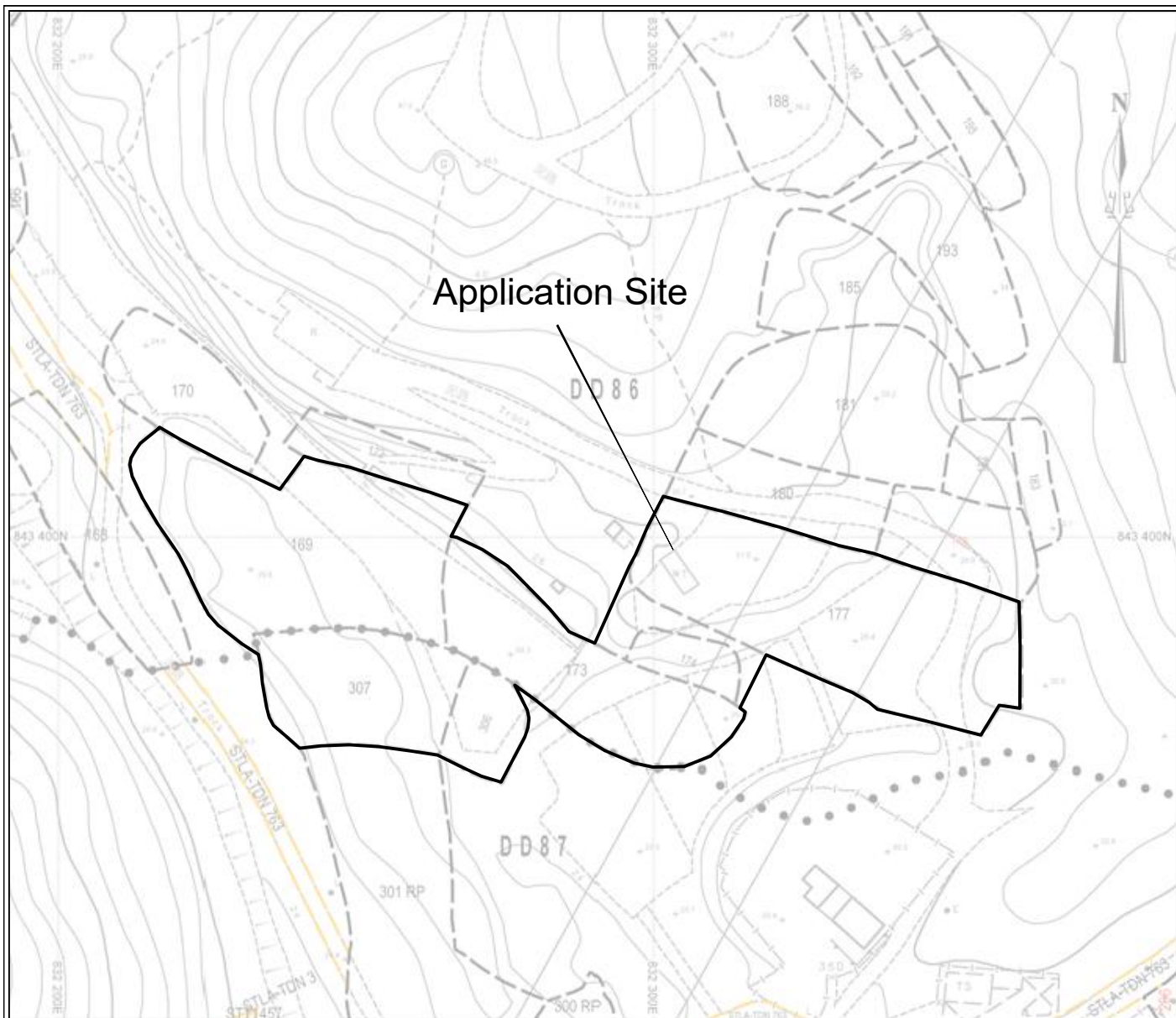
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(HOPEWELL)
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CO.LTD.

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July 2026

Annex 1



Total Site Area: 4615m²(About)

Government Land:140m²(About)

Location Plan

YING SHING

(HOPEWELL)

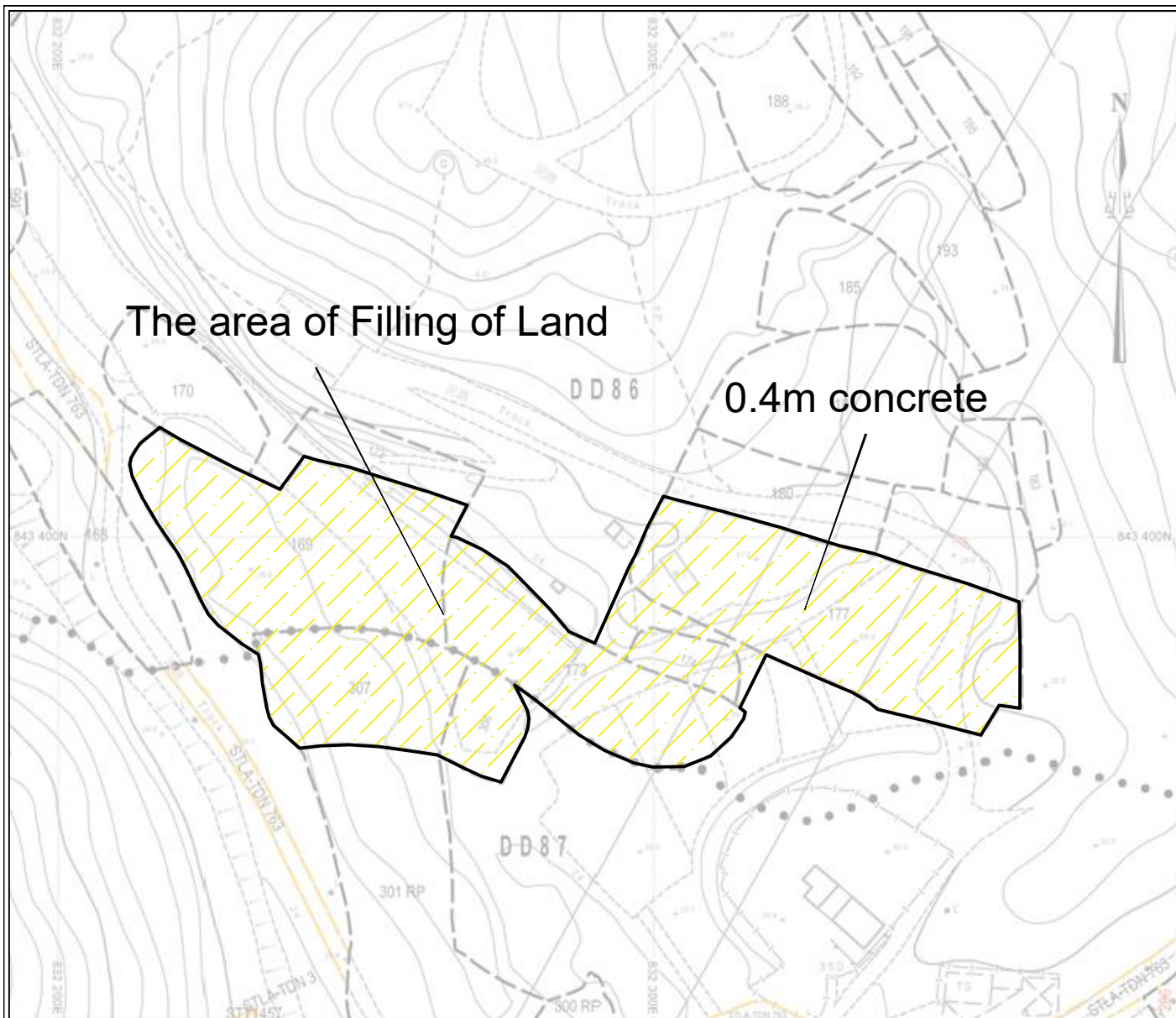
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July 2026

Annex 2



Total Site Area: 4615m²(About)

Government Land:140m²(About)

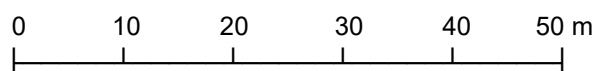
Filling of Land Plan

YING SHING

(HOPEWELL)

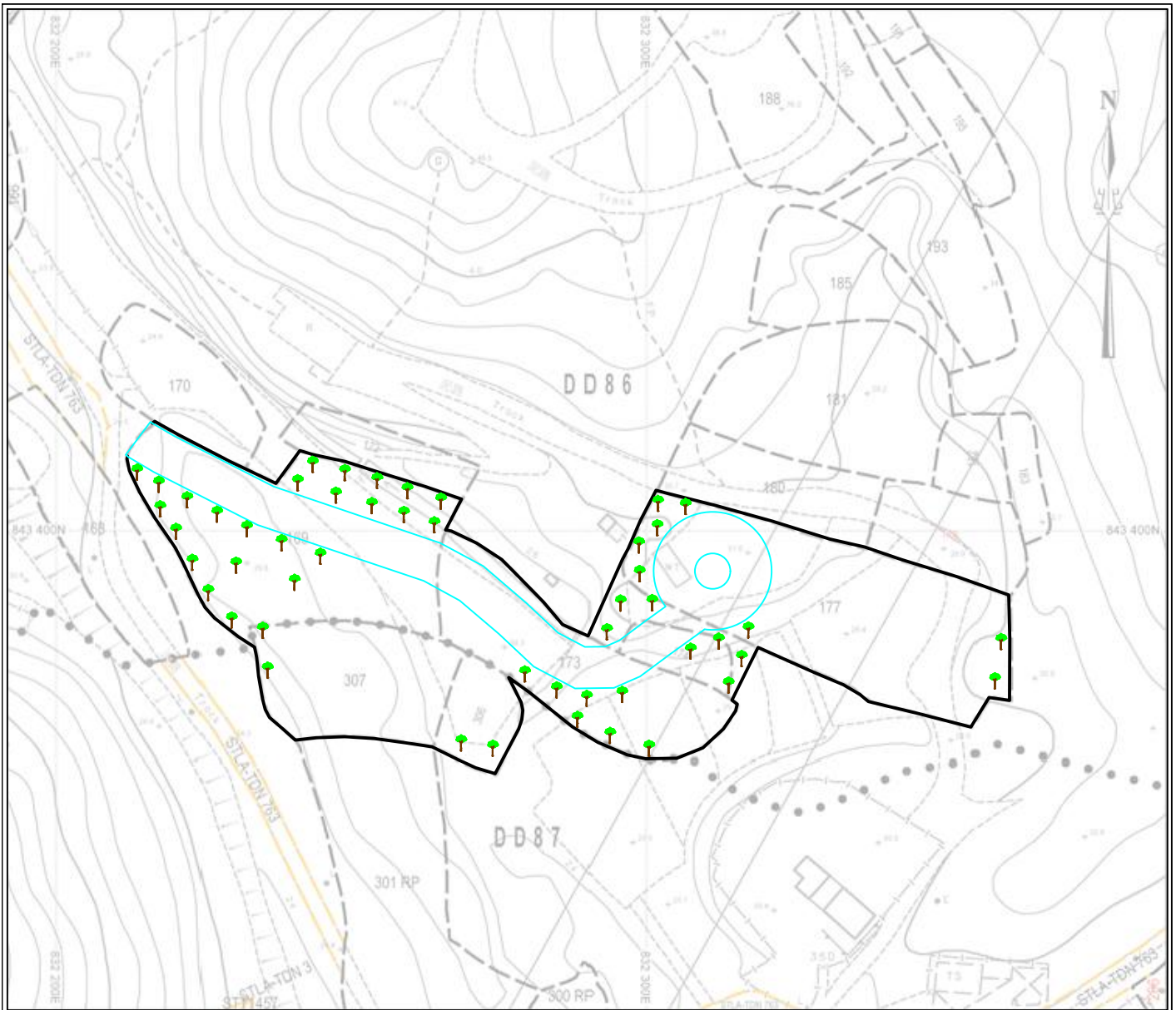
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Annex 3



Total Site Area: 4615m²(About)

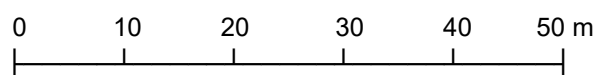
Government Land:140m²(About)

Landscape Plan

YING SHING
(HOPEWELL)

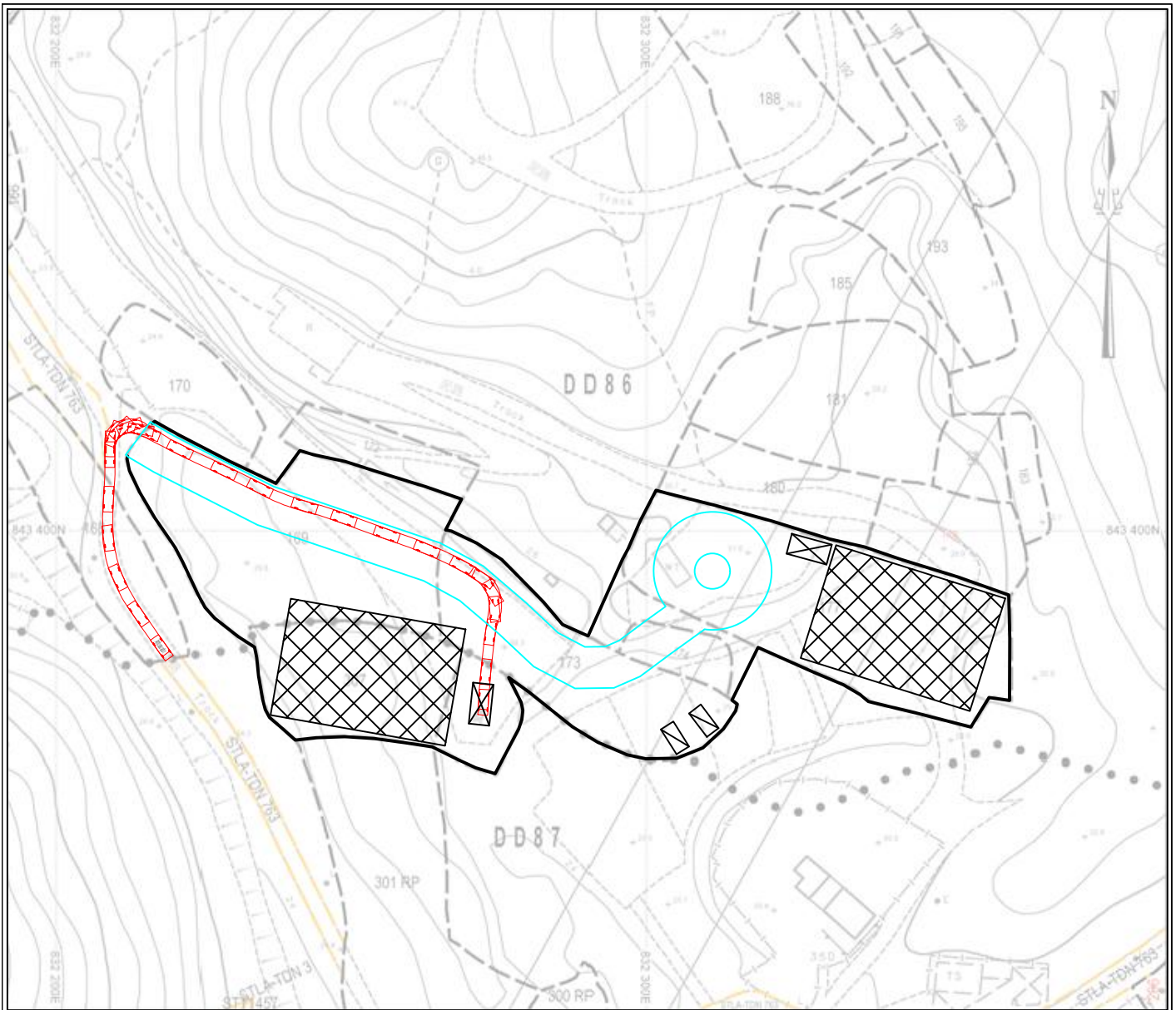
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Annex 4



Total Site Area: 4615m²(About)

Government Land:140m²(About)

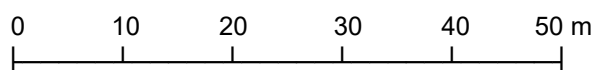
Swept Path Plan

YING SHING

(HOPEWELL)

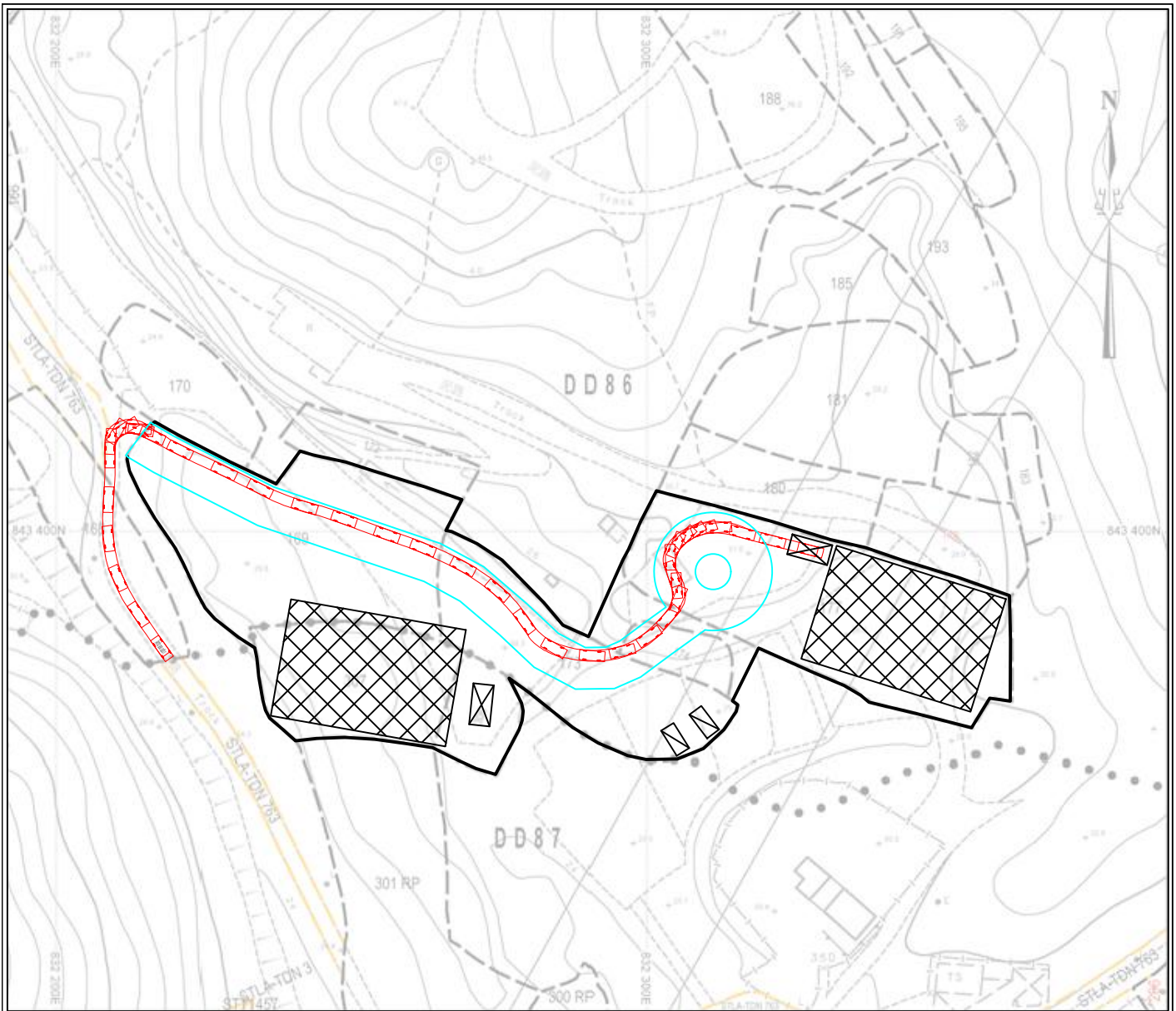
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July 2026

Annex 5



Total Site Area: 4615m²(About)

Government Land:140m²(About)

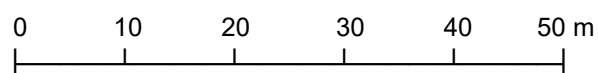
Swept Path Plan

YING SHING

(HOPEWELL)

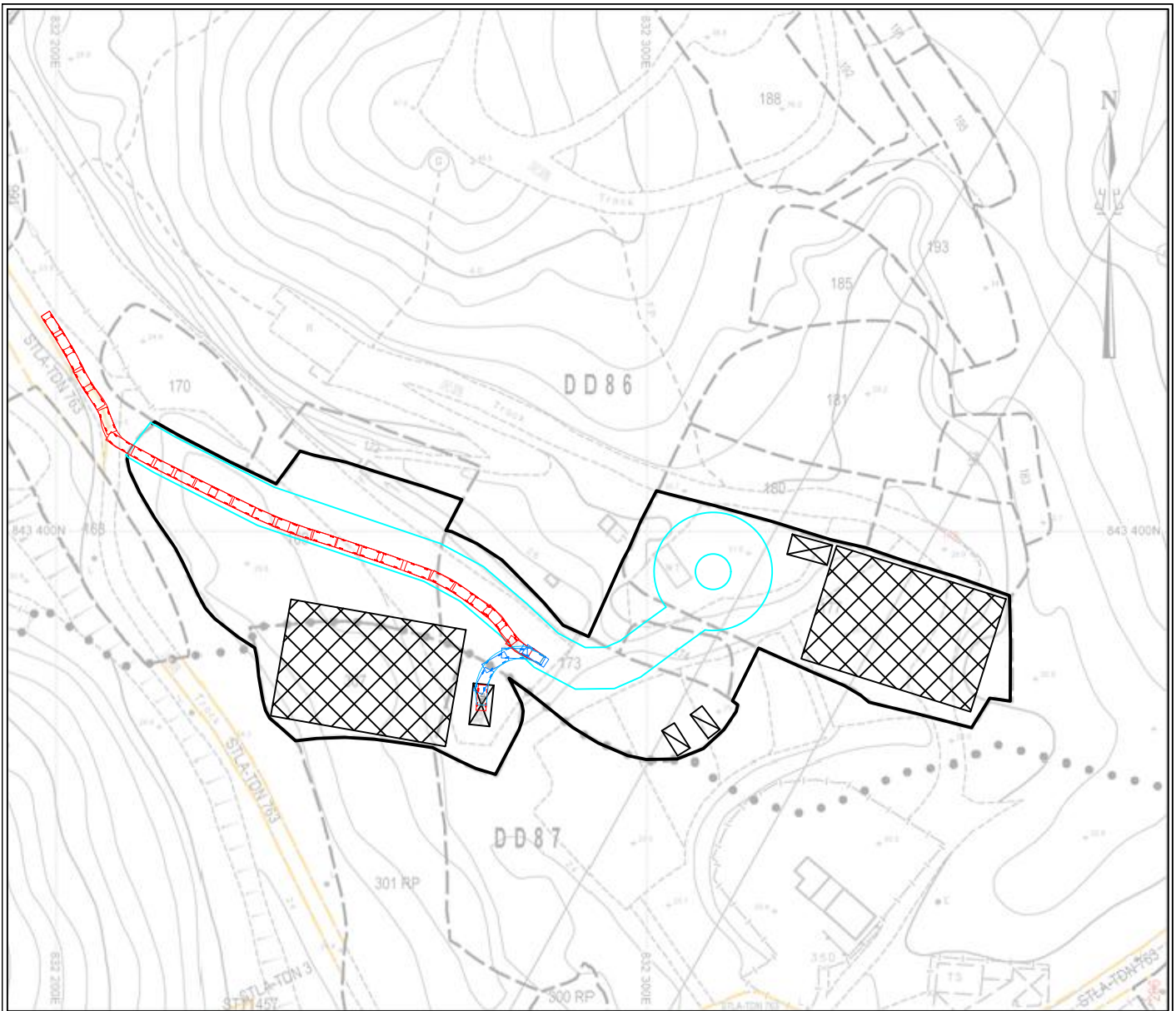
ENGINEERING
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Scale 1:1000



July 2026

Annex 6



Total Site Area: 4615m²(About)

Government Land:140m²(About)

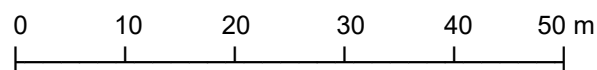
Swept Path Plan

YING SHING

(HOPEWELL)

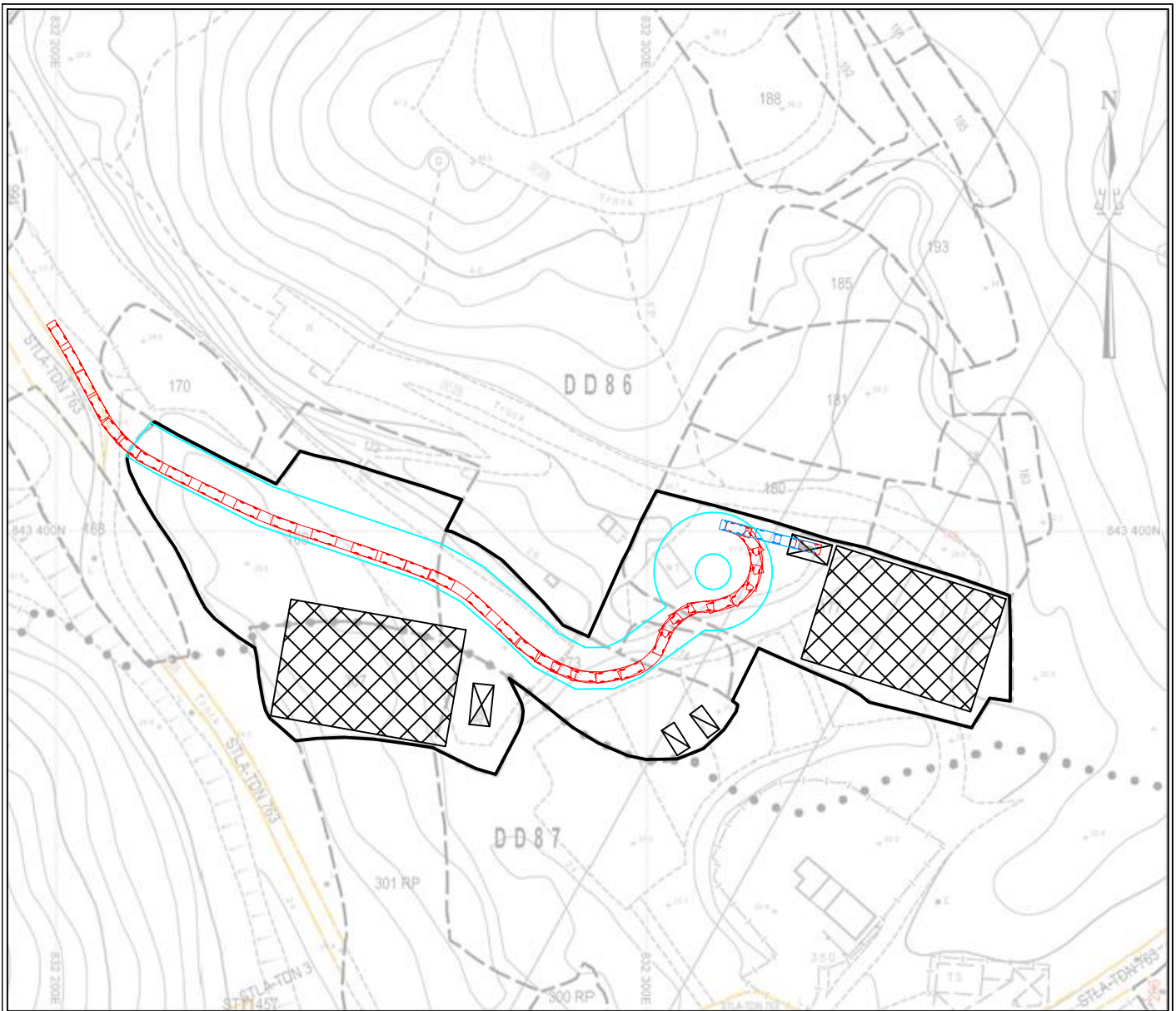
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Scale 1:1000



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Annex 7



Total Site Area: 4615m²(About)

Government Land:140m²(About)

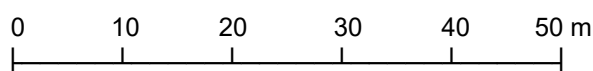
Swept Path Plan

YING SHING

(HOPEWELL)

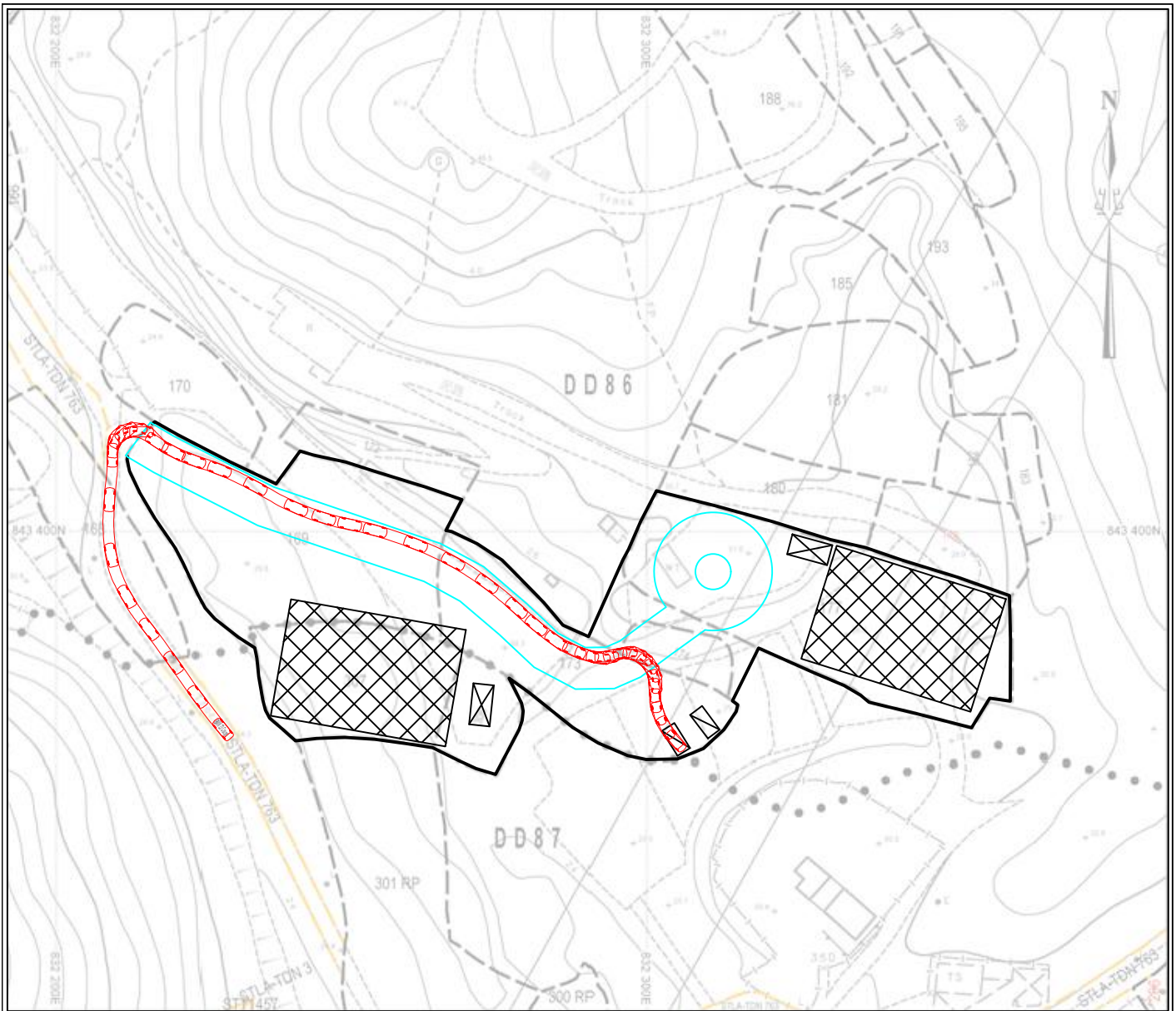
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Scale 1:1000



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Annex 8



Total Site Area: 4615m²(About)

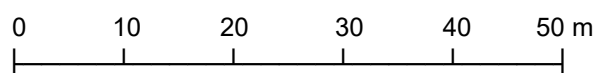
Government Land:140m²(About)

Swept Path Plan

YING SHING
(HOPEWELL)

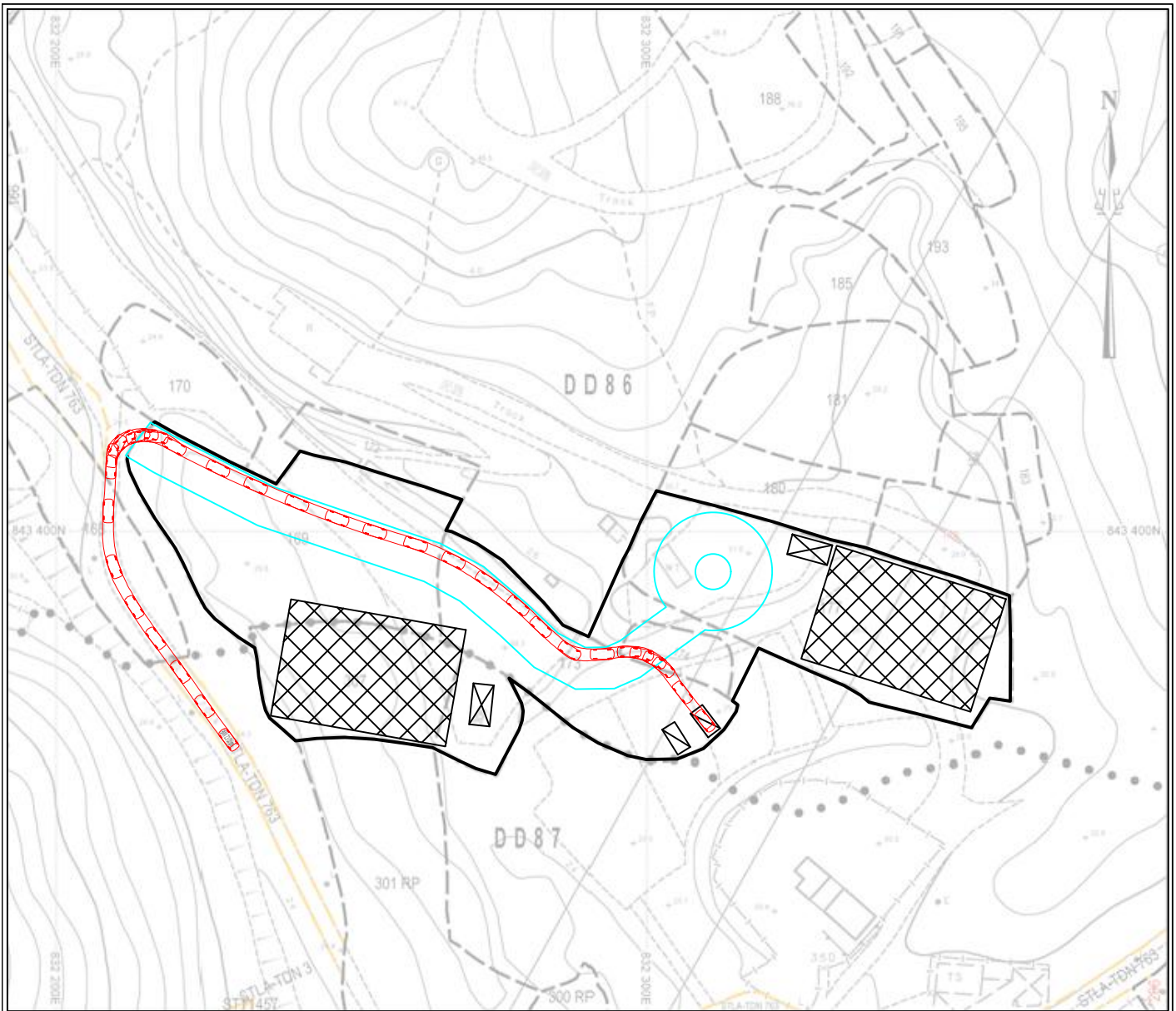
ENGINEERING
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Scale 1:1000



July 2026

Annex 9



Total Site Area: 4615m²(About)

Government Land:140m²(About)

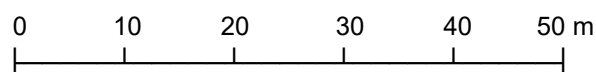
Swept Path Plan

YING SHING

(HOPEWELL)

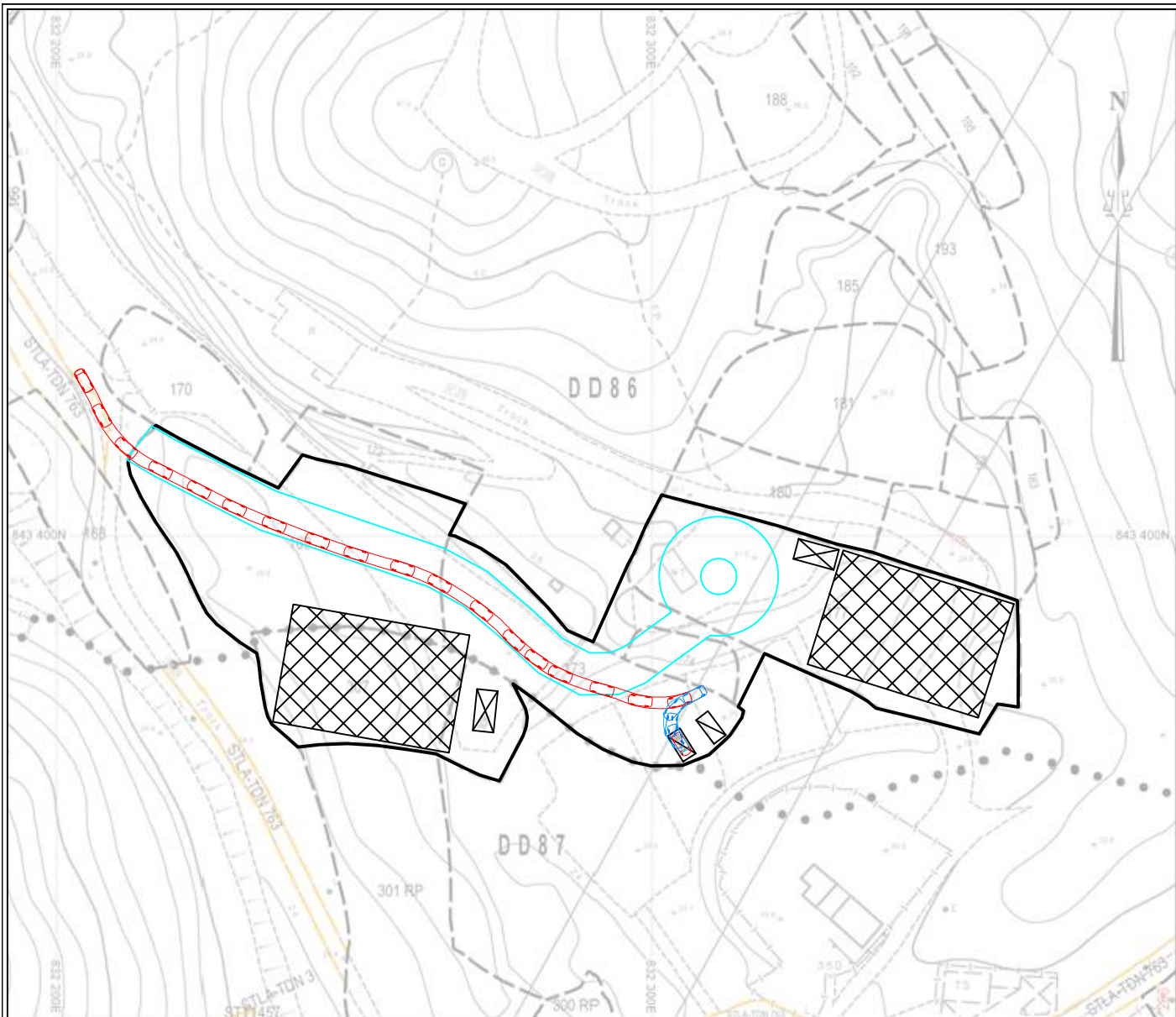
ENGINEERING
CO.LTD.

Scale 1:1000



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Annex 10



Total Site Area: 4615m²(About)

Government Land:140m²(About)

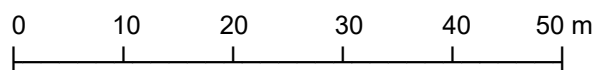
Swept Path Plan

YING SHING

(HOPEWELL)

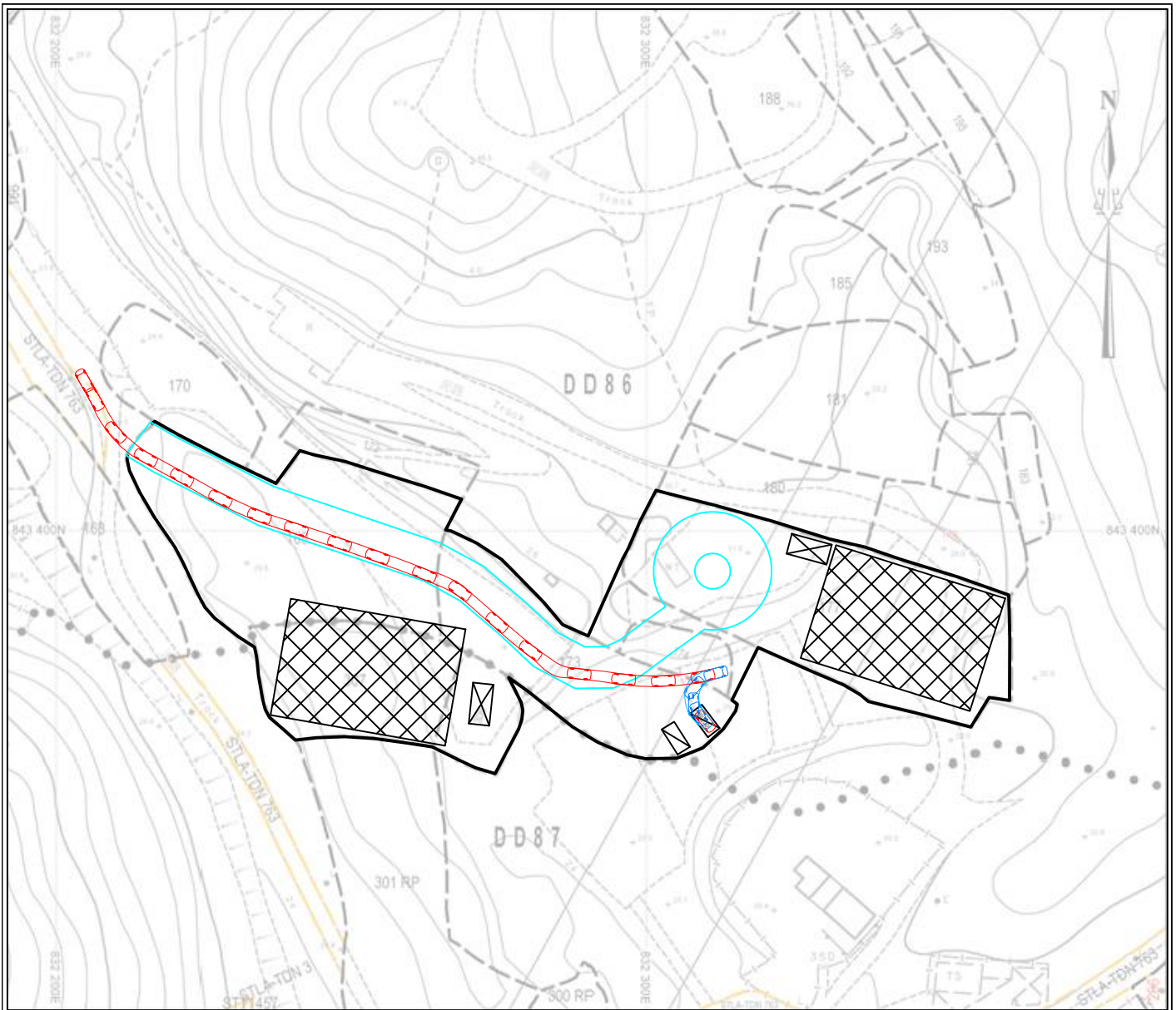
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Scale 1:1000



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Annex 11



Total Site Area: 4615m²(About)

Government Land:140m²(About)

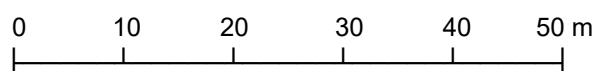
Swept Path Plan

YING SHING

(HOPEWELL)

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CO.LTD.

Scale 1:1000



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Annex 12