

Our Ref. : DD125 Lot 1373 & VL
Your Ref. : TPB/A/YL-HTF/1183

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

By Email

9 January 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse for Storage of Construction Materials and Construction Machinery, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land in “Green Belt” Zone and Area Shown as ‘Road’, Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1183)

We are writing to submit supplementary information for the subject application, details are as follows:

Replacement pages

- (i) Replacement pages of the submitted documents are provided, details are listed below:
- Application form and planning statement (**Appendix I**)
 - Replacement pages of summary of the affected business premises, details of original premises and authorization letters (**Appendix II**)
 - Revised land survey plan (**Appendix III**)
 - Replacement pages of Drainage Impact Assessment, Tree Preservation and Landscape Proposal and Fire Service Installations Proposal (**Appendices IV to VI**)
 - Revised Plans (**Plans 1, 4 to 6, 12 and 15**)

The proposed development is intended to fully relocate the applicant’s affected business premises in Hung Shui Kiu (HSK)

- (ii) In 2022 and 2024, two planning applications (Nos. A/YL-HTF/1133 and 1166), which were submitted by the same applicant under the current application, were approved by the Board with policy support to facilitate the relocation of the affected premises of 5 existing operators in HSK. However, after the land survey conducted by the applicant in September 2024, there is insufficient site area reserved for **Kanson Crane & Heavy Transport Company Limited** and **Chicardo Investment Limited** (i.e. Tenants B

and C under the current application) due to the result of actual land survey (**Appendix III**). Furthermore, the applicant's remaining affected business premises in HSK (i.e. Tenant A: **Vanquish Engineering and Transportation Limited**) was resumed by the Government to facilitate the implementation of Hung Shui Kiu/Ha Tsuen New Development Area (HSK/HT NDA) in August 2024. Therefore, the current applicant is intended to facilitate full relocation of the applicant's affected business's premises, as well as to compensate the reduced usable site area for the relocated operation of two tenants under the previously approved applications (Nos. A/YL-HTF/1133 and 1166). The applicant will strictly follow the proposed scheme, and no additional relocation site is anticipated.

The relocation of the applicant's affected business premises

- (iii) The applicant's original business premises under the current application are still operating their business in Hung Shui Kiu until the concerned parcel of land are fully resumed and reverted the Government to facilitate the implementation of the development of HSK/HT NDA. Although the Site (i.e. 41,569 m²) is larger than the affected business premises combined in HSK (i.e. about 38,471 m²), a significant portion of the Site is intended to reserve as landscaping area (i.e. 4,857m²), internal road network and a proposed road connecting the Site to the nearby local access (i.e. 5,025 m²). Since the applied uses mainly involve 'warehouse', 'parking' and 'rural workshop' operations, particularly related to logistic and storage activities, often involve large-scale production processes. These operations require adequate open space to accommodate machinery, equipment, parking and loading/unloading facilities. Therefore, the Site with a large open area allows for the efficient layout and organization of these components. In addition, the proposed development requires specialized facilities in support of the daily operations (i.e. drainage facilities and fire service installations), having a larger space allows for the incorporation of these specialized facilities to support the operational needs.

Operational details of the proposed workshop activities

- (iv) The proposed repair workshop, which primarily includes servicing, minor repairs and replacement of machinery parts, is intended to support the proposed warehouse and parking of special purpose vehicles within the Site. No heavy manufacturing or production activities will take place at the Site. All workshop activities will take place within enclosed structures with sufficient soundproofing measures and air ventilation systems to minimize potential noise, dust and air nuisances during the operation. The applicant will strictly follow the '*Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites*' issued by Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding area.

S.16 Planning Application No. A/YL-HTF/1183

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

Yours faithfully,

For and on behalf of
R-riches Property Consultants Limited

[REDACTED]
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



香港新界錦田吉慶圍 236 號盈匯坊 D 座
Block D, The Richfield, 236 Kat Hing Wai, Kam Tin, NT, HK



(852) 2339 0884



(852) 2323 3662

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00, no operation on Sunday and public holiday																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>The southern portion is accessible from Kong Sham Western Highway via a local access.</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input checked="" type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 6,513 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填塘深度 1 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 36,054 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 4.1 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 13,986 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 not more than 3.1 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

Tenant B				
B4	Special Purpose Vehicle Repair Workshop	888m ² (about)	888m ² (about)	8m (about) 1-storey
B5	Warehouse for Storage of Construction Materials and Machineries	726m ² (about)	726m ² (about)	
Tenant C				
B6	Construction Machinery Repair Workshop	554m ² (about)	554m ² (about)	8m (about) 1-Storey
B7	Warehouse for Storage of Construction Materials and Machineries and Office	1,778m ² (about)	1,778m ² (about)	
Total		11,299m² (about)	11,299m² (about)	-

- 5.3 Since the Site is located in close vicinity of some slopes, a "no-build" zone as designated by the Geotechnical Engineering Office of the Civil Engineering and Development Department is illustrated at the layout plan (Plan 11). No structure or critical facilities will be erected within the designated "no-build" zone to ensure that no adverse geotechnical issue will be generated from the proposed development (Plan 11).

Filling of Land/Pond and Excavation of Land at the Site

- 5.4 In view of the existing topographic profile of the Site as being a sloping land ranging from +17.9mPD at the northeast to +29.1mPD at the southwest of the Site, filling of land, filling of pond and excavation of land are required to be carried out for the majority of the Site, in order to facilitate a flat surface to meet operational needs (Plan 15). The northeast portion of the Site (i.e. about 22,068m²) will be filled with soil and concrete of not more than 4.1m while the existing 1m deep dried pond (i.e. about 658m²) within the Site will also be filled with soil and concrete to the surrounding site levels (i.e. +23.0mPD) in order to facilitate a flat ground surface (Plans 14 and 15). The southwest portion of the Site (i.e. about 13,986m²) will be excavated to a depth of not more than 3.1 m and then filled with concrete to a depth of not more than 0.2m. The proposed site levels of the southern portion range from +25mPD to +26.0mPD. Site levels of the proposed filling and excavation works already included 0.2m of concrete over the soil area to facilitate a solid surface for site formation of structure, parking of SPV and circulation purposes. Therefore, filling of land is proposed to be carried out for the majority of the Site (i.e. 36,054m²). The remaining area (i.e. 4,857m²) will be reserved as landscaping area for healthy tree growth within the Site. In addition, according to the aerial photos taken on 18/8/1990 by Survey and Mapping Office, Lands Department, about 5,855m² of the Site was found as ponds. The current application serves to regularise the filled pond area to facilitate the proposed development.

- 5.5 As heavy loading of structures and vehicles would compact the existing soiled ground, concrete site formation is required to support the operational needs and the extent of filling and

Proposed Temporary Warehouse for Storage of Construction Materials and Construction Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land in "Green Belt" Zone and Area shown as 'Road', Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Summary of the Affected Business Premises in Hung Shui Kiu

Details of the Affected Business Premises for Relocation					
(a)	Affected Business Premises	Tenant A	Tenant B	Tenant C	Total
(b)	Name of Premises	韋竣工程運輸有限公司 Vanquish Engineering and Transportation Limited	力營重運有限公司 Kanson Crane & Heavy Transport Company Limited	志昂投資有限公司 Chicardo Investment Limited	
(c)	Location of the Original Premises	Lots 3934 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories*	Lots 3370 (Part), 3371 (Part), 3372 (Part), 3373 (Part), 3374 (Part), 3375 (Part), 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part) and 3384 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories*	Lots 3321, 3322, 3400 (Part), 3401 (Part), 3402 (Part), 3403 (Part), 3404 (Part), 3405 (Part), 3406 (Part), 3407 (Part), 3409 (Part), 3410 (Part), 3411 (Part), 3412 (Part), 3413 (Part), 3414 RP (Part), 3415 (Part), 3416 RP (Part), 3419, 3420 RP (Part), 3433 RP (Part), 3435 (Part), 3436, 3437 (Part), 3438 (Part) and 3440 (Part) in D.D. 124 and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories*	
(d)	Outline Zoning Plan	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2			
(e)	Zoning	"Government, Institution or Community" and area shown as 'Road'	"Commercial (1)" and "Open Space"	"Commercial (2)", "Open Space", "Open Space (1)" and area shown as 'Road'	
(f)	Occupation Period	From Sep 2016 to Aug 2024	From Jun 2008 to Jul 2024	From Nov 2015 to Oct 2024	
(g)	Area of Original Premise	9,290 m ² (about)	10,266 m ² (about)	18,915 m ² (about)	N/A
(h)	Use of Original Premises	Open Storage of Construction Materials and Machinery	Open Storage of Construction Materials and Machinery and Storage of Tools and Parts, Parking and Repairing of Special Purpose Vehicle	Open Storage of Construction Materials and Machinery and Equipment and Repairing of Construction Machinery	
1st Attempt in Relocation in 2022 under S.16 Planning Application No. (A/YL-HTF/1133)¹					
(i)	Location of the Relocation Site	N/A	Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories		
(j)	Proposed Area for Relocation		11,783m ² (about)	15,180m ² (about)	
2nd Attempt in Relocation in 2024 under S.16 Planning Application (No. A/YL-HTF/1166)					
(k)	Location of the Relocation Site	N/A	Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (excluded Various Lots in D.D.128 and some non-developable area)		
(l)	Proposed Area for Relocation		11,783m ² (about)	15,180m ² (about)	
(m)	Actual Area for Relocation		Insufficient space for relocation after detailed land survey was carried out by the applicant ²	14,867m ² (only portion of the original premises were able to be	

¹ The 5 existing operators under planning applications (Nos. A/YL-HTF/1133 and 1166) are: Tenant A: 森記五金有限公司, affected site area: 27,176m²; Tenant B: 志昂投資有限公司, affected site area: 18,915m²; Tenant C: 新車場有限公司, affected site area: 18,581m²; Tenant D: 恆豐喉業有限公司, affected site area: 14,363m²; and Tenant E: 力營重運有限公司, affected site area: 10,266m².

² After land survey conducted by the applicant in September 2024, a total of 54,544m² is utilized by the affected premises under planning application (No. A/YL-HTF/1166). Yet, there is insufficient site area reserved for Tenant E (i.e. 力營重運有限公司 under planning applications (Nos. A/YL-HTF/1133 and 1166), the proposed development is intended to relocate Tenant E to the Site (i.e. Tenant B under the current application) to facilitate the affected business premises relocation. Please refer to Appendix III for details.

				relocated to the application site of A/YL-HTF/1166. The remaining 4,048m ² is proposed to be relocated to the Site.) ³	
Current Application					
(n)	Location of the Relocation Site	Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories			
(o)	Outline Zoning Plan	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12			
(p)	Proposed Area for Relocation	13,838 m ² (about)	13,032 m ² (about)	4,817 m ² (about) (the remaining area of the original premises that were <u>not</u> able to be relocated to A/YL-HTF/1166)	31,687 m² (about)
(q)	Area Reserved as Road and Landscaping Area	9,882 m ² (about)			9,882 m² (about)
(r)	Total Application Site Area (o) + (p)	41,569 m ² (about)			

³ After land survey conducted by the applicant in September 2024, about 14,867m² of the site area is occupied by Tenant B of the affected business premises (i.e. 志昂投資有限公司) under application No. A/YL-HTF/1166, which is 4,048m² lesser than the original premises in Hung Shui Kiu (i.e. 18,915m²). The current application serves to relocate the remaining 4,048m² area to the Site (i.e. Tenant C).

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

豐上有限公司 與 力營重運有限公司

營運聲明書

力營重運有限公司 (甲方) 為洪水橋新發展區範圍內的業務經營者，力營重運有限公司 (甲方) 曾授權 豐上有限公司 (乙方) 作為規劃申請編號：A/YL-HTF/1133 及 A/YL-HTF/1166 的規劃申請人，上述申請分別於 2023 年 6 月及 2024 年 3 月獲城市規劃委員會批出 3 年的規劃許可。

經詳細的土地測量後，由於規劃申請編號：A/YL-HTF/1166 的土地限制及營運需要，以致 力營重運有限公司 (甲方) 未能在規劃申請編號：A/YL-HTF/1166 的規劃許可中分配到合適的土地作業務搬遷。

For and on behalf of
KANSON CRANE SERVICE CO., LTD.

.....
Authorized Signature

力營重運有限公司 (甲方)
業務經營者簽署
Business Operator Signiture

For and on behalf of
FIRST CHAMPION LIMITED
豐上有限公司

.....
Authorized Signature(s)

豐上有限公司 (乙方)
申請人簽署
Applicant's Signature

2024 年 12 月 3 日
3 December 2024

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者
(甲方) : 力營重運有限公司
Kanson Crane Service Company Limited

商業登記證書號碼 : [REDACTED]

申請人
(乙方) : 豐上有限公司
First Champion Limited

公司註冊證明號碼 : [REDACTED]

力營重運有限公司 (甲方) 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，因此，需要覓地搬遷以繼續經營。力營重運有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於以下地段：

丈量約份第 125 約地段第 1366 號 (部分)、第 1373 號、第 1374 號、第 1375 號、第 1376 號、第 1377 號、第 1378 號 (部分)、第 1380 號 (部分)、第 1381 號、第 1382 號 (部分)、第 1383 號、第 1384 號、第 1385 號、第 1386 號、第 1387 號 (部分)、第 1389 號、第 1390 號 (部分)、第 1391 號 (部分)、第 1392 號 (部分)、第 1393 號 (部分)、第 1395 號 (部分)、第 1396 號、第 1397 號 (部分)、第 1398 號 A 分段、第 1398 號 B 分段、第 1399 號 A 分段 (部分)、第 1399 號 B 分段 (部分)、第 1401 號 (部分)、第 1402 號、第 1403 號、第 1414 號、第 1415 號、第 1417 號

和毗鄰政府土地作「擬議臨時倉庫存放建築材料及建築機械、特別用途車輛停車場及鄉郊工場連附屬設施 (為期 3 年) 及相關填土、填塘及挖土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。

For and on behalf of
KANSON CRANE SERVICE CO., LTD.

Authorized Signature

力營重運有限公司 (甲方)
業務經營者簽署
Business Operator Signature

For and on behalf of
FIRST CHAMPION LIMITED
豐上有限公司

Authorized Signature(s)

豐上有限公司 (乙方)
申請人簽署
Applicant's Signature

2024 年 12 月 3 日
3 December 2024

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者
(甲方) : 韋竣工程運輸投資有限公司
Vanquish Engineering and Transportation Limited

商業登記證書號碼 : [REDACTED]

申請人
(乙方) : 豐上有限公司
First Champion Limited

公司註冊證明號碼 : [REDACTED]

韋竣工程運輸有限公司 (甲方) 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，因此，需要覓地搬遷以繼續經營。韋竣工程運輸有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於以下地段：

丈量約份第 125 約地段第 1366 號 (部分)、第 1373 號、第 1374 號、第 1375 號、第 1376 號、第 1377 號、第 1378 號 (部分)、第 1380 號 (部分)、第 1381 號、第 1382 號 (部分)、第 1383 號、第 1384 號、第 1385 號、第 1386 號、第 1387 號 (部分)、第 1389 號、第 1390 號 (部分)、第 1391 號 (部分)、第 1392 號 (部分)、第 1393 號 (部分)、第 1395 號 (部分)、第 1396 號、第 1397 號 (部分)、第 1398 號 A 分段、第 1398 號 B 分段、第 1399 號 A 分段 (部分)、第 1399 號 B 分段 (部分)、第 1401 號 (部分)、第 1402 號、第 1403 號、第 1414 號、第 1415 號、第 1417 號

和毗鄰政府土地作「擬議臨時倉庫存放建築材料及建築機械、特別用途車輛停車場及鄉郊工場連附屬設施 (為期 3 年) 及相關填土、填塘及挖土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。



韋竣工程運輸有限公司 (甲方)
業務經營者簽署
Business Operator Signature

For and on behalf of
FIRST CHAMPION LIMITED
豐上有限公司
Authorized Signature(s)

豐上有限公司 (乙方)
申請人簽署
Applicant's Signature

2024 年 12 月 3 日
3 December 2024

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者
(甲方) : 志昂投資有限公司
Chicardo Investment Limited

商業登記證書號碼 : [REDACTED]

申請人
(乙方) : 豐上有限公司
First Champion Limited

公司註冊證明號碼 : [REDACTED]


志昂投資有限公司 (甲方) 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，因此，需要覓地搬遷以繼續經營。志昂投資有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於以下地段：

丈量約份第 125 約地段第 1366 號 (部分)、第 1373 號、第 1374 號、第 1375 號、第 1376 號、第 1377 號、第 1378 號 (部分)、第 1380 號 (部分)、第 1381 號、第 1382 號 (部分)、第 1383 號、第 1384 號、第 1385 號、第 1386 號、第 1387 號 (部分)、第 1389 號、第 1390 號 (部分)、第 1391 號 (部分)、第 1392 號 (部分)、第 1393 號 (部分)、第 1395 號 (部分)、第 1396 號、第 1397 號 (部分)、第 1398 號 A 分段、第 1398 號 B 分段、第 1399 號 A 分段 (部分)、第 1399 號 B 分段 (部分)、第 1401 號 (部分)、第 1402 號、第 1403 號、第 1414 號、第 1415 號、第 1417 號

和毗鄰政府土地作「擬議臨時倉庫存放建築材料及建築機械、特別用途車輛停車場及鄉郊工場連附屬設施 (為期 3 年) 及相關填土、填塘及挖土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。



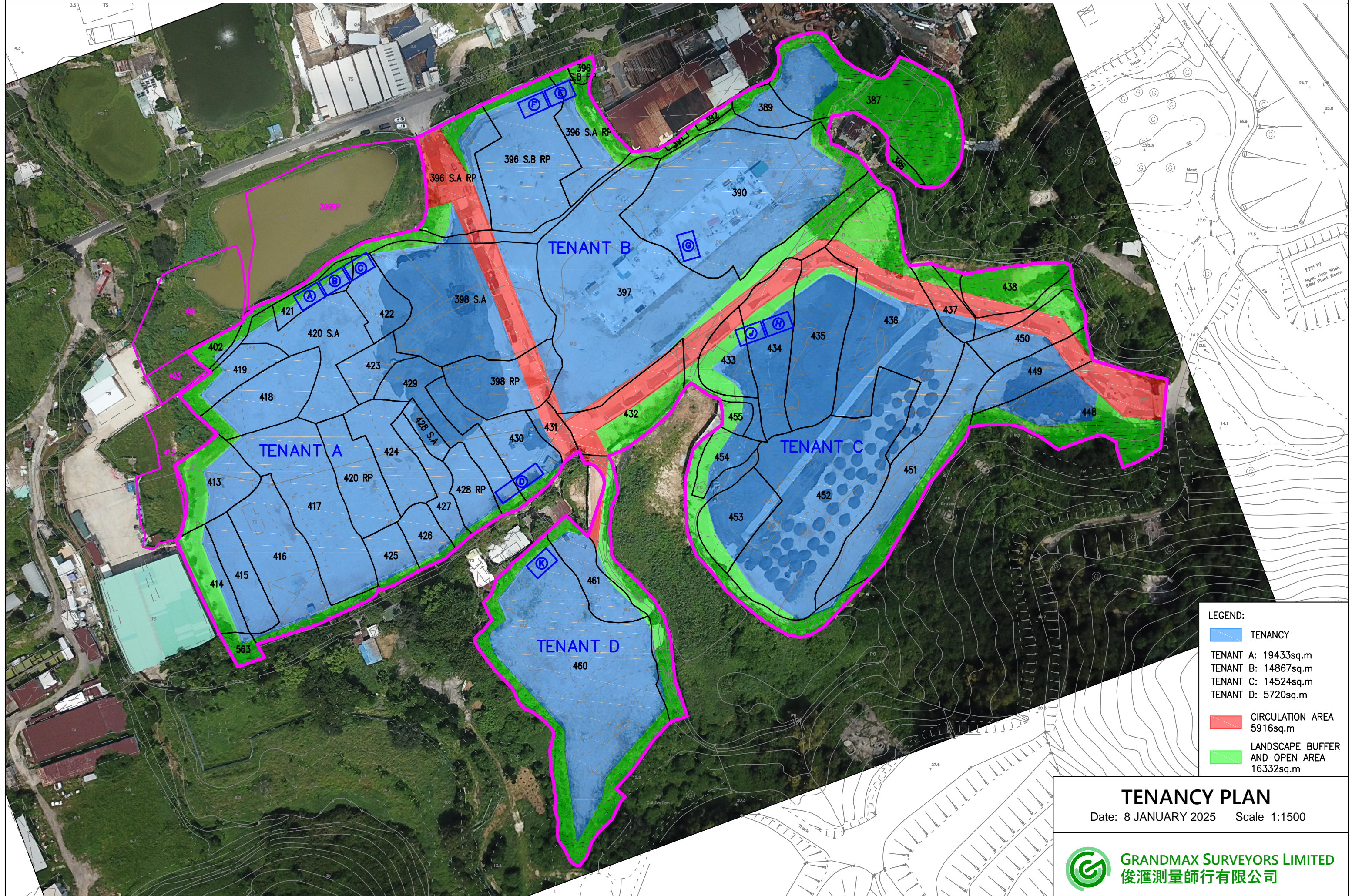

志昂投資有限公司 (甲方)
業務經營者簽署
Business Operator Signature

For and on behalf of
FIRST CHAMPION LIMITED
豐上有限公司

Authorized Signature(s)
豐上有限公司 (乙方)
申請人簽署
Applicant's Signature

2024 年 12 月 3 日
3 December 2024

VARIOUS LOTS IN D.D.128 LAU FU SHAN



Proposed Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land, Various Lots in D.D. 125 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

1 Project Background

1.1 Introduction

1.1.1 The Applicant intends to develop a temporary warehouse for storage of construction materials and construction machinery, parking of special purpose vehicle and rural workshop with ancillary facilities for a period of 3 years and associated filling of land and pond, and excavation of land at various lots in D.D. 125 and adjoining Government Land in Ha Tsuen, Yuen Long, New Territories.

1.1.2 According to the Approved Ha Tsuen Fringe Outline Zoning Plan ("OZP") No. S/YL-HTF/12, the application site currently falls within "Green Belt" ("GB") zone. A planning permission for the proposed temporary warehouse, parking of special purpose vehicle and rural workshop, as well as the proposed filling of land, filling of pond and excavation of land, are required on application to the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance.

1.1.3 In order to assess possible drainage impact may be generated from the proposed development, a Drainage Impact Assessment ("DIA") is conducted to support this Section 16 planning application.

1.1.4 A previous submission under our letter under application No. A/YL-HTF/1168 was submitted and no comment reply was received from DSD in June 2024. This revision is prepared mainly for the updated layout plan and revised landscape area. The changes in the proposed site condition would be further discussed in Section 5 in this report.

1.2 Objective of the Assessment

1.2.1 The objectives of this DIA are to assess the potential drainage impact that may be generated from the proposed development and recommend the mitigation measures, if necessary, to alleviate the impacts.

2 Site Description

2.1 Description of Existing Environment

2.1.1 The area of the application site is about 41,569m² and is located at Ha Tsuen, Yuen Long District. Existing site levels ranging from +17.9mPD to +29.1mPD.

2.2 Existing Baseline Conditions

2.2.1 According to the site inspection conducted in September 2023, the site is currently a vacant land overgrown with weeds and different tree groups. Moreover, several ditches/watercourses were found next to the Site, which are connected to surrounding catchments to South China Sea. The location of the Site is shown on Drawing No. PLAN 1 in **Appendix A**.

2.3 Proposed Development Scheme

2.3.1 The site is proposed to be a temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of 3 years and associated filling of pond/land and excavation of land. A proposed master layout plan with Drawing No. PLAN 11 is enclosed in **Appendix A**.

2.3.2 The following uses or facilities will be provided:

- Warehouse for Storage of Construction Materials;
- Warehouse for Storage of Construction Machinery;
- Construction Machinery Repair Workshop;
- Special Purpose Vehicle Repair Workshop;
- Office

3.1.4 The Brandsby William's Equation is used to determine the time of concentration etc.

$$t_o = 0.14465L / (H^{0.2}A^{0.1})$$

Where t_o = time of concentration of a natural catchment (min.);
 A = catchment area (m²);
 H = average slope (m per 100m), measured along the line of natural flow, from the summit of the catchment to the point under consideration;
 L = distance (on plan) measured on the line of natural flow between the summit and the point under consideration (m)

3.1.5 The Manning's Equation is used to determine the capacity of U-channel and Stream:

$$V = \frac{R^{\frac{1}{6}}}{n} \sqrt{Rs}$$

where V = mean velocity (m/s)
 R = hydraulic radius (m)
 n = Manning coefficient (s/m^{1/3})
 s = hydraulic gradient (energy loss per unit length due to friction)

3.1.6 The application site is proposed to be temporary warehouse for storage of construction materials and machineries, parking of special purpose vehicles and rural workshop with ancillary facilities for a period of 3 years and associated filling of pond/land and excavation of land. Rainfall increase due to climate change is not adopted in the runoff assessment in **Appendix B**.

Runoff Estimation

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM. The parameters and assumptions refer to section 3.

The local upstream catchment comprises mainly naturally vegetated hillsides; $C = 0.25$

The existing site comprises mainly steep vegetated soil; $C = 0.25$

The Proposed Site comprise Heavy Goods Vehicle Parking Space (Concrete Paved Area (Impervious); $C=0.95$

Area of the Development Site = 41,569 m²

Area of the local upstream catchment = 614983 m²

The Site is proposed to be "Proposed Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land", so check the 1 in 50-year Scenario.

Existing Site Catchment (A1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
41569	535	29.7	17.9	2.21	22.81	22.81	HKO headquarters	0.25 0.95	41569 0	151.98 151.98	0.44 0.00	0.439	26345

Proposed Site Catchment (B1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
41569	535	26	22	0.75	28.32	28.32	HKO headquarters	0.25 0.95	0 41569	142.21 142.21	0.00 1.56	1.561	93674

External Catchment (C1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
61330	395	25	22	0.76	20.05	20.05	HKO headquarters	0.25 0.95	61330 0	158.03 158.03	0.67 0.00	0.674	40415

Existing Site Catchment (A1) + External Catchment (C1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
102899	535	26	22	0.75	25.86	25.86	HKO headquarters	0.25 0.95	102899 0	146.25 146.25	1.05 0.00	1.046	62754

Proposed Site Catchment (B1) + External Catchment (C1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
102899	535	26	22	0.75	25.86	25.86	HKO headquarters	0.25 0.95	61330 41569	146.25 146.25	0.62 1.61	2.229	133737

Existing Site Catchment (A1) + External Catchment (C1) + The Local Upstream Catchment (D1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
911276	1473	307.7	22	19.40	29.85	29.85	HKO headquarters	0.25 0.95	911276 0	139.89 139.89	8.86 0.00	8.860	531597

Proposed Site Catchment (B1) + External Catchment (C1) + The Local Upstream Catchment (D1)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = $(h_1-h_2)/L \times 100$	to (min) = $0.14465L / (H^{0.2}A^{0.1})$	tc = to + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = $0.278CiA$	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
911276	1473	307.7	22	19.40	29.85	29.85	HKO headquarters	0.25 0.95	864827 41569	139.89 139.89	8.41 1.54	9.944	596649

Runoff Estimation of the U-channels

Rational method is used for calculation of the peak runoff. The formula is extracted from Section 7.5.2 (a) of SDM. The parameters and assumptions refer to section 3.

The local upstream catchment comprises mainly naturally vegetated hillsides; C = 0.25

The existing site comprises mainly steep vegetated soil; C = 0.25

The Proposed Site comprise Heavy Goods Vehicle Parking Space (Concrete Paved Area (Impervious); C=0.95

The Site is proposed to be "Proposed Temporary Warehouse for Storage of Construction Materials and Machineries, Parking of Special Purpose Vehicles and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land", so check the 1 in 50-year Scenario.

Natural Catchment (A) + Site Catchment (A)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	t ₀ (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _c = t ₀ + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
44682	412	25	23	0.49	23.60	23.60	HKO headquarters	0.25	37644	150.41	0.39	0.673	40384
								0.95	7038	150.41	0.28		

Natural Catchment (B) + Site Catchment (B)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	t ₀ (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _c = t ₀ + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
57764	402	25	23	0.50	22.34	22.34	HKO headquarters	0.25	51724	152.95	0.55	0.794	47629
								0.95	6040	152.95	0.24		

Site Catchment (C)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	t ₀ (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _c = t ₀ + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
10328	334	23.5	20	1.05	18.99	18.99	HKO headquarters	0.25	0	160.60	0.00	0.438	26284
								0.95	10328	160.60	0.44		

Natural Catchment (D) + Site Catchment (D)

Catchment (m ²)	Flow Distance (m)	Highest (mPD)	Lowest (mPD)	Gradient (per 100m) = (h ₁ -h ₂)/L x 100	t ₀ (min) = 0.14465L / (H ^{0.2} A ^{0.1})	t _c = t ₀ + t _r (min)	Storm Constants	Runoff coeff.	Total Catch. Area (m ²)	50 year Intensity (mm/hr)	50 year design runoff = 0.278CiA	50 year Total runoff (m ³ /s)	50 year Total runoff (L/min)
113971	544	23	20	0.55	27.67	27.67	HKO headquarters	0.25	95647	143.24	0.95	1.645	98723
								0.95	18324	143.24	0.69		

Referring to Drawing No. DIA3, 900UCs are adopted for the whole site,

The runoff generated from Natural Catchment (D) + Site Catchment (D) (Largest amount of runoff collected by the 900UC), 98723 (L/min) would be checked against the chart of rapid design of channels

4.4 As site formation works should be carried out to form **the temporary warehouse, workshop and parking**, **217** of total **350** surveyed trees will be affected by the site formation works inevitably. The remaining **119** trees can be preserved in situ by strategic disposition of the storage areas and associated facilities. They will be protected and maintained during the construction stage and operation phase, in accordance with the details in Section 25 - Landscape Work in the General Specification for Building (2017) by the Applicant.

4.5 Felling and Transplantation of Trees

Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:

- a. trees have high amenity value;
- b. trees with good form and health;
- c. suitable access;
- d. tree species able to be transplanted easily;
- e. trees have suitable size and;
- f. trees are young to semi-mature.

4.6 **14** of the affected trees, i.e. **T19, T21, T22, T23, T37** – *Ficus microcarpa* and **T150, T152, T154, T155, T231, T232, T233, T234** – *Roystonea regia* which fulfilled the above criteria are recommended for transplantation. They are proposed to be transplanted directly to their final location at undisturbed area within Site, in order to enhance the survival rate after transplantation.

4.7 When there is direct conflict with the proposed works and when the trees are not transplantable as described in the above criteria, trees are proposed to be felled.

4.8 Revision on the architectural layout has been implemented to reduce the impact to existing trees, although minor conflicts are inevitable. Decisions are therefore made to fell any tree that is assessed to be of poor health condition and form and not cost effective for transplanting, **217** nos. of affected trees within Application Site are proposed to be felled. The justification for felling of trees has been shown in **Tree Schedule in Appendix I**. The factor for felling of trees are:

- a. In direct conflict with the proposed permanent works or area required for construction;
- b. Not transplantable; and
- c. With poor health, form and amenity value.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,569 m ²	(ABOUT)
COVERED AREA	: 11,299 m ²	(ABOUT)
UNCOVERED AREA	: 30,270 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m ²	(ABOUT)
TOTAL GFA	: 11,299 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	






PARKING PROVISIONS

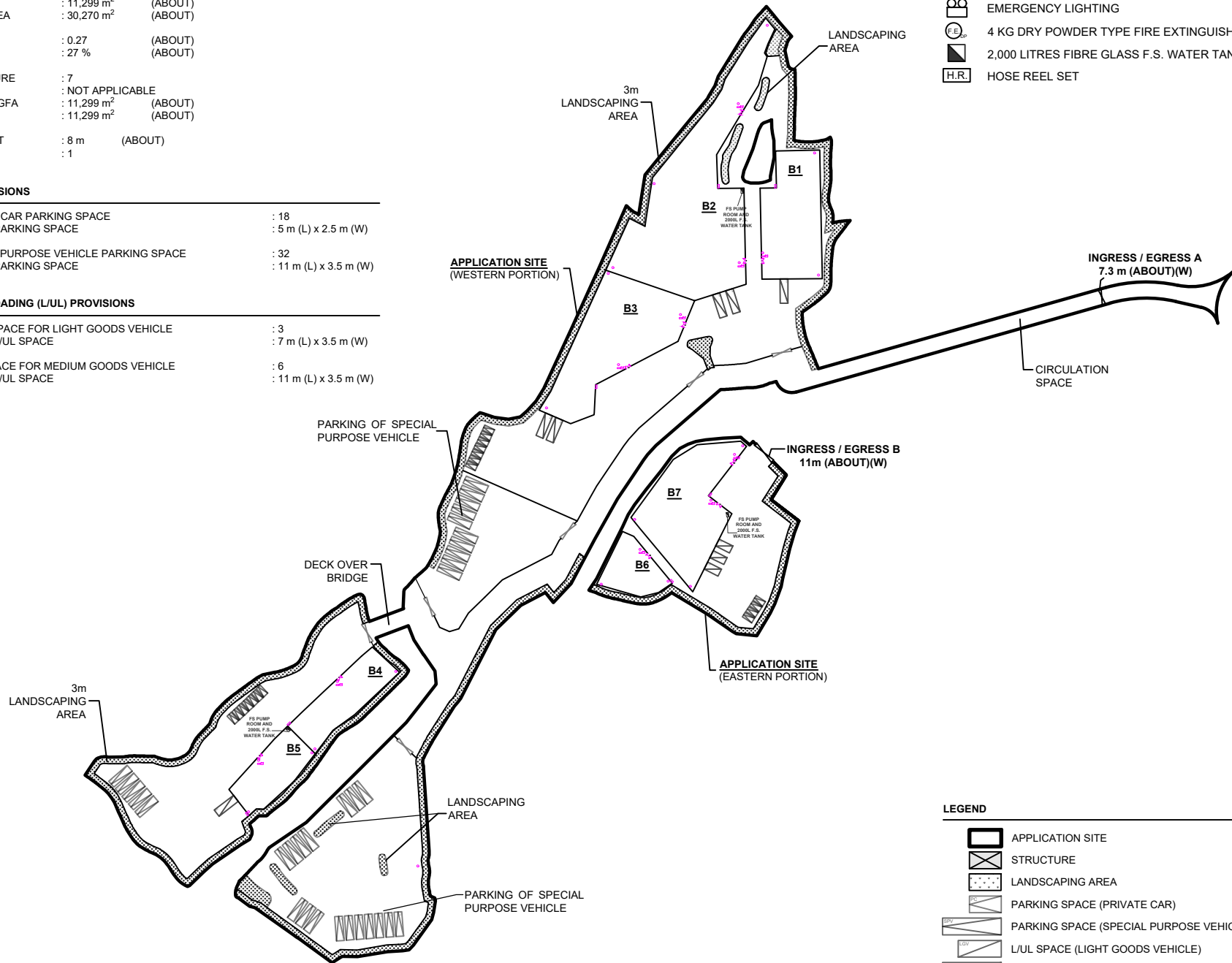
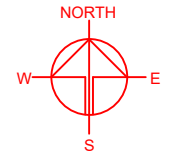
NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF SPECIAL PURPOSE VEHICLE PARKING SPACE	: 32
DIMENSION OF PARKING SPACE	: 11 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/UL) PROVISIONS










NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR MEDIUM GOODS VEHICLE	: 6
DIMENSION OF L/UL SPACE	: 11 m (L) x 3.5 m (W)

FIRE SERVICE INSTALLATIONS

-  EXIT SIGN
-  EMERGENCY LIGHTING
-  4 KG DRY POWDER TYPE FIRE EXTINGUISHER
-  2,000 LITRES FIBRE GLASS F.S. WATER TANK
-  HOSE REEL SET



LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  LANDSCAPING AREA
-  PARKING SPACE (PRIVATE CAR)
-  PARKING SPACE (SPECIAL PURPOSE VEHICLE)
-  L/UL SPACE (LIGHT GOODS VEHICLE)
-  L/UL SPACE (MEDIUM GOODS VEHICLE)
-  INGRESS / EGRESS OF THE APPLICATION SITE
-  GATE OF EACH PREMISES

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT
 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

SCALE
 1 : 2500 @ A4

DRAWN BY MN	DATE 8.11.2024
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REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
 FSIs PROPOSAL (2/2)

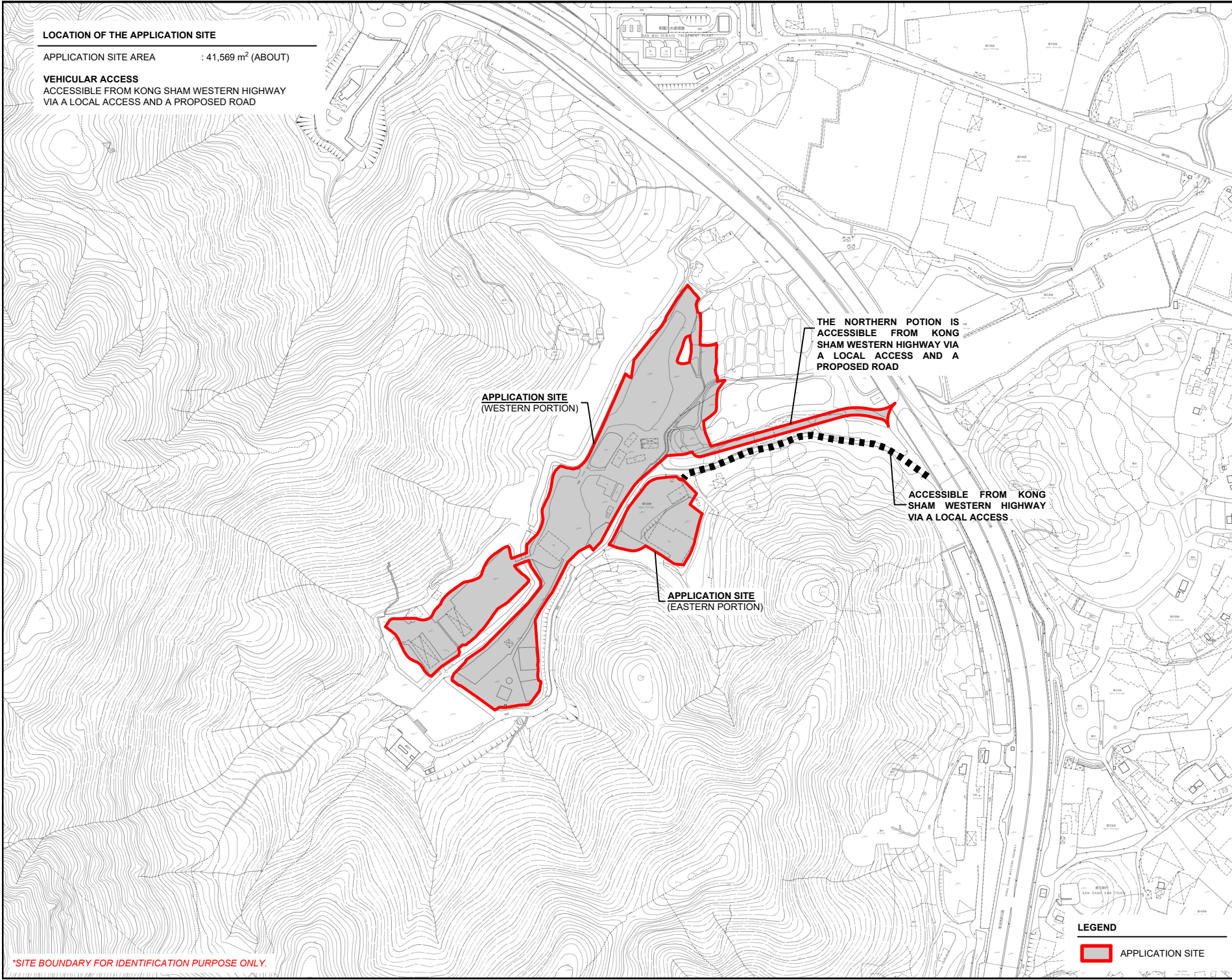
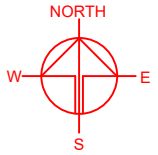
DWG NO. APPENDIX VI	VER. 001
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LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 41,569 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM KONG SHAM WESTERN HIGHWAY
VIA A LOCAL ACCESS AND A PROPOSED ROAD



APPLICATION SITE
(WESTERN PORTION)

THE NORTHERN PORTION IS
ACCESSIBLE FROM KONG
SHAM WESTERN HIGHWAY VIA
A LOCAL ACCESS AND A
PROPOSED ROAD

APPLICATION SITE
(EASTERN PORTION)

ACCESSIBLE FROM KONG
SHAM WESTERN HIGHWAY
VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

8.11.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG. NO.

PLAN 1

VER.

001

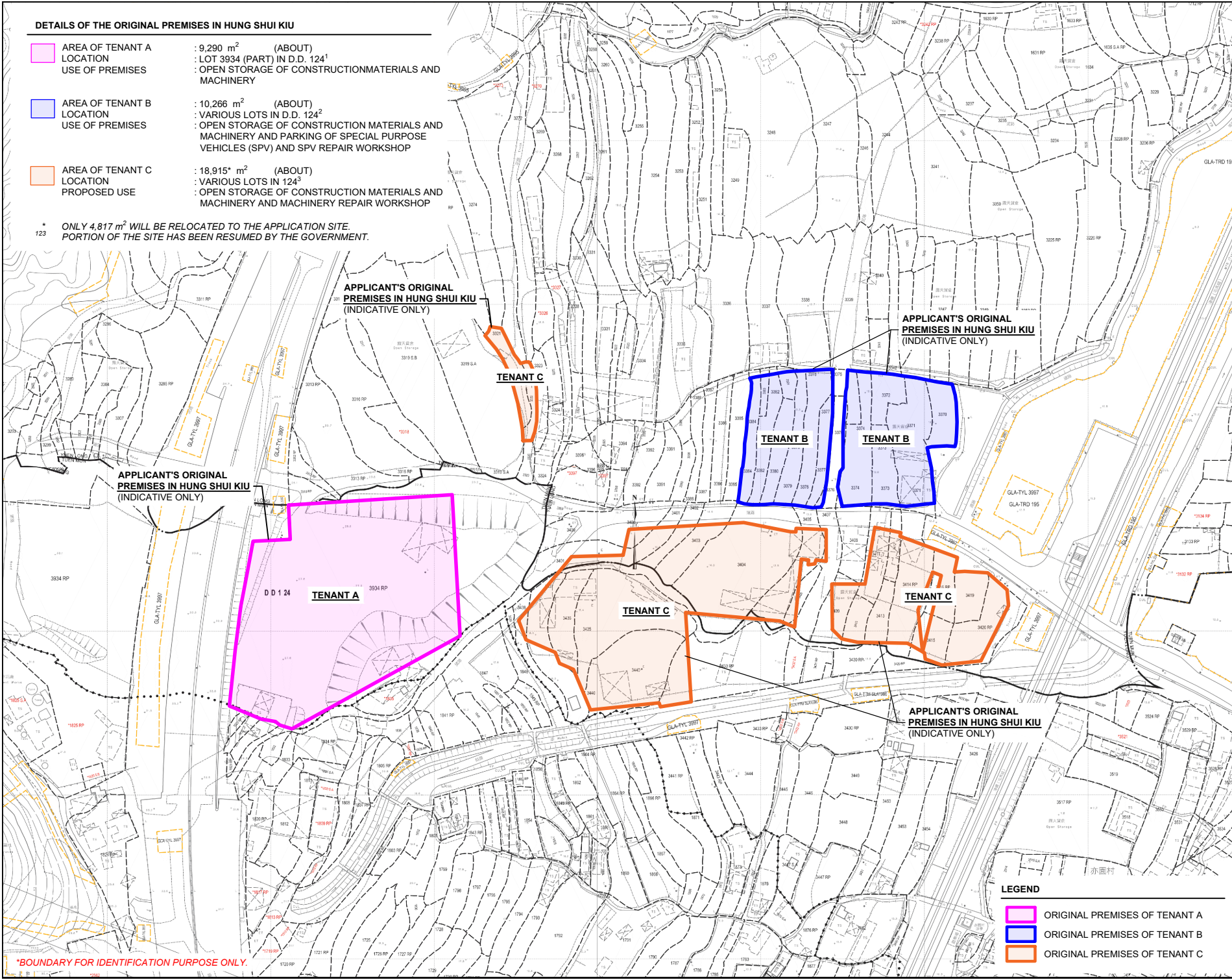
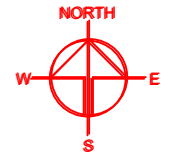
DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

- AREA OF TENANT A**
 LOCATION : 9,290 m² (ABOUT)
 USE OF PREMISES : LOT 3934 (PART) IN D.D. 124¹
 : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY

- AREA OF TENANT B**
 LOCATION : 10,266 m² (ABOUT)
 USE OF PREMISES : VARIOUS LOTS IN D.D. 124²
 : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND PARKING OF SPECIAL PURPOSE VEHICLES (SPV) AND SPV REPAIR WORKSHOP

- AREA OF TENANT C**
 LOCATION : 18,915* m² (ABOUT)
 PROPOSED USE : VARIOUS LOTS IN 124³
 : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND MACHINERY REPAIR WORKSHOP

* ONLY 4,817 m² WILL BE RELOCATED TO THE APPLICATION SITE.
 PORTION OF THE SITE HAS BEEN RESUMED BY THE GOVERNMENT.



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

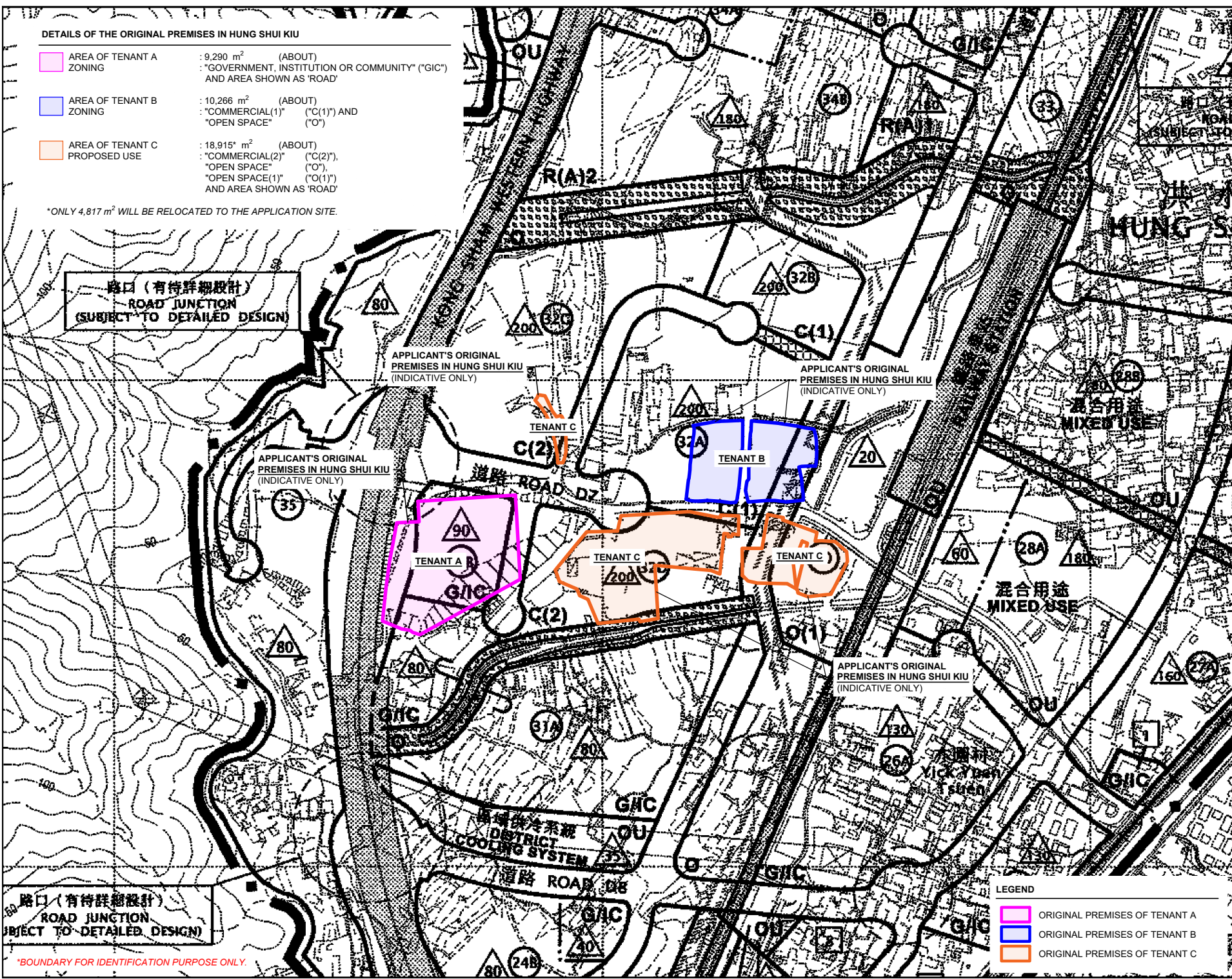
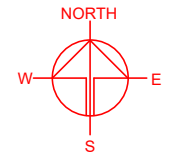
- ORIGINAL PREMISES OF TENANT A
- ORIGINAL PREMISES OF TENANT B
- ORIGINAL PREMISES OF TENANT C

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE FOR TEMPORARY STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND	
SITE LOCATION	
VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 3000 @ A4	
DRAWN BY	DATE
MN	8.11.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
OP - LOCATION PLAN	
DWG. NO.	VER.
PLAN 4	001

DETAILS OF THE ORIGINAL PREMISES IN HUNG SHUI KIU

- AREA OF TENANT A ZONING : 9,290 m² (ABOUT)
 : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("GIC")
 AND AREA SHOWN AS 'ROAD'
- AREA OF TENANT B ZONING : 10,266 m² (ABOUT)
 : "COMMERCIAL(1)" ("C(1)") AND
 "OPEN SPACE" ("O")
- AREA OF TENANT C PROPOSED USE : 18,915 m² (ABOUT)
 : "COMMERCIAL(2)" ("C(2)"),
 "OPEN SPACE" ("O"),
 "OPEN SPACE(1)" ("O(1)")
 AND AREA SHOWN AS 'ROAD'

*ONLY 4,817 m² WILL BE RELOCATED TO THE APPLICATION SITE.



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED WAREHOUSE FOR CONSTRUCTION AND MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 OP - ZONING PLAN

DWG NO. PLAN 5	VER. 001
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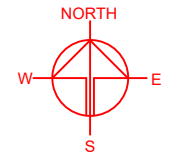
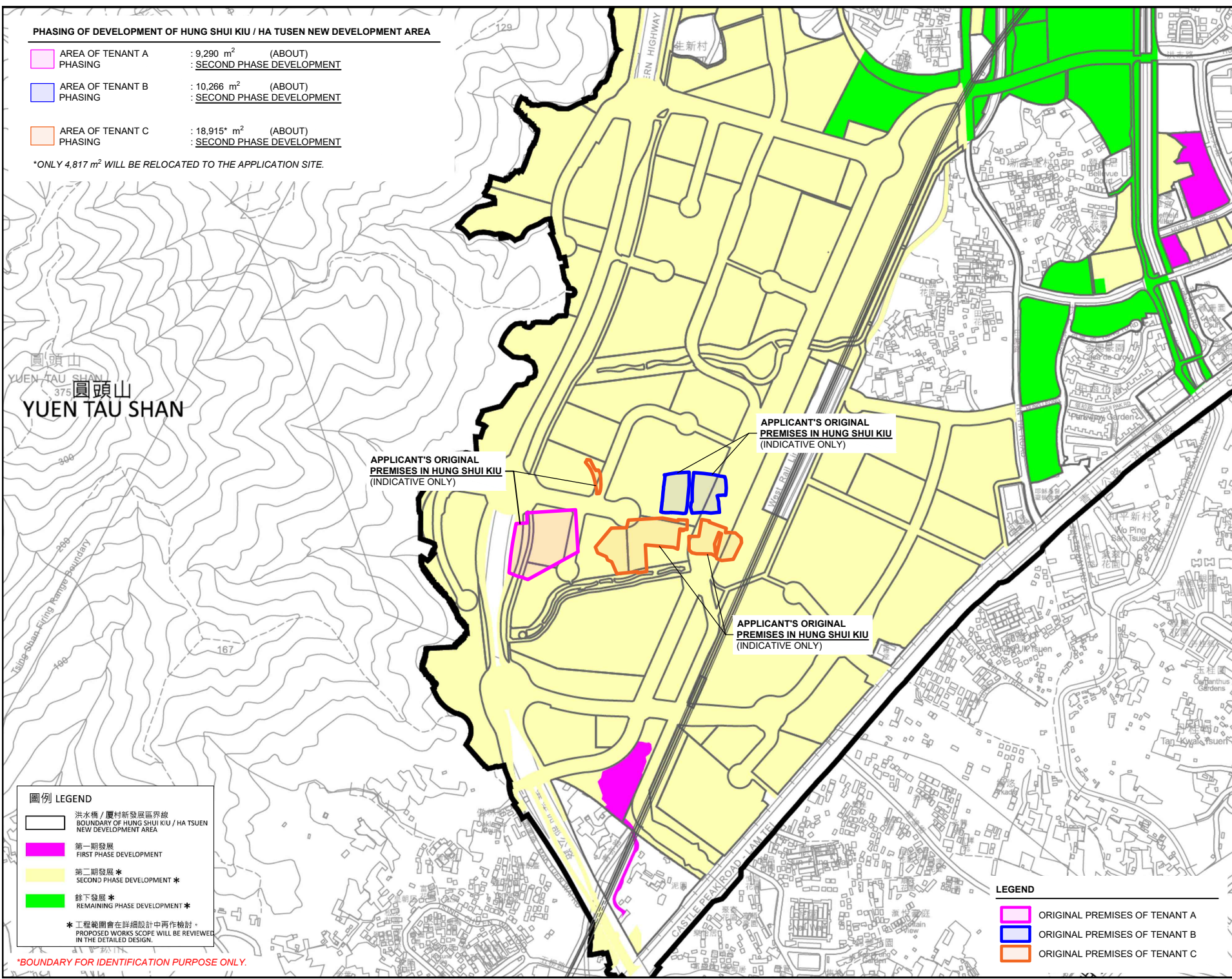
LEGEND

- ORIGINAL PREMISES OF TENANT A
- ORIGINAL PREMISES OF TENANT B
- ORIGINAL PREMISES OF TENANT C

PHASING OF DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

- AREA OF TENANT A PHASING : 9,290 m² (ABOUT)
: SECOND PHASE DEVELOPMENT
- AREA OF TENANT B PHASING : 10,266 m² (ABOUT)
: SECOND PHASE DEVELOPMENT
- AREA OF TENANT C PHASING : 18,915* m² (ABOUT)
: SECOND PHASE DEVELOPMENT

*ONLY 4,817 m² WILL BE RELOCATED TO THE APPLICATION SITE.



YUEN TAU SHAN
圓頭山
375
YUEN TAU SHAN

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

圖例 LEGEND

- 洪水橋 / 圓頭山發展區界線
BOUNDARY OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA
- 第一期發展
FIRST PHASE DEVELOPMENT
- 第二期發展*
SECOND PHASE DEVELOPMENT *
- 餘下發展*
REMAINING PHASE DEVELOPMENT *

* 工程範圍會在詳細設計中再作檢討。
PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN.

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- ORIGINAL PREMISES OF TENANT A
- ORIGINAL PREMISES OF TENANT B
- ORIGINAL PREMISES OF TENANT C

PLANNING CONSULTANT

PROJECT
PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

SCALE
1: 10000 @ A4

DRAWN BY MN	DATE 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

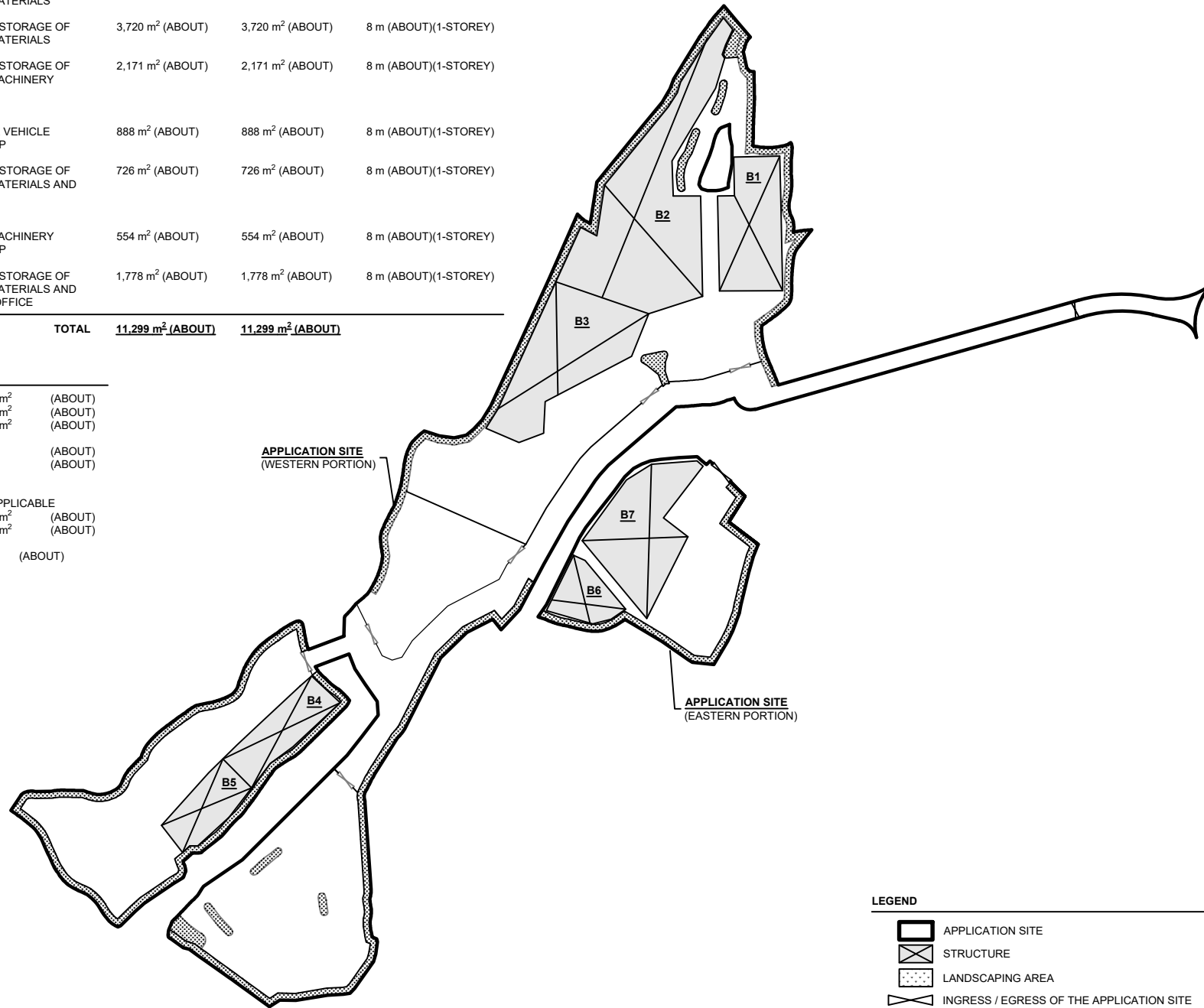
DWG. TITLE
HSK NDA PHASING

DWG NO. PLAN 6	VER. 001
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STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
TENANT A				
B1	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	1,462 m ² (ABOUT)	1,462 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B2	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS	3,720 m ² (ABOUT)	3,720 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B3	WAREHOUSE FOR STORAGE OF CONSTRUCTION MACHINERY AND OFFICE	2,171 m ² (ABOUT)	2,171 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TENANT B				
B4	SPECIAL PURPOSE VEHICLE REPAIR WORKSHOP	888 m ² (ABOUT)	888 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B5	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY	726 m ² (ABOUT)	726 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TENANT C				
B6	CONSTRUCTION MACHINERY REPAIR WORKSHOP	554 m ² (ABOUT)	554 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
B7	WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND OFFICE	1,778 m ² (ABOUT)	1,778 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		11,299 m² (ABOUT)	11,299 m² (ABOUT)	

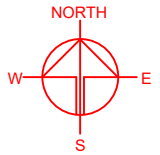
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 41,569 m ²	(ABOUT)
COVERED AREA	: 11,299 m ²	(ABOUT)
UNCOVERED AREA	: 30,270 m ²	(ABOUT)
PLOT RATIO	: 0.27	(ABOUT)
SITE COVERAGE	: 27 %	(ABOUT)
NO. OF STRUCTURE	: 7	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 11,299 m ²	(ABOUT)
TOTAL GFA	: 11,299 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	



LEGEND

- APPLICATION SITE
- STRUCTURE
- LANDSCAPING AREA
- INGRESS / EGRESS OF THE APPLICATION SITE
- GATE OF EACH PREMISES



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SITE LOCATION

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

SCALE

1 : 2500 @ A4

DRAWN BY: MN DATE: 8.11.2024

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
DETAILS OF STRUCTURES

DWG NO. PLAN 12 VER. 001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PROPOSED FILLING AND EXCAVATION OF LAND AND FILLING OF POND

APPLICATION SITE AREA : 41,569 m² (ABOUT)
 PROPOSED SITE LEVELS : +22.0 mPD - 26.0 mPD (ABOUT)

DETAILS OF FILLING OF LAND
 NORTHEAST PORTION : 13,986 m² (ABOUT)
 SOUTHWEST PORTION# : 22,068 m² (ABOUT)
 TOTAL FILLING OF LAND AREA : 36,054 m² (ABOUT)

DEPTH OF FILLING : NOT MORE THAN 4.1 m
 MATERIAL OF FILLING : SOIL AND CONCRETE

DETAILS OF EXCAVATION OF LAND
 EXCAVATION OF LAND AREA : 13,986 m² (ABOUT)
 DEPTH OF FILLING : NOT MORE THAN 3.1 m

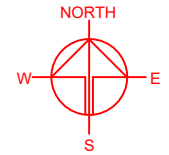
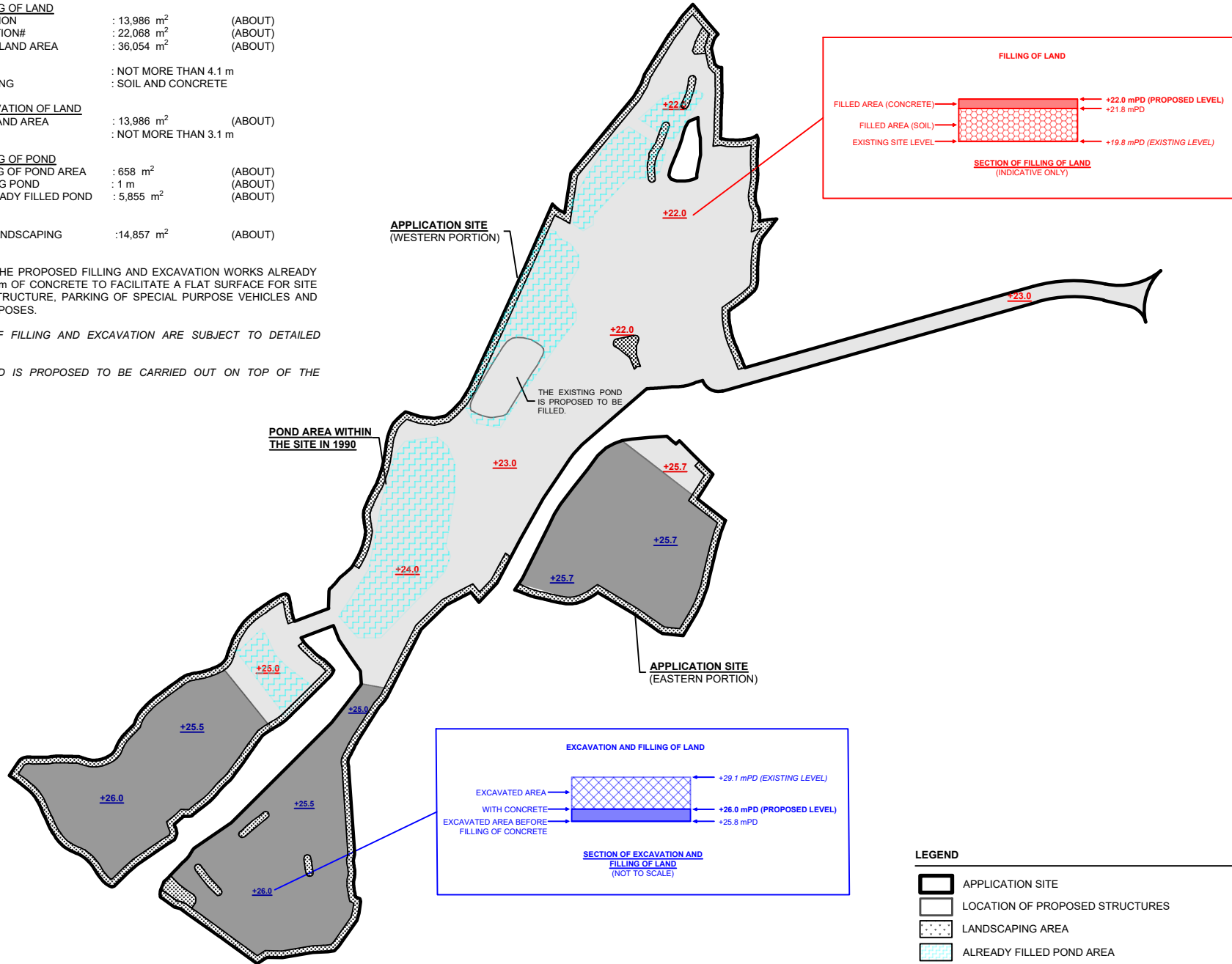
DETAILS OF FILLING OF POND
 PROPOSED FILLING OF POND AREA : 658 m² (ABOUT)
 DEPTH OF EXISTING POND : 1 m (ABOUT)
 REGULARISE ALREADY FILLED POND : 5,855 m² (ABOUT)

REMAINING AREA
 RESERVED FOR LANDSCAPING AREA : 14,857 m² (ABOUT)

SITE LEVELS OF THE PROPOSED FILLING AND EXCAVATION WORKS ALREADY INCLUDED THE 0.2m OF CONCRETE TO FACILITATE A FLAT SURFACE FOR SITE FORMATION OF STRUCTURE, PARKING OF SPECIAL PURPOSE VEHICLES AND CIRCULATION PURPOSES.

EXACT DEPTH OF FILLING AND EXCAVATION ARE SUBJECT TO DETAILED SURVEY.

#FILLING OF LAND IS PROPOSED TO BE CARRIED OUT ON TOP OF THE EXCAVATED AREA



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 PROPOSED TEMPORARY WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS AND CONSTRUCTION MACHINERY, PARKING OF SPECIAL PURPOSE VEHICLES AND RURAL WORKSHOP WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND, FILLING OF POND AND EXCAVATION OF LAND

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

SCALE
 1 : 2500 @ A4

DRAWN BY MN	DATE 8.11.2024
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
PROPOSED SITE LEVELS

DWG. NO. PLAN 15	VER. 001
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- LEGEND**
- APPLICATION SITE
 - LOCATION OF PROPOSED STRUCTURES
 - LANDSCAPING AREA
 - ALREADY FILLED POND AREA
 - PROPOSED SITE LEVEL AFTER FILLING OF LAND
 - PROPOSED SITE LEVEL AFTER EXCAVATION AND FILLING OF LAND

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