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Date: 28 August 2025

TPB Ref.: A/HSK/579

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Material, Plastic, Machinery, Spare Part & Ancillary Packaging Workshop for a Period of 3 Years at Lots 23RP (Part), 28RP (Part), 30RP (Part), 43 (Part), 193, 194 (Part), 195 (Part), 196 (Part) in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

The application site subjects to eight previous planning permissions No. A/YL-HT/301, 484, 673, 748, 894, 1067, A/HSK/196 & A/HSK/401 since 2004. The last planning approval was approved for warehouse use which is similar to the current application. There is no traffic complaint and traffic congestion occurred due to the operation of the development at the captioned application site.

The proposed development is a warehouse which is static in nature. It would only generate 2 medium good vehicle not exceeding 24 tonnes and 3 private cars to and from the application site on Mondays to Saturdays. More, two passing bays is noted at the section of Deep Bay Road from the application site to the Lau Fau Shan Roundabout. Due to the low pcus generated and attracted to and from the application site, the actual impact to the traffic situation to Deep Bay Road is actually insignificant.

The proposed landscape and tree preservation plan is attached for your record.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Tony LAM) –
By Email



Structure 1

Guard room & toilet
GFA: Not exceeding 20m²
Height: Not exceeding 3m
No. of storey: 1

Structure 2

Warehouse for storage of construction material, plastic, site office (1/F), machinery & spare part at G/F & ancillary packaging workshop
Covered land area: Not exceeding 1,800m²
GFA: Not exceeding 2,050m² (including rain shelter)
Height: Not exceeding 12m
No. of storey: 2

1 loading/unloading bay of 11m x 3.5m for medium goods vehicle

Ingress/egress

Rain shelter

Site office at 1/F (About 250m²)

2 parking space of 5m x 2.5m for private car

Structure 3

Water tank and pump room at G/F and site office at 1/F
GFA: Not exceeding 230m² (including 110m² at G/F & 120m² at 1/F)
Height: Not exceeding 7m
No. of storey: 2

Structure 4

Warehouse for storage of construction material, plastic, machinery, spare part & ancillary packaging workshop
GFA: Not exceeding 1,150m²
Height: Not exceeding 12m
No. of storey: 1

Existing Tree	Approximate Height	Spacing	Quantity
○ Existing trees to be preserved	3m to 4m	4m	37

Project 項目名稱:

Proposed Temporary Warehouse for Storage of Construction Material, Plastic, Machinery, Spare Part & Ancillary Packaging Workshop for a Period of 3 Years at Lots 23RP (Part), 28RP (Part), 30RP (Part), 43 (Part), 193, 194 (Part), 195 (Part), 196 (Part) in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:

Proposed Landscape & Tree Preservation Plan

Drawing No. 圖號:

Figure 5

Remarks 備註:

Scale 比例:

1:1000