

Our Ref.: DD 128 Lot 505 RP & VL
Your Ref.: TPB/A/YL-HTF/1193

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

By E-mail

10 July 2025

Dear Sir,

Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
With Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128,
Pak Nai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1193)

We write to submit supplementary information for the captioned application.

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



Supplementary Information

**Proposed Temporary Open Storage of Construction Materials and Machinery
With Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Agriculture” Zone,
Lots 505 RP (Part), 506 (Part), 507 (Part), 508, 509 (Part) and 510 (Part) in D.D. 128,
Pak Nai, Yuen Long, New Territories**

(Application No. A/YL-HTF/1193)

- (i) The applicant provides the following information/clarifications in support of the application:
- the applicant, **Sum Wui Investment Limited**, is authorised by the affected business operator who is still currently operating at the original premises, **K.Y.H. Steel Company Limited**, to facilitate the relocation of the existing affected business in Ha Tsuen. The Memorandum of Understanding signed by both parties is enclosed at **Annex 1**;
 - the application site (the Site) is located within the Fu Tei Au Site of Archaeological Interest (SAI). Other than the proposed drainage work, no other ground excavation work will be carried out. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth (mainly within the existing and proposed filling of land) will be proposed along the site boundary to collect the run-off to minimise the adverse drainage impact to the surrounding area. Given that the scale of excavation for the proposed drainage work is minimal, adverse impact to the SAI is not anticipated.
 - the Site is currently partly covered with asphalt (i.e. about 6,939 m²; 70% of the Site) and partly covered with soil (i.e. about 2,999 m²; 30% of the Site) of more than 0.2 m in depth. The applicant intends to regularise the existing filling of land at the entire site, at which existing site levels range from +4.2 m to +4.7 m.
 - further to the intended regularisation, the applicant proposes to increase the site level by not more than 0.5 m in depth. The Site will be partly filled with asphalt (i.e. about 6,939 m²; 70% of the Site) and partly filled with soil (i.e. about 2,999 m²; 30% of the Site). Upon completion of the proposed filling of land of more than 0.5 m in depth, the raised site levels will range from +4.7 m to +5.2 m. For details, please refer to the plan showing the proposed filling of land at **Annex 2**;
 - the filling of land is considered required and has been kept minimal to provide a solid surface for the open storage operation, site formation for erection of the proposed structure, vehicle parking, loading/unloading and circulation space. As undertaken by the applicant in Section 5.3 of the Planning Statement, the Site will be reinstated to an amenity area upon expiry of the planning permission; and
 - the applicant submits the revised page of Form No. S16-III, and the revised plans showing the existing/proposed filling of land and swept path analysis (**Annex 2**).

Annex 1

Memorandum of Understanding

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)

:

金源行鐵倉有限公司
K. Y. H. Steel Company Limited

公司註冊證明書 / 商業登記證號碼

:

規劃申請的申請人 (乙方)

:

深滙投資有限公司
Sum Wui Investment Limited

公司註冊證明書 / 商業登記證號碼

:

甲方 為位於元朗廈村丈量約份第 125 約多個地段的業務經營者，由於受到政府的洪水橋 / 廈村新發展區之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 128 約地段第 505 號餘段 (部分)、第 506 號 (部分)、第 507 號 (部分)、第 508 號、第 509 號 (部分) 及第 510 號 (部分) 作「擬議臨時露天存放建築材料及器材連附屬設施及相關填土工程 (為期 3 年)」。

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

備注：上述地段將因應規劃許可的需要而有所修訂。



(甲方)

業務經營者簽署

For and on behalf of
SUM WUI INVESTMENT LIMITED
深滙投資有限公司



Authorized Signature(s)

深滙投資有限公司 (乙方)

規劃許可申請人簽署

2025 年 5 月 27 日

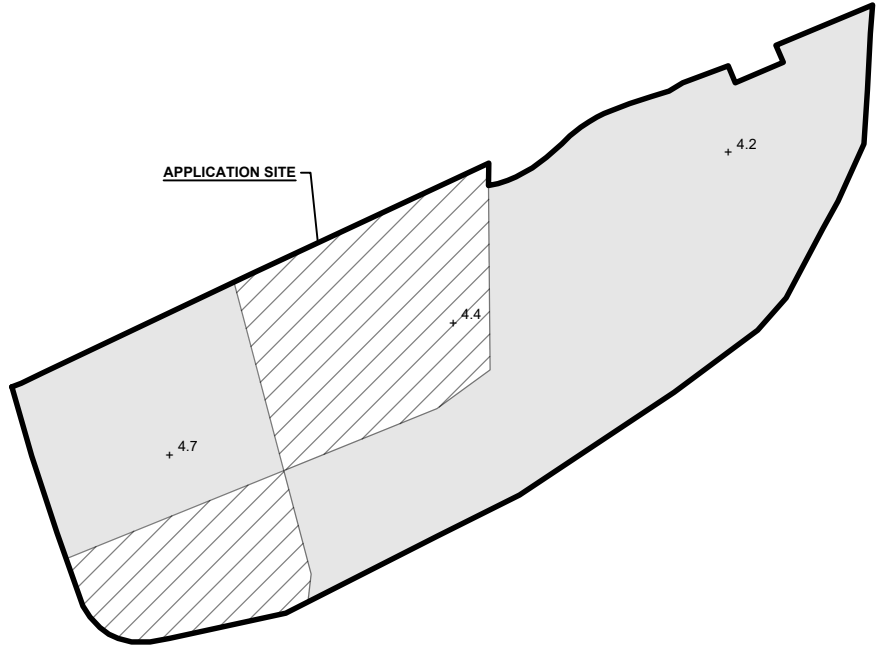
Annex 2

Revised Page of Form No. S16-III,
Revised Plans showing the Filling of Land at the Site and Swept Path Analysis

Proposed operating hours 擬議營運時間 Monday to Saturday from 09:00 to 19:00. No operation on Sunday and public holidays.																																	
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	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)) <u>Accessible from Kai Pak Ling Road via a Deep Bay Road and a local access.</u>																															
	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) <input type="checkbox"/>																															
(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？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 																															
	No 否	<input checked="" type="checkbox"/>																															
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	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／範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ^{6,939 (asphalt)} _{2,999 (soil)} sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ^{not more than 0.2 (for regularisation)} _{not more than 0.5 (proposed)} ... m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約																															
	No 否	<input type="checkbox"/>																															
(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>			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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EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 9,938 m ²	(ABOUT)
AREA OF EXISTING FILLING OF LAND	: 9,938 m ²	(ABOUT)
- ASPHALT	: 6,939 m ²	(ABOUT)
(FOR REGULARISATION)		
- SOIL COVERED WITH VEGETATION	: 2,999 m ²	(ABOUT)
(FOR REGULARISATION)		
DEPTH OF EXISTING FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVELS	: +4.2 mPD TO +4.7 mPD	(ABOUT)



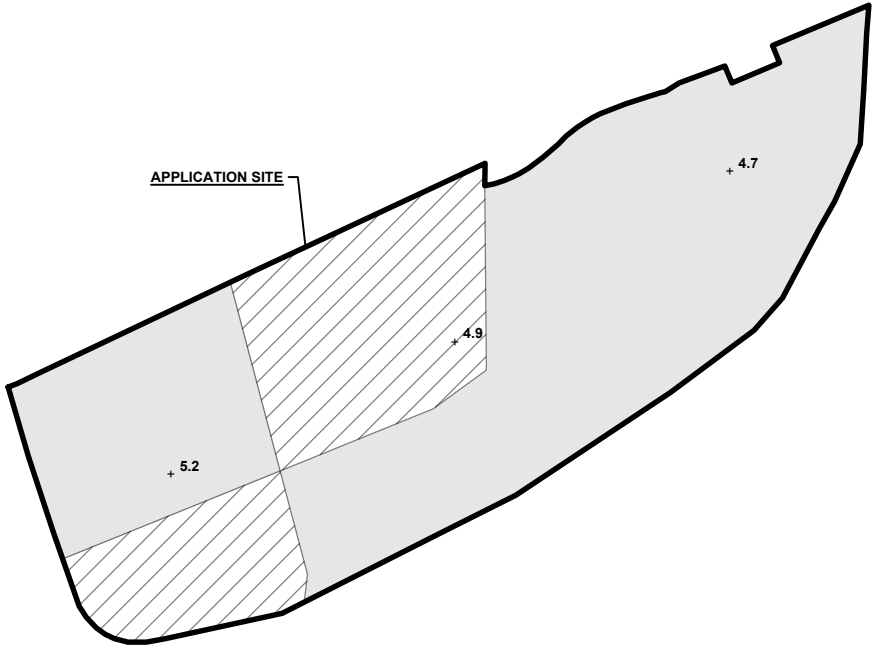
LEGEND

- APPLICATION SITE
- EXISTING FILLING OF SOIL
- EXISTING FILLING OF ASPHALT
- + 4.2 EXISTING SITE LEVEL

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

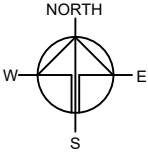
PROPOSED FILLING OF LAND

APPLICATION SITE AREA	: 9,938 m ²	(ABOUT)
COVERED BY STRUCTURE	: 30 m ²	(ABOUT)
FILLING OF LAND AREA	: 9,938 m ²	(ABOUT)
- ASPHALT	: 6,939 m ²	(ABOUT)
- SOIL	: 2,999 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.5 m	
SITE LEVELS	: +4.7 mPD TO +5.2 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: ASPHALT AND SOIL	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND OPEN STORAGE AREA AND CIRCULATION SPACE	



LEGEND

- APPLICATION SITE
- PROPOSED FILLING OF SOIL
- PROPOSED FILLING OF ASPHALT
- + 4.8 PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIALS AND MACHINERY
WITH ANCILLARY FACILITIES
AND ASSOCIATED FILLING OF
LAND FOR A PERIOD OF 3
YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128, PAK
NAI, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY
MN

DATE
10.7.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

FILLING OF LAND

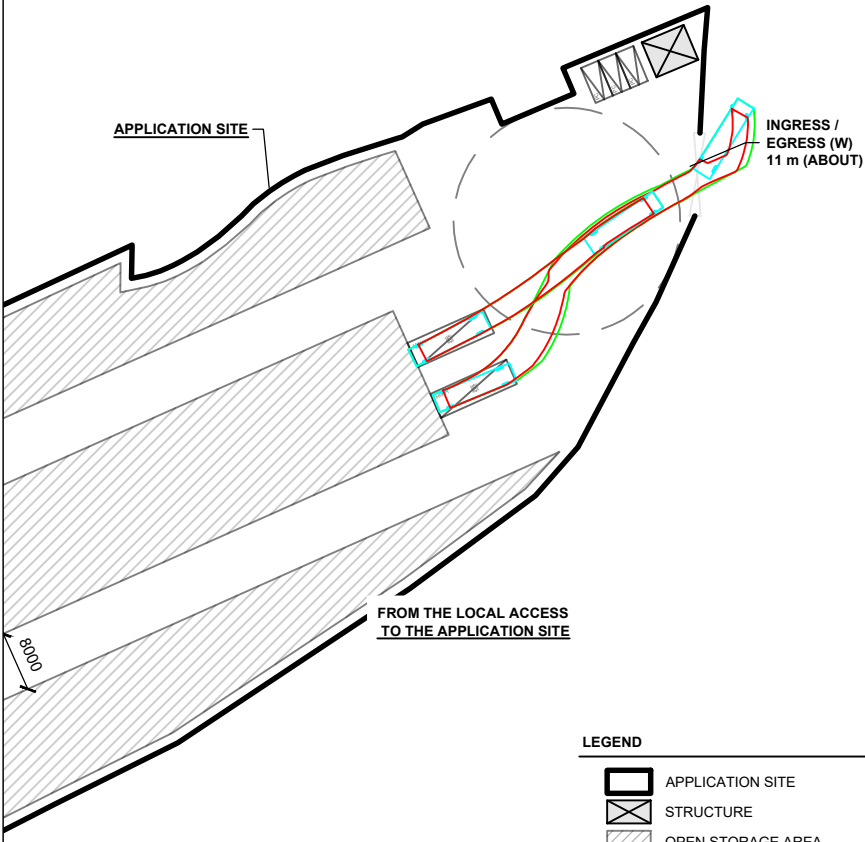
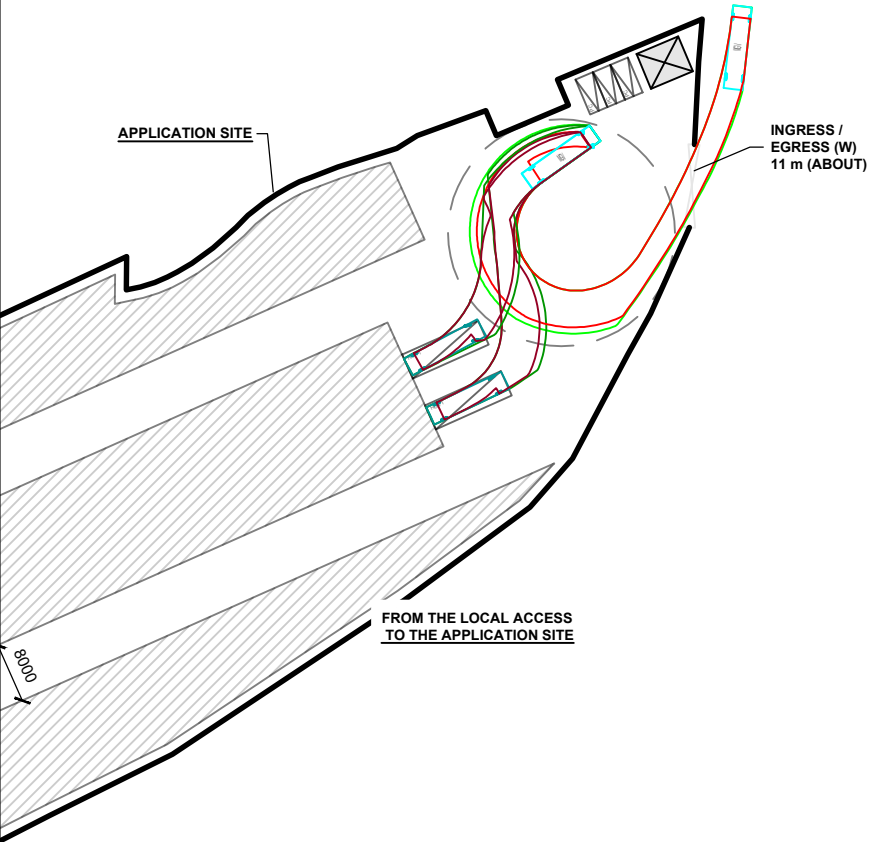
DWG NO.
PLAN 10

VER.
001

SWEPT PATH ANALYSIS

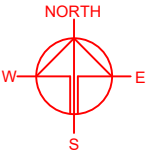
TYPE OF VEHICLE : HEAVY GOODS VEHICLE
DIMENSION OF VEHICLE : 3.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND	
	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PRIVATE CAR)
	L/U/L SPACE (HEAVY GOODS VEHICLE)
	INGRESS / EGRESS
	HEAVY GOODS VEHICLE
	SWEPT PATH OF VEHICLE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT

R-RICHES PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 1000 @ A4	
DRAWN BY	DATE
MN	8.7.2025
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS	
DWG NO.	VER.
PLAN 11	001