



Our Ref. : DD128 Lot 407 & VL
 Your Ref. : TPB/A/YL-HTF/1197

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

By Email

27 November 2025

Dear Sir,

1st Further Information

**Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials
 with Ancillary Open Storage and Facilities and Associated Filling of Land
 for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1197)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited

Louis TSE
 Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)



Responses-to-Comments

**Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D.128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories**

(Application No. A/YL-HTF/1197)

- (a) Revised application form and development plans are provided by the applicant to facilitate the application (**Annex I** and **Plans 1 to 5**).
- (b) The provision of parking and loading/unloading (L/UL) spaces are revised to facilitate the proposed development (**Annex I** and **Plans 1 & 3**). Light goods vehicles (LGV) are deployed for transportation of recyclable and construction materials. Therefore, 5 private car (PC) parking spaces and 2 LGV L/UL spaces are provided for staff to facilitate the daily operation of the proposed development. The routine delivery is expected to be carried out beyond peak hours between 11:00 to 15:00. No medium or heavy goods vehicle, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the application site (the Site) at any time during the planning approval period.
- (c) **Chung Kin Engineering (International) Limited**, the applicant for the current application and the tenant of *Lots 280 (Part) and 681 (Part) in D.D.125, Ha Tsuen*. The tenancy agreement signed by the applicant and the landlord in 2021 is provided in support of the current application (**Annex II**). The applicant has sublet the operation site in Ha Tsuen to **Mr. TANG Sheung Chai**, who is the applicant of a previously approved application No. A/HSK/516 for the development of '*Open Storage of Recyclable Materials (including Metal and Plastic) & Construction Materials and Warehouse for Storage of Construction Materials*'. The Memorandum of Understanding signed by the applicant and the business operator is also provided to facilitate the relocation of its existing business premises in Ha Tsuen (**Annex II**). The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Town Planning Board (the Board), the Site will be utilised by the operator of the affected business premises for the proposed development. Please refer to the following further justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- 1.1 The current application intends to facilitate the relocation of the existing business operator's affected premises on *lots 280 (Part) and 681 (Part) in D.D. 125* due to land resumption and to pave way for the development of the Hung Shui Kiu/Ha Tsuen New Development Area

(HSK/HT NDA) (**Plans 4 to 5**). Details of the existing business operator and the affected premises are enclosed at **Annex III**.

- 1.2 The affected premises falls within an area zoned “Open Space” (“O”) and “Village Type Development” (“V”) Zones and area shown as ‘Road’ on the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No.: S/HSK/2 (**Plan 5**). As the concerned land parcel has been resumed and reverted to the Government in August 2024, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation (**Annex III**). The affected business premises in Ha Tsuen are still operating until the concerned parcel of land are fully resumed and reverted to the Government to facilitate the implementation of the HSK/HT NDA.

Same applied use as the affected premises

- 1.3 The original business premises involves the operation of warehouse and open storage of recyclable and construction materials. The applied uses are the same as the affected business premises in Ha Tsuen. Details of the difference between the affected premises and the Site are shown at **Annex IV** and **Table 1** below:

Table 1: Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	3,809.3 m ² (about)	4,713 m ² (about)	+903.7 m ² , +24%
GFA	684 m ² (about)	2,058 m ² (about)	+1,374 m ² , +201%

- 1.4 Although the area of the Site (i.e. 4,713m², +24%) and GFA (2,058 m², +201%) are larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. The Site with a large open area allows for efficient layout and for manoeuvring of vehicle, packaging of goods for warehouse use and specialized facilities (i.e. drainage facilities and fire service installations), having a larger site area allows for the incorporation of these facilities to support the operational needs. In addition, as open storage operations would inevitably create significant dust and noise nuisance to the surrounding environment. The applicant intends to alleviate these adverse impacts by relocating the aforesaid open storage activities to the proposed structure, so as to minimise potential visual, noise and air quality impacts to the surrounding areas.

(d) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Mr. Y. C. WONG / Mr. Tony CHAN; Tel: 2443 3474 / 2443 3325)		
(a)	He has adverse comment on the application.	Noted. The applicant will submit Short Term Waiver (STW) and Short Term Tenancy (STT) applications to rectify the erection of the proposed structures on the concerned lots and occupation of Government land (GL) accordingly. No structure is proposed for domestic use.
(b)	The Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structure is allowed to be erected without the prior approval of the Government, and government land (GL).	
(c)	The following irregularity covered by the planning application has been detected by his office: <u>Unlawful occupation of GL with unauthorised structure(s) covered by the planning application</u> The GL within the Site (about 115m ² as mentioned in the application) has been fenced off/unlawfully occupied with unauthorised structure(s) without any permission. Any occupation of GL without the Government's prior approval is an offence under Cap. 28. His office reserves the rights to take necessary land control action against the unlawful occupation of GL without further notice.	
(d)	If the planning application is approved, the lot owner(s) will need to apply to his office for Short Term Waiver (STW) and Short Term Tenancy (STT) to permit the structure(s) erected within the said private lots and the occupation of GL. The application(s) for STW and STT will be considered by the Government	

Departmental Comments	Applicant's Responses
<p>in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The application(s), if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.</p>	
2. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) (Contact Person: Ms. May CHAN; Tel: 3565 3949)	
<p>(a) According to the aerial photo of 2024, the Site is situated in an area of rural coastal plain predominated by temporary structures, ponds, marshland and scattered tree groups. Based on the site photos dated August 2025, the Site is already hard-paved with temporary structures. No existing tree is observed within the Site.</p> <p>The Site is surrounded by scattered tree groups and located within Category 3 areas under the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G). Although the Planning Statement (under paragraph 5.14) states that no tree has been identified at the Site, a landscape proposal has not been included in the application to demonstrate that the proposed use would not generate adverse landscape impact on surrounding areas.</p> <p>She would reserve comment upon receipt of the required landscape technical information in accordance with "Guidance notes on the application for permission under Section 16 of the Town Planning Ordinance (Cap. 131)".</p>	<p>Noted. To enhance the visual and landscape quality, a total of 10 new trees will be planted along the western periphery of the Site (Annex V). Peripheral planting with climbing species along the 2.5 m high solid metal fence wall will also be adopted along site boundary (Annex V). Regular maintenance of the trees and climbing species will be carried out by the applicant during the planning approval period.</p>

Departmental Comments		Applicant’s Responses																																					
3. Comments of the Commissioner for Transport (C for T) (Contact Person: Mr. Forrest NG; Tel: 2399 2422)																																							
(a)	Deep Bay Road is a single track road with limited capacity. The proposed use would involve access of light goods vehicles and container trucks.	The proposed scheme has been modified with traffic development now limited to LGV and PC. The revised estimated trip generation/attraction from the proposed development is shown as follows: <table><tr><th rowspan="3">Time Period</th><th colspan="5">Estimated Trip Generation/Attraction</th></tr><tr><th colspan="2">PC</th><th colspan="2">LGV</th><th rowspan="2">2-Way Total</th></tr><tr><th>In</th><th>Out</th><th>In</th><th>Out</th></tr><tr><td>Trips at <u>AM Peak</u> (09:00 – 10:00)</td><td>4</td><td>0</td><td>1</td><td>0</td><td>5</td></tr><tr><td>Trips at <u>PM Peak</u> (18:00 – 19:00)</td><td>0</td><td>4</td><td>0</td><td>1</td><td>5</td></tr><tr><td>Average trip per hour (10:00 – 18:00)</td><td>0</td><td>0</td><td>1</td><td>1</td><td>2</td></tr></table>					Time Period	Estimated Trip Generation/Attraction					PC		LGV		2-Way Total	In	Out	In	Out	Trips at <u>AM Peak</u> (09:00 – 10:00)	4	0	1	0	5	Trips at <u>PM Peak</u> (18:00 – 19:00)	0	4	0	1	5	Average trip per hour (10:00 – 18:00)	0	0	1	1	2
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(b)	The applicant shall justify the nearby public road network has adequate capacity to cope with the traffic induced by the proposed use at the subject site.	In view of the limited development trip (with peak hour traffic up to 5 trips) is expected, adverse traffic impact generated from the Site is expected to be minimal.																																					

Departmental Comments		Applicant's Responses
4. Comments of the Secretary for Development Bureau (DEVB)		
(a)	Authorisation letter from Mr. TANG Sheung Chai to submit the current application.	The Memorandum of Understanding and tenancy agreement are enclosed at Annex II .
(b)	According to the Lands Department, there is no record on both Mr. TANG Sheung Chai and Chung Kin Engineering (International) Limited having operated in the original premises in HSK/HT NDA in the past. The applicant should advise the period of occupation of the original premises and provide appropriate documentary proof (e.g. tenancy agreement/delivery notes) for reference.	Chung Kin Engineering (International) Limited, the applicant of the current application and the tenant of <i>Lots 280 (Part) and 681 (Part) in D.D.125, Ha Tsuen</i> , is authorized by Mr. TANG Sheung Chai, the affected business operator and the applicant of a previously approved application No. A/HSK/516, to facilitate the relocation of its existing business premises in Ha Tsuen. The Memorandum of Understanding and tenancy agreement are enclosed at Annex II . The applicant and the operator of the affected business premises have agreed that upon planning approval of the current application has been granted by the Board, the Site will be utilised by the operator of the affected business premises for the proposed development.
5. Comments of the Antiquities and Monuments Office, Development Bureau (AMO, DEVB)		
(a)	The application site is situated within the Fu Tei Au Site of Archaeological Interest (SAI). After reviewing the location and scope of the proposed works which involves drainage works that may affect the archaeological remains of the SAI, the applicant should conduct an Archaeological Impact Assessment (AIA) to evaluate the archaeological impact imposed by the proposed development and its associated works. According to the result of the baseline review, the applicant should engage an archaeologist to apply for a licence under the Antiquities and Monuments Ordinance, Cap. 53, if an archaeological investigation is necessary. A proposal of the AIA should be submitted to the AMO for agreement prior to applying for a licence. Subject to the findings of	Noted. The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). Other than the proposed drainage work, <u>no other ground excavation work</u> will be carried out. Subject to final approval of the Drainage Authority, peripheral drainage u-channels of not more than 1 m in depth 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.

Departmental Comments		Applicant's Responses
	AIA, appropriate mitigation measures, if needed, should be implemented by the applicant in consultation with AMO.	
(b)	For information about Fu Tei Au SAI, the applicant could refer to the research file of Fu Tei Au SAI which is available for viewing at the Reference Library of Hong Kong Heritage Discovery Centre in Kowloon Park by reservation in advance (https://www.amo.gov.hk/en/visitor-centre/heritage-discovery-centre/reference-library/index.html). For enquiry, please contact the staff of the Reference Library on 2208 4428 during opening hours.	

Annex I

Revised Application Form

6. Type(s) of Application 申請類別					
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)					
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Warehouse for Storage of Recyclable and Construction Materials with Ancillary Open Storage and Facilities and Associated Filling of Land for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)				
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月				
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 2,706sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 2,007sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目 5 Proposed domestic floor area 擬議住用樓面面積 N/Asq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 2,058sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 2,058sq.m <input checked="" type="checkbox"/> About 約					
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)					
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	
B1	METER ROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m ² (ABOUT)	256 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m ² (ABOUT)	102 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m ² (ABOUT)	1,670 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)
TOTAL		2,007 m² (ABOUT)	2,058 m² (ABOUT)	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目					
Private Car Parking Spaces 私家車車位					5
Motorcycle Parking Spaces 電單車車位					N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位					N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位					N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位					N/A
Others (Please Specify) 其他 (請列明)					
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目					
Taxi Spaces 的士車位					N/A
Coach Spaces 旅遊巴車位					N/A
Light Goods Vehicle Spaces 輕型貨車車位					2
Medium Goods Vehicle Spaces 中型貨車車位					N/A
Heavy Goods Vehicle Spaces 重型貨車車位					N/A
Others (Please Specify) 其他 (請列明)					

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 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 4,641 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 not more than 0.2 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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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																															

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,058 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.44 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A <input type="checkbox"/> (Not more than 不多於) m 米	
		N/A <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	3 - 11 (about) <input type="checkbox"/> (Not more than 不多於) m 米	
		1 - 2 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
(iv) Site coverage 上蓋面積	43 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		5
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		5 N/A N/A N/A N/A
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		2
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A 2 N/A N/A

Annex II

Memorandum of Understanding and Tenancy Agreement

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) : Mr. TANG Sheung Chai

身份證號碼 : XXXXXXXXXX

規劃許可申請人 (乙方) : 中堅通架工程有限公司
Chung Kin Engineering (International) Limited

公司註冊證明書 / 商業登記證號碼 : XXXXXXXXXX

甲方 為位於丈量約份第 125 約多個地段的業務經營者，由於受到洪水橋/廈村新發展區之收地計畫影響，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 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 128 約地段第 404 號 (部分)、第 406 號 A 分段、第 406 號餘段、第 407 號、第 408 號、第 409 號、第 410 號、第 411 號及第 475 號 A 分段 (部分) 和毗連政府土地作「擬議臨時貨倉及露天存放可循環再造物料及建築材料連附屬設施及相關填土工程 (為期 3 年)」。

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

備注：上述地段將因應規劃許可的需要而有所修訂。


Mr. TANG Sheung Chai (甲方)
業務經營者簽署



中堅通架工程有限公司 (乙方)
規劃許可申請人簽署

2025 年 9 月 2 日

租 約

附件 1 / P. 1

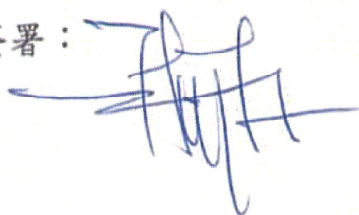
立租約人 發租人：鄧作霖 身份証號碼： (以下簡稱甲方)

承租人：中堅通架工程有限公司 商業登記証： (以下簡稱乙方)

- (一) 甲方將新界地段 DD 125 LOT NO: 280 部份、681 部份(約 41,003)呎，租予乙方作 合法 用途。
- (二) 租期定 5 年，由 2021 年 02 月 03 日起，至 2026 年 02 月 02 日止。
- (三) 租金每 月 為港幣 ，必須在每月首日上期繳交，不得拖欠，如乙方超過 30 天不交租金，甲方有權收回該土地，並將合約終止。追討欠租及收地之法律費用，由乙方負責。
- (四) 簽約之日，乙方即交按金港幣 與甲方，此按金在約滿時乙方將土地完整交回甲方時領回，不計利息。如建築物有損壞時，甲方在按金中扣除作修理費。
- (五) 乙方需依時將租金存入甲方之銀行戶口 No: (銀行)，或以現金支付。
- (六) 政府徵收合約內之地段的差餉、地租、上蓋牌費、罰款、水、電、什費等、均由乙方負責繳納，並限於期滿前清繳，如有欠交，甲方即將乙方按金扣除抵償，不足時得扣留其物件拍賣補足。
- (七) 在租期內政府如徵收該土地時，乙方應依限期遷出，不得向甲方索取搬遷費或任何補賞。
- (八) 甲方同意乙方在租地上搭建上蓋(即地政處之短期豁免書)，如乙方須要向政府申請有關牌照時，甲方須無條件協助乙方向政府申請，直至批准為止，所有有關該項申請費用，均由乙方負責繳納，但如乙方未能取得政府之許可，乙方須依限期前清拆有關搭建物，否則一切責任、罰款均由乙方負責，並不得向甲方索償。
- (九) 如甲方的地段因乙方改變用途而被政府警告，乙方必須向有關部門申請許可或依限期前搬遷，否則一切責任、罰款均由乙方負責。
- (十) 甲方如將地段出售，此租約仍然有效，直至租約期滿為止，否則，甲方須賠償乙方一切損失。
- (十一) 在租期內，乙方不得在上列地段經營違法生意，否則甲方有權將上列地段收回。
- (十二) 在辦公時間甲方有權進入地盤內視察。
- (十三) 乙方須負責場地內的一切保險責任、損毀、遺失、天災意外傷亡等事故，與甲方無關。
- (十四) 如雙方有意續租，須於期滿前三個月經雙方商議決定。但須另議租金，重新立約。如乙方退租，乙方須自行清理租地上所有垃圾廢物，將原地交回甲方，一切清理場地所需之費用均由乙方負責支付。
- (十五) 如乙方違犯上列條款而引致甲方任何損失時甲方有權向乙方索取賠償，恐口無憑繕就壹式兩份各執壹紙為據。

備註：

甲方簽署：



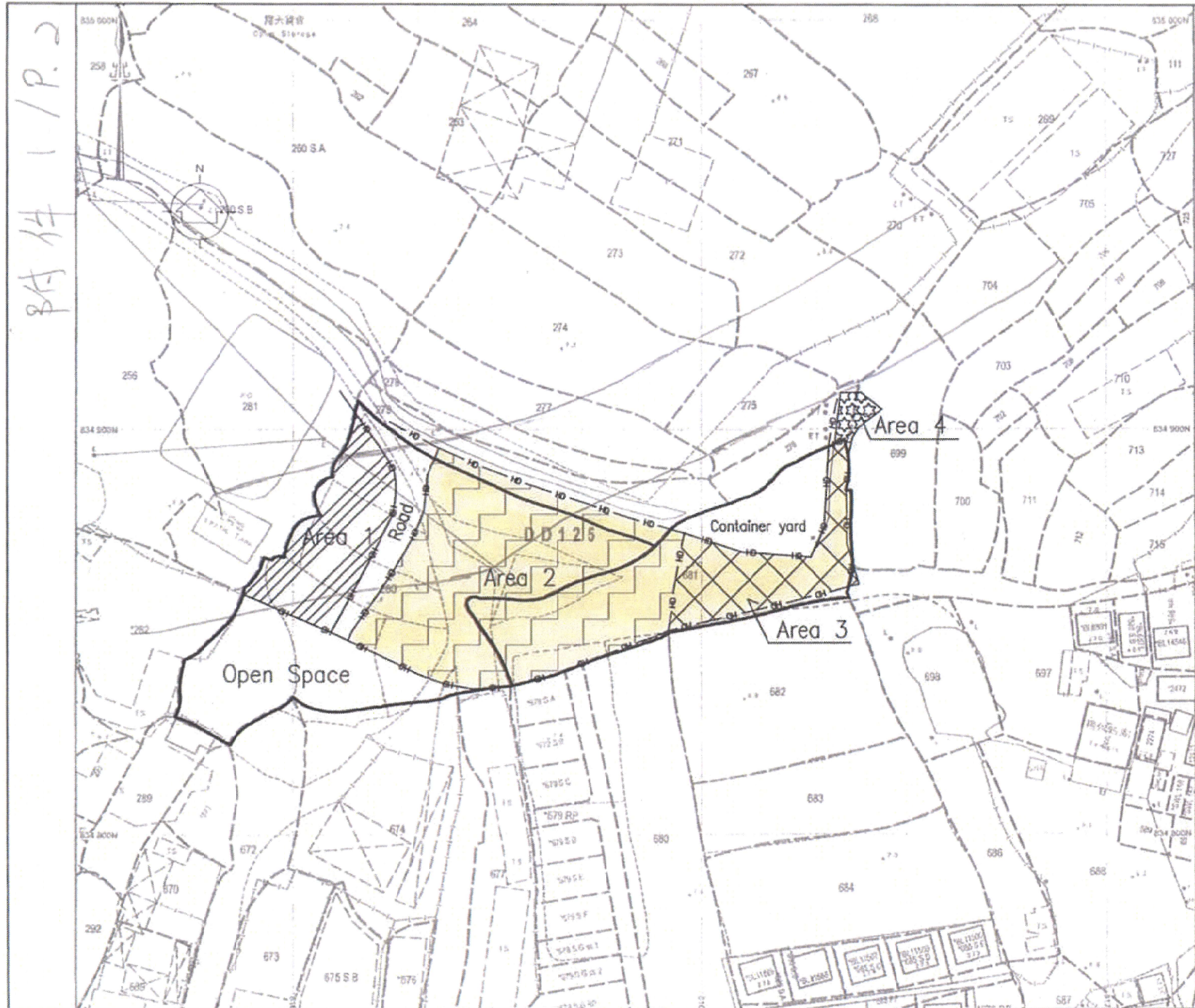
乙方簽署：

For and on behalf of
CHUNG KIN ENGINEERING (INTERNATIONAL) LIMITED
中堅通架工程有限公司

Authorized Signature(s)

日期：2021 年 2 月 1 日立

附件 1/P.2



免責聲明
本圖則
根據政
而臨時
出現的
資料時
·地
Disclaimer
This plan
location
land un
Land A
Licence
terminal
Lands
by field
notificat

LEGENDS 1:-

	Area 1 879.2m ² (About) 9,464ft ² (About)
	Area 2 3,036m ² (About) 32,679ft ² (About)
	Area 3 773.3m ² (About) 8,324ft ² (About)
	Area 4 86.6m ² (About) 932ft ² (About)
	Open Space 1196.5m ² (About) 12,879ft ² (About)
	Road 395.0m ² (About) 4,252ft ² (About)
	Container Yard 540.9m ² (About) 5822ft ² (About)

© Copy

- NOTES 1:-
1. ALL SPOT LEVEL POSITIONS ARE INDICATED BY A CROSS.
 2. ALL GRID LINES ARE IN HONG KONG 1980 GRID.
 3. ALL LEVELS ARE ABOVE HONG KONG PRINCIPAL DATUM.
 4. ALL UNITS ARE IN METRES.
 5. DATE OF SURVEY : August 2021

Project:-
Measured Area of Lots 200 & 601 in D.D. 125
Yuen Long, New Territories.

Title : Measured Area Plan

Scale 1 : 1000

Plan No. : 1677/MA/30

Signature

Loc

Lot

Dist

Dat

Tang Kuo Chun, Liwei (SARCS, MARS, HPSS) RL5
Date 31 August 2021

TANG SURVEYS LIMITED

Unit A, 2/F, Sun Ray House,
20-22 Kuo Yik Road, Yuen Long

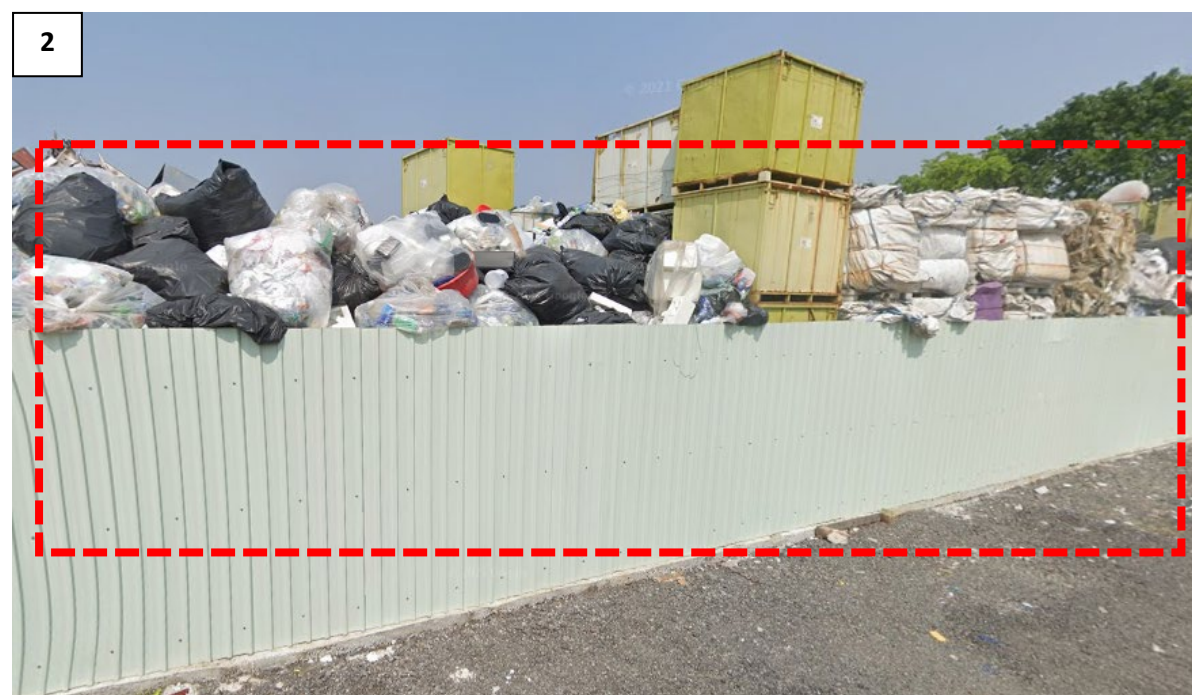
Tel : 3479-0108
Fax : 3479-0108

Scale 1 : 1000

Annex III

Details of the Existing Business Operator in Ha Tsuen

Site Photo of the Affected Business Premises



Annex IV

Comparison Table Showing the Differences between the Proposed Scheme and the Approved Scheme under S. 16 Planning Application No. A/HSK/516

Comparison table showing the changes between the proposed scheme and the affected business premises in Ha Tsuen

Development Parameters	Affected Business Premises in Ha Tsuen (Majority of the premises is the subject of a previously approved application No. A/HSK/516) (a)	Current Application (b)	Difference (b)-(a)	
Site Area	3,809.3 m ² (about)	4,713 m ² (about)	+903.7 m ²	+24%
Covered Area	684 m ² (about)	2,007 m ² (about)	+1,323 m ²	+193%
Uncovered Area	3,125.3 m ² (about)	2,706 m ² (about)	-419.3 m ²	-13%
Plot Ratio	0.18 (about)	0.44 (about)	+0.26	+144%
Site Coverage	18% (about)	43% (about)	+25%	+139%
No. of Structure	3	5	+1	
Gross Floor Area	684 m ² (about)	2,058 m ² (about)	+1,374 m ²	+201%
- Domestic	N/A	N/A		
- Non-Domestic	684 m ² (about)	2,058 m ² (about)	+1,374 m ²	+201%
Building Height	8 m (about)	3 – 11 m (about)	+3 m	
No. of Storey	1	1 - 2	-	
Operation Hours	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
No. of Private Car Parking Space	0	5	+5	
No. of Loading/Unloading Space	1 (Medium Goods Vehicle)	2 (Light Goods Vehicle)	+1	

Annex V

Landscape Plan

LANDSCAPE PROPOSAL

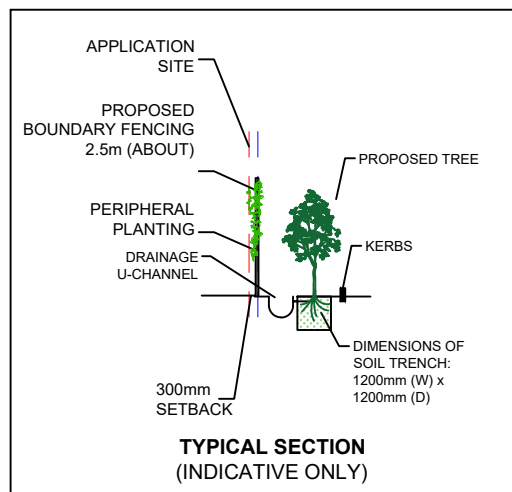
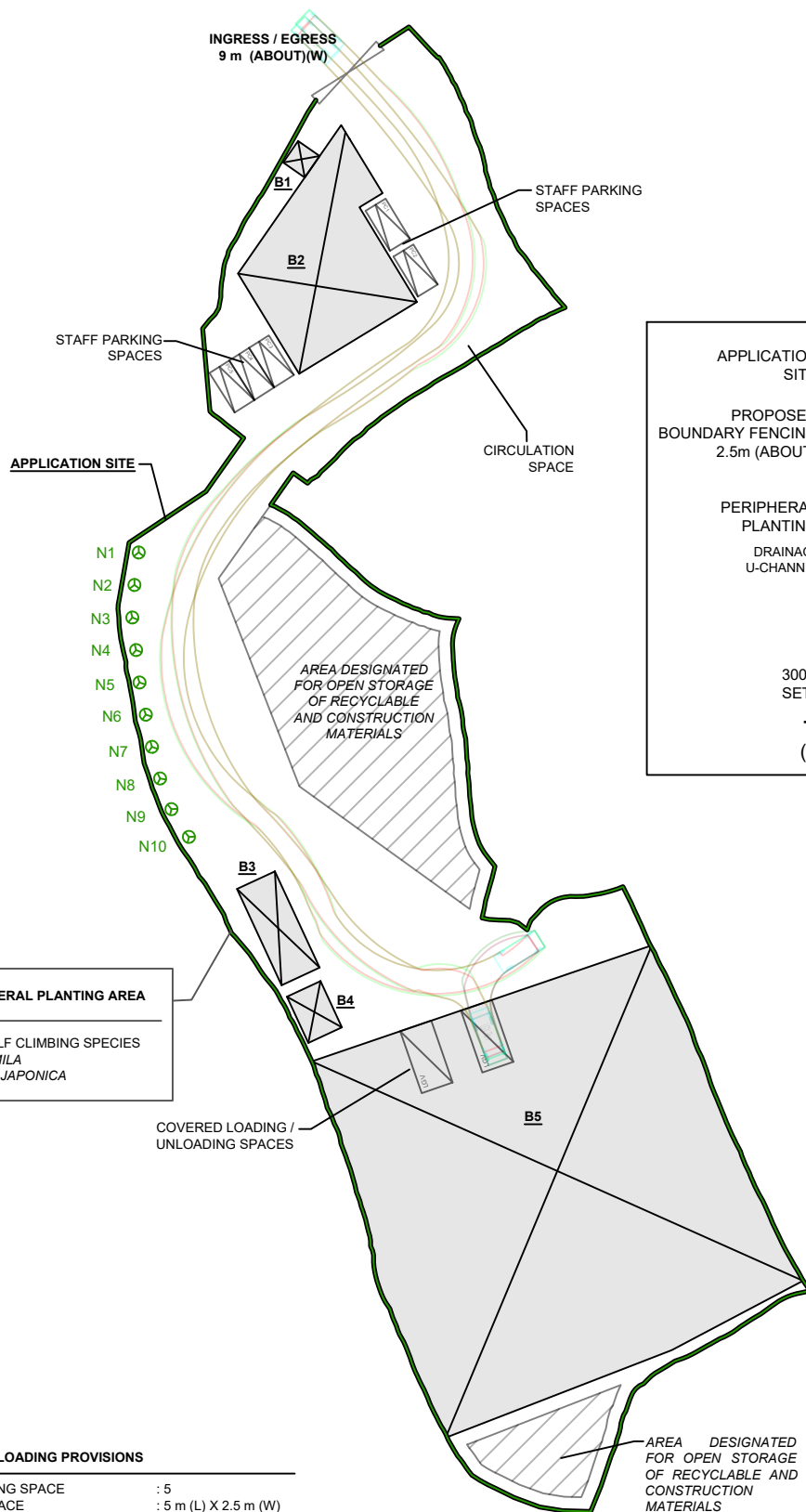
APPLICATION SITE AREA : 4,713m² (ABOUT)
COVERED AREA : 2,007 m² (ABOUT)
UNCOVERED AREA : 2,706 m² (ABOUT)

SPECIES OF PERIPHERAL PLANTING : *FICUS PUMILA*;
LONICERA JAPONICA

NO. OF NEW TREES WILL BE PLANTED : 10 (N1 TO N10)
SPECIES OF NEW TREES : *POLYSPORA AXILLARIS*
HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
SPACING OF NEW TREES : NOT LESS THAN 3 m
DIMENSION OF SOIL TRENCH : 1.2 m (W) X 1.2 m (D)

NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



PARKING AND LOADING/UNLOADING PROVISIONS

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

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF L/UL SPACE : 3.5 m (L) X 7 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- PARKING SPACE
- L/UL SPACE (LGV)
- INGRESS / EGRESS
- PERIPHERAL PLANTING
- PROPOSED NEW TREES
- LIGHT GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

LT

DATE

8.10.2025

REVISED BY

DATE

TITLE

LANDSCAPE PLAN

DWG NO.

ANNEX V

VER.

001



LIST OF PLANS

Plan 1	Layout Plan
Plan 2	Filling of Land
Plan 3	Swept Path Analysis
Plan 4	Original Premises – location and zoning
Plan 5	Plan showing the Development Phasing of the Hung Shui Kiu/Ha Tsuen New Development Area

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA : 4,713 m² (ABOUT)
COVERED AREA : 2,007 m² (ABOUT)
UNCOVERED AREA : 2,706 m² (ABOUT)

PLOT RATIO : 0.44 (ABOUT)
SITE COVERAGE : 43 % (ABOUT)

NO. OF STRUCTURE : 5
DOMESTIC GFA : N/A
NON-DOMESTIC GFA : 2,058 m² (ABOUT)
TOTAL GFA : 2,058 m² (ABOUT)

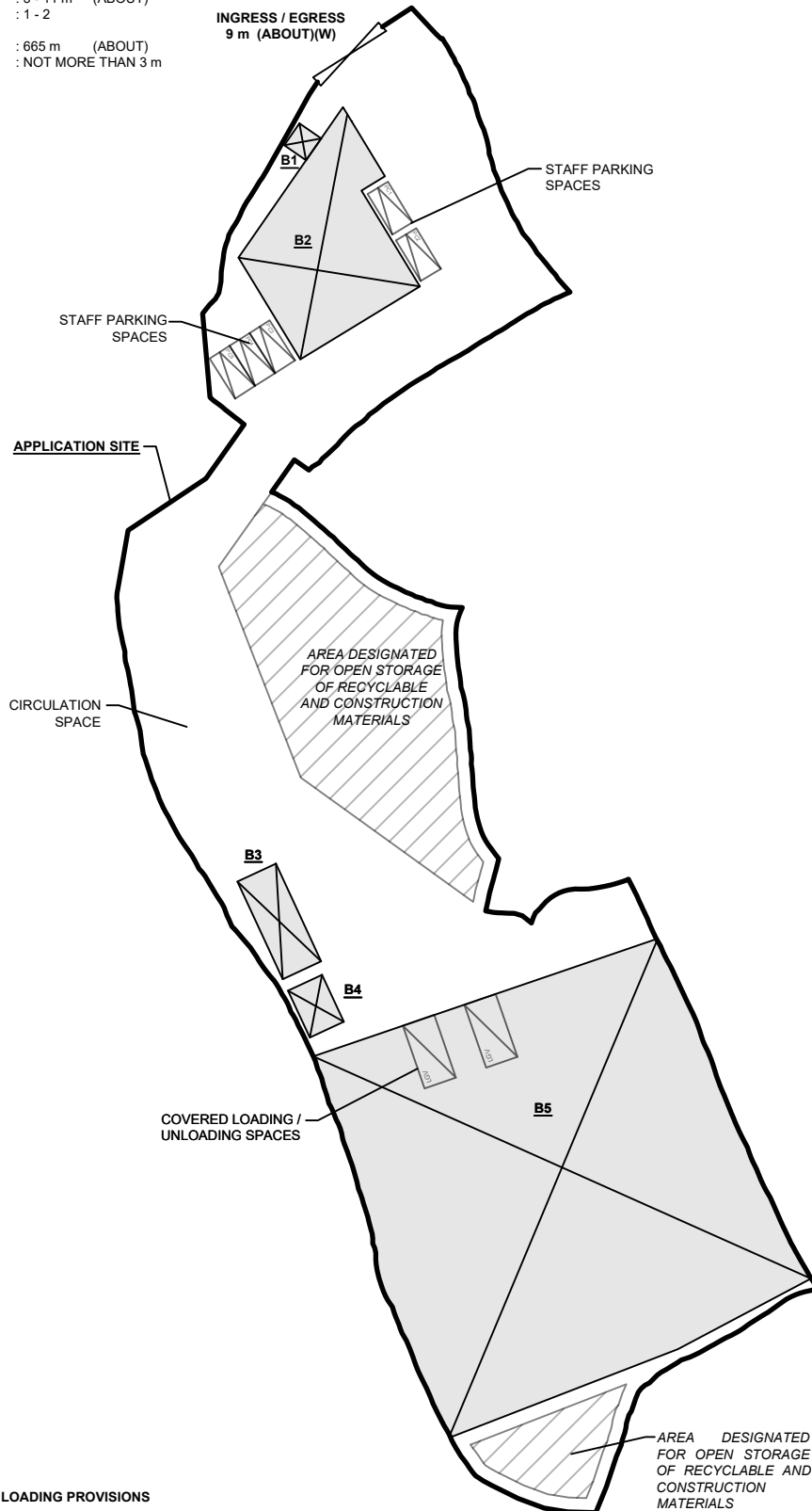
BUILDING HEIGHT : 3 - 11 m (ABOUT)
NO. OF STOREY : 1 - 2

OPEN STORAGE AREA : 665 m (ABOUT)
STACKING HEIGHT OF OS : NOT MORE THAN 3 m

STRUCTURE USE

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	METER ROOM	8 m ² (ABOUT)	8 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	SITE OFFICE, WASHROOM AND STORAGE OF CONSTRUCTION MATERIALS	256 m ² (ABOUT)	256 m ² (ABOUT)	5 m (ABOUT)(1-STOREY)
B3	STORAGE OF CONSTRUCTION MATERIALS	51 m ² (ABOUT)	102 m ² (ABOUT)	7 m (ABOUT)(2-STOREY)
B4	WASHROOM	22 m ² (ABOUT)	22 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B5	WAREHOUSE FOR STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS	1,670 m ² (ABOUT)	1,670 m ² (ABOUT)	11 m (ABOUT)(1-STOREY)

TOTAL 2,007 m² (ABOUT) 2,058 m² (ABOUT)



PARKING AND LOADING/UNLOADING PROVISIONS

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

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE : 2
DIMENSION OF L/UL SPACE : 3.5 m (L) X 7 m (W)

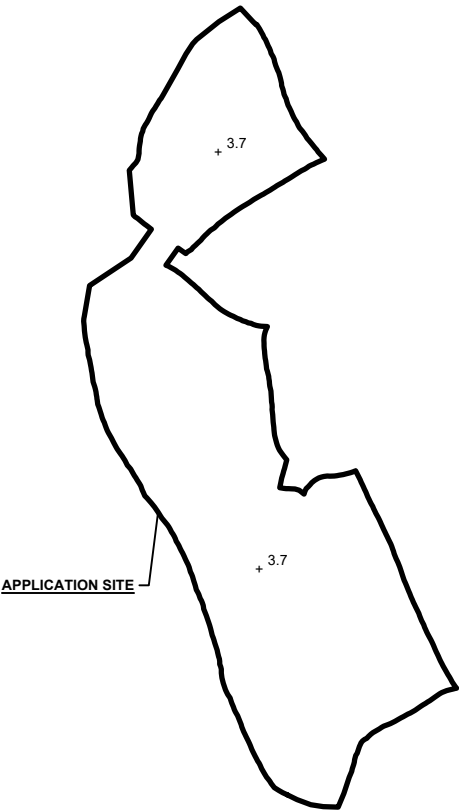
LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	OPEN STORAGE AREA
	PARKING SPACE
	L/UL SPACE (LGV)
	INGRESS / EGRESS



PLANNING CONSULTANT 	PROJECT PROPOSED TEMPORARY WAREHOUSE (STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	ADDRESS VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES	SCALE 1 : 750 @ A4 DRAWN BY LT REVISED BY DATE 8.10.2025	TITLE LAYOUT PLAN DWG NO. PLAN 1 VER. 001	NORTH
-------------------------	--	--	--	--	-----------

THE APPLICATION SITE BEFORE FILLING OF LAND

APPLICATION SITE AREA	: 4,713 m ²	(ABOUT)
FORMER SITE LEVELS	: +3.7 mPD	(ABOUT)
FORMER SITE SURFACE	: SAND AND GRAVEL	



LEGEND

	APPLICATION SITE
	FORMER SITE LEVEL

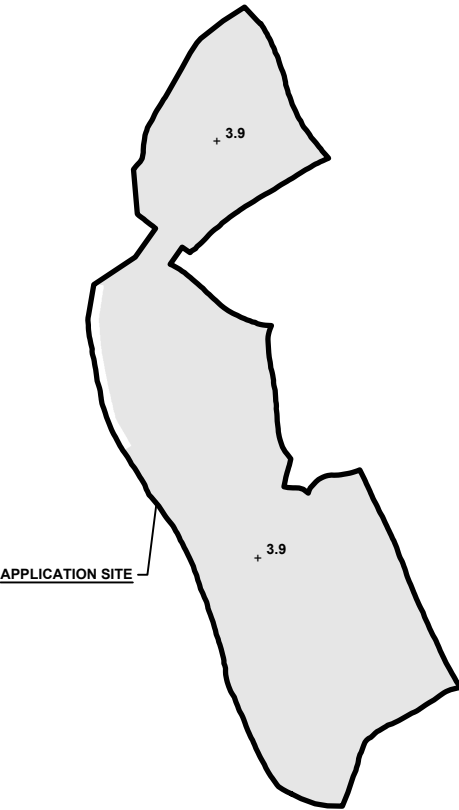
*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

EXISTING FILLING OF LAND AREA




APPLICATION SITE AREA	: 4,713 m ²	(ABOUT)
COVERED BY STRUCTURE	: 2,007 m ²	(ABOUT)
EXISTING FILLED AREA	: 4,641 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
SITE LEVELS	: +3.9 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND OPEN STORAGE AREA AND CIRCULATION SPACE	

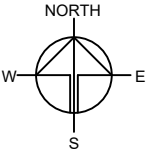
THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.

PORTION OF THE EXISTING HARD-PAVING (72 m²) WILL BE REMOVED BY THE APPLICANT FOR HEALTHY TREE GROWTH.



LEGEND

	APPLICATION SITE
	EXISTING FILLED AREA
	SITE LEVEL



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (STORAGE OF RECYCLABLE AND CONSTRUCTION MATERIALS) WITH ANCILLARY OPEN STORAGE AND FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY	DATE
MN	8.7.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 2	VER. 001
-------------------	-------------

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT GOODS VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 5 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

INGRESS /
EGRESS (W)
9 m (ABOUT)

INGRESS /
EGRESS (W)
9 m (ABOUT)

APPLICATION SITE

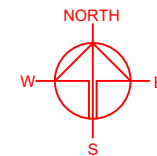
APPLICATION SITE

FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

FROM THE LOCAL ACCESS
TO THE APPLICATION SITE

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- OPEN STORAGE AREA
- PARKING SPACE
- L/U/L SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
WAREHOUSE (STORAGE OF
RECYCLABLE AND
CONSTRUCTION MATERIALS)
WITH ANCILLARY OPEN
STORAGE AND FACILITIES AND
ASSOCIATED FILLING OF LAND
FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND
ADJOINING GOVERNMENT
LAND, PAK NAI, YUEN LONG,
NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

LT

DATE

8.10.2025

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 3

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES : 3,809.3 m² (ABOUT)

PLANNING APPLICATION NO. : A/HSK/516 (LATEST)

LOCATION : VARIOUS LOTS IN D.D. 125, SAN WAI, HA TSUEN, YUEN LONG, NEW TERRITORIES

USE OF PREMISES : OPEN STORAGE OF RECYCLABLE MATERIALS (INCL. METAL AND PLASTER) & CONSTRUCTION MATERIALS AND WAREHOUSE FOR STORAGE OF CONSTRUCTION MATERIALS

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP

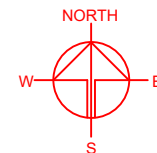
OUTLINE ZONING PLAN NO. : S/HSK/2

ZONING OF THE ORIGINAL PREMISES : "OPEN SPACE" ("O"), "VILLAGE TYPE DEVELOPMENT" ("V") AND AREA SHOWN AS "ROAD"

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 / 5000 @ A4

DRAWN BY

MN

DATE

8.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG. NO.

PLAN 4

VER.

001

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

DEVELOPMENT PHASING OF THE SITE : SECOND PHASE DEVELOPMENT

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG
SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3103
RESUMPTION PLAN NO. : YLM10744
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES

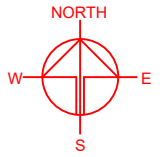
RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG
SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3102
RESUMPTION PLAN NO. : YLM11147b
SOURCE OF PLAN : LANDS DEPARTMENT

ORIGINAL PREMISES
IN HA TSUEN
(INDICATIVE ONLY)

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 128 AND
ADJOINING GOVERNMENT
LAND, PAK NAI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 10000 / 2500 @ A4

DRAWN BY

MN

DATE

8.7.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG. NO.

PLAN 5

VER.

001