

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

20 August 2025

Dear Sir,

Supplementary 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 supplementary information in support of the subject application, details are as follows:

- (a) The revised application form and supporting document are provided by the applicant (**Annexes I and II**).
- (b) The applicant would like to provide clarifications on the subject application, details are as follows:

Applied Use

- The applied uses are revised as '*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*' (**Annex I**).

Land Resumption

- Portion of the applicant's affected business premises in Hung Shui Kiu (i.e. the site of planning application No. A/HSK/516) has been resumed and reverted to the Government in August 2024, in order to facilitate the development of the Hung Shui Kiu/Ha Tsuen New Development Area.

Operation Details

- All structures proposed at the application site (the Site) will be fully enclosed. As enclosed structures prevent contamination from rain, dust, and other environmental factors that could compromise material integrity, structures B2, B3

and B5 will be used for storage of recyclable and construction materials.

- As some types of recyclable and construction materials (i.e. aluminum cans, metals, etc.) are resistant to weather and can be stored openly without significant risk of damage, portion of the Site (i.e. about 665m², 14% of the Site) will be designated as ancillary open storage area with stacking height of not more than 3m.
- The proposed warehouse is intended for storage of recyclable and construction materials, which are typically packaged in bulk or large in size, container vehicle is therefore required for transporting large quantities of goods to enhance operational efficiency.

Sewage Disposal

- During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff. The applicant will implement good practices under ProPECC PN 1/23 when designing on-site sewage system within the Site (i.e. the use of septic tank and soakaway system). Licensed collectors will be employed by the applicant to collect and dispose of the sewage regularly.

No Adverse Archaeological Impact

- The proposed structures are steel-frame structures with no foundation (i.e. excavation work is not required). Regarding the drainage facilities at the Site, relevant information on the proposed drainage works will be provided to Antiquities and Monuments Office if any ground excavation works would be required in detailed design stage. Adverse archaeological impact on the Site is therefore not anticipated.

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



Louis TSE
Town Planner

Annex I

Replacement Page of 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 m ² (ABOUT)	2,058 m ² (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 1 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) Container Vehicle 1					

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lots 404 (Part), 406 S.A, 406 RP, 407, 408, 409, 410, 411 and 475 S.A (Part) in D.D. 128 and adjoining Government Land, Pak Nai, Yuen Long, New Territories
Site area 地盤面積	<div>4,713 sq. m 平方米 <input checked="" type="checkbox"/> About 約</div> <div>(includes Government land of 包括政府土地 115 sq. m 平方米 <input checked="" type="checkbox"/> About 約)</div>
Plan 圖則	Approved Ha Tsuen Fringe OZP No.: S/YL-HTF/12
Zoning 地帶	"Agriculture" Zone
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/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

Annex II

Comparison table showing the changes between the proposed scheme and the approved scheme
under application No. A/HSK/516

Annex II – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/HSK/516

Development Parameters	Approved Application No. A/HSK/516 (a)	Current Application (b)	Difference (b)-(a)	
Site Area	7,000 m ² (about)	4,713 m ² (about)	-2,287 m ²	-33%
Covered Area	704 m ² (about)	2,007 m ² (about)	+1,303 m ²	+185%
Uncovered Area	6,296 m ² (about)	2,706 m ² (about)	-3,590 m ²	-57%
Plot Ratio	0.1 (about)	0.44 (about)	+0.34	+340%
Site Coverage	10% (about)	43% (about)	+33%	+330%
No. of Structure	4	5	+1	
Gross Floor Area	724 m ² (about)	2,058 m ² (about)	+1,334 m ²	+184%
- Domestic	N/A	N/A		
- Non-Domestic	724 m ² (about)	2,058 m ² (about)	+1,334 m ²	+184%
Building Height	6 - 8 m (about)	3 – 11 m (about)	+3 m	
No. of Storey	1 - 2	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)	1 (Light Goods Vehicle) 1 (Container Vehicle)	+1	