

Our Ref. : DD 128 Lot 477 & VL
Your Ref. : TPB/A/YL-HTF/1203

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

By E-mail

20 January 2026

Dear Sir,

2nd Further 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 477 (Part), 492 (Part), 504 (Part), 505 RP (Part) and 506 (Part) in D.D. 128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1203)

We write to submit further information in response to departmental comments on the captioned application.

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



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Mr. Kanic KWOK

email: kckkwok@pland.gov.hk)



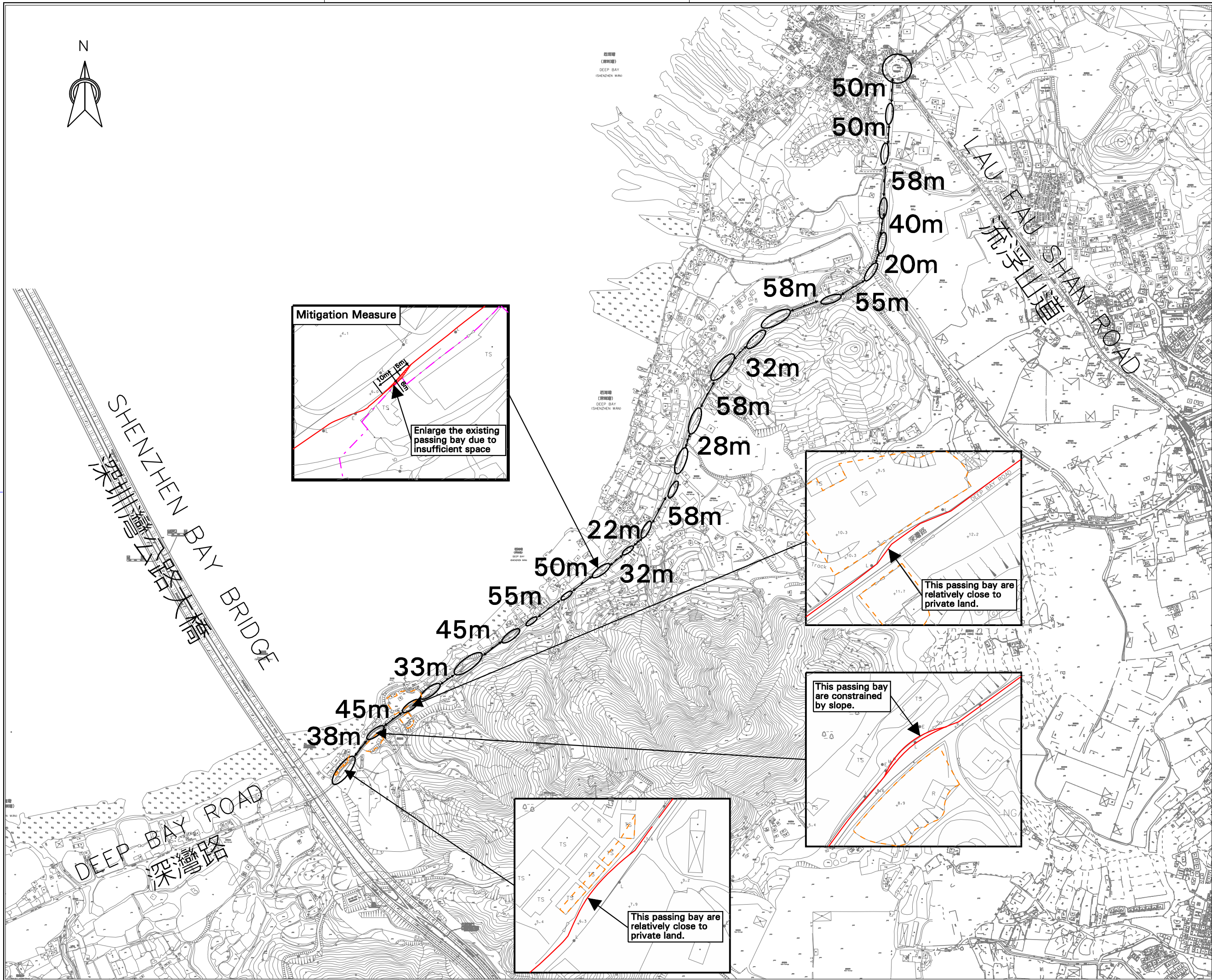


Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 years at DD128 Lot 477 (Part), 492 (Part), 504 (Part), 505 RP (Part), 506 (Part) and Adjoining Government Land, Pak Nai, Yuen Long, Yuen Long, N.T. (Application No. A/YL-HTF/1203)

Response-to-comment Table for Traffic Impact Assessment Report – Issue 1

Transport Department, Traffic Engineering (Yuen Long West) Division's Comments

Comment on 15 January 2026	Response to Comment
About 120m of Deep Bay Road between Lau Fau Shan Roundabout and the Site was widened from single track road to single-2-carriageway in late 2025, it is anticipated that a certain number of goods vehicles will travel through the Lau Fau Shan roundabout to the Deep Bay Road beyond Kong Sham Western Highway. In light of the scale of the Site, which is expected to generate a certain amount of traffic and Deep Bay Road is a one-lane two-way carriageway and the Site would involve heavy goods vehicle trips, road improvement works shall be proposed on Deep Bay Road at north of Kai Pak Ling Road.	Noted with thanks. Reassessment of Deep Bay Road north between Lau Fau Shan Roundabout and the Site has been carried out. By observation, the existing passing bays are sufficient: measured intervisibility at the passing bays confirms compliance with TPDM Vol.2 Ch.3.11 intervisibility and spacing guidance (approximately 60 m where forward visibility is unrestricted). In addition, land-status verification indicates that some bays near Kai Pak Ling Road are relatively close to private land or constrained by slope or sewer. The passing bay locations are shown in the Supplementary Information - Figure 8. On the other hand, moving north along Deep Bay Road, we observed that one passing bay located north of Kai Pak Ling Road is insufficient in length and it may affect the road capacity. We propose to enlarge the passing bay and the details highlighted in red in Figure 8, in order to enhance the road capacity as a mitigation measure. The passing bay modification details will be subjected to the details design study in the later stage.



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

○ EXISTING PASSING BAY

— LAND LOT

— Building Boundary

0 35 70 105 140 175
METRES
1 : 7000

Rev.	Description of Revision	Date	Ckd.
Project Manager			
Sum Wui Investment Limited			
Contractor Designer			
<div> MANNINGS (Asia) Consultants Limited</div>			
Designed	Drawn	Checked	
Approved		Date	
Project Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 years at DD128 Lot 477 (Part), 492 (Part), 504 (Part), 505 RP (Part), 506 (Part) and Adjoining Government Land, Pak Nai, Yuen Long, Yuen Long, N.T.			
Title The Existing Passing Bay Location			
Scale in A1 A3			
Drawing No. FIGURE 8			Rev.