



Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-HTF/1208

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

By E-mail

27 March 2026

Dear Sir,

1st 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 521 (Part), 536 (Part), 537 (Part), 538 (Part), 539 (Part), 540, 541, 542, 543, 544, 545 (Part), 547 (Part), 548, 549, 551, 552, 553, 554, 555 (Part) and House Lot Blocks (Part) in D.D. 128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-HTF/1208)

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: kckwok@pland.gov.hk)



Response-to-Comment (RtC)

P 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 521 (Part), 536 (Part), 537 (Part), 538 (Part), 539 (Part), 540, 541, 542, 543, 544, 545 (Part), 547 (Part), 548, 549, 551, 552, 553, 554, 555 (Part) and House Lot Blocks (Part) in D.D. 128 and Adjoining Government Land, Pak Nai, Yuen Long, New Territories

(S.16 Application No. A/YL-HTF/1208)

- (i) The applicant provides the Memorandum of Understanding signed by the applicant and Affected Business Operator A, i.e. K. Y. H. Steel Company Limited. Please refer to **Annex 1**.
- (ii) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office (CHE(AM), AMO)		
(a)	As the application site is situated within the Ngau Hom Sha Site of Archaeological Interest, the applicant is required to confirm/clarify with the AMO whether there is any ground excavation proposed for the development including but not limited to site formation works, drainage works, sewerage works, construction of septic tank etc. If affirmative, the applicant is required to provide details of the proposed works, e.g. the location, extent and depth of the proposed ground excavation for AMO’s further comment.	As mentioned in Section 5.5 of the Planning Statement, the application site (the Site) is located within the Ngau Ham Sha Site of Archaeological Interest (SAI). Subject to final approval of the Drainage Authority, peripheral drainage u-channels <u>within the layer of filling materials</u> are proposed along the site boundary to collect the run-off to minimise the adverse drainage impact to the surrounding area. For details of the drainage design, please refer to Annex 2 of the Supplementary Information submitted to the Town Planning Board on 18.03.2026. Given that the scale of works and no excavation is required for the proposed drainage work is minimal, the potential adverse impact to the SAI is not anticipated.

Annex 1


Memorandum of Understanding
of Affected Business Operator A




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 為位於元朗厦村丈量約份第 125 約多個地段的業務經營者，由於受到政府的「洪水橋 / 厦村新發展區」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 521 號 (部分)、第 536 號 (部分)、第 537 號 (部分)、第 538 號 (部分)、第 539 號 (部分)、第 540 號、第 541 號、第 542 號、第 543 號、第 544 號、第 545 號 (部分)、第 547 號 (部分)、第 548 號、第 549 號、第 551 號、第 552 號、第 553 號、第 554 號、第 555 號 (部分) 及屋宇地段群 (部分) 和毗連政府土地作「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。



金源行鐵倉有限公司 (甲方)
業務經營者簽署

深滙投資有限公司 (乙方)
規劃許可申請人簽署

2026 年 3 月 17 日