

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

21 April 2026

Dear Sir,

3rd 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 with the following documents to make clarification on the captioned application:

- a revised page of the Planning Statement; and
- a revised plan showing the location and zoning of the Original Premises, *i.e. Plan 4 of the original submission*.

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)

(Attn.: Ms. Belva TONG

email: byktong@pland.gov.hk)



2. JUSTIFICATIONS

To facilitate the relocation of the Original Premises affected by the HSK/HT NDA development

- 2.1 The current application intends to facilitate the relocation of the Original Premises of two affected business operators in Ha Tsuen, both located on land previously known as various lots in D.D. 125, due to land resumption for the development of the HSK/HT NDA. Original Premises A currently falls within an area zoned "Open Space" ("O"), "Other Specified Uses" annotated "Logistics Facilities" ("OU(LF)"), "OU" annotated "Petrol Filling Station" ("OU(PFS)") and area shown as 'Road' on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2; whereas Original Premises B currently falls within an area zoned "OU(LF)", "O" and "Green Belt" ("GB") on the Approved Hung Shui Kiu and Ha Tsuen OZP No. S/HSK/2 (**Plan 4**).
- 2.2 With reference to the implementation programme, both of the Original Premises mainly falls within the land resumption limit for the Second Phase and Remaining Phase Developments of the HSK/HT NDA (**Plan 5**). As the concerned land of both of the Original Premises was resumed and reverted to the Government under G.N. 3102 and G.N. 3103 in August 2024, the applicant desperately needs to identify a suitable site for the relocation of the affected business operators in order to continue the business operation, and minimise the impact on the implementation programme of government development projects.
- 2.3 In September 2025 and January 2026, two S.16 planning applications (Nos. A/YL-HTF/1193 and A/YL-HTF/1203) submitted by the same applicant were approved by the Board to facilitate the relocation of a portion of Original Premises A. The combined site area of the two planning permissions accounts for about 72% (about 24,010 m²) of the site area of Original Premises A (about 33,159 m²) (**Plan 4**).
- 2.4 The current application would compensate for the remaining site area of Original Premises A² (about 9,149 m²), as well as the entire site area of Original Premises B (about 9,158 m²), in order to maintain the business of the affected operators. Details of the difference site area among Original Premises A and B, application sites under approved planning application Nos. A/YL-HTF/1193 and A/YL-HTF/1203, and the application site of the current application are shown at **Table 1** below.

Table 1 - Difference in site area among the Original Premises and various relocation sites

Site	Original Premises A (a)	Original Premises B (b)	A/YL-HTF/1193 (c)	A/YL-HTF/1203 (d)	Current application (e)	Difference [(c) + (d) + (e)] – [(a) + (b)]
Site area	33,159 m ²	9,158 m ²	9,938 m ²	14,072 m ²	23,313 m ²	+5,006 m ²
Total	42,317 m ²		47,323 m ²			(+12%)
Open storage area			5,652 m ²	8,070 m ²	15,216 m ²	
Total			28,938 m ²			

² 33,159 m² [Original Premises A] - 9,938 m² [compensated under A/YL-HTF/1193] - 14,072 m² [compensated under A/YL-HTF/1203]

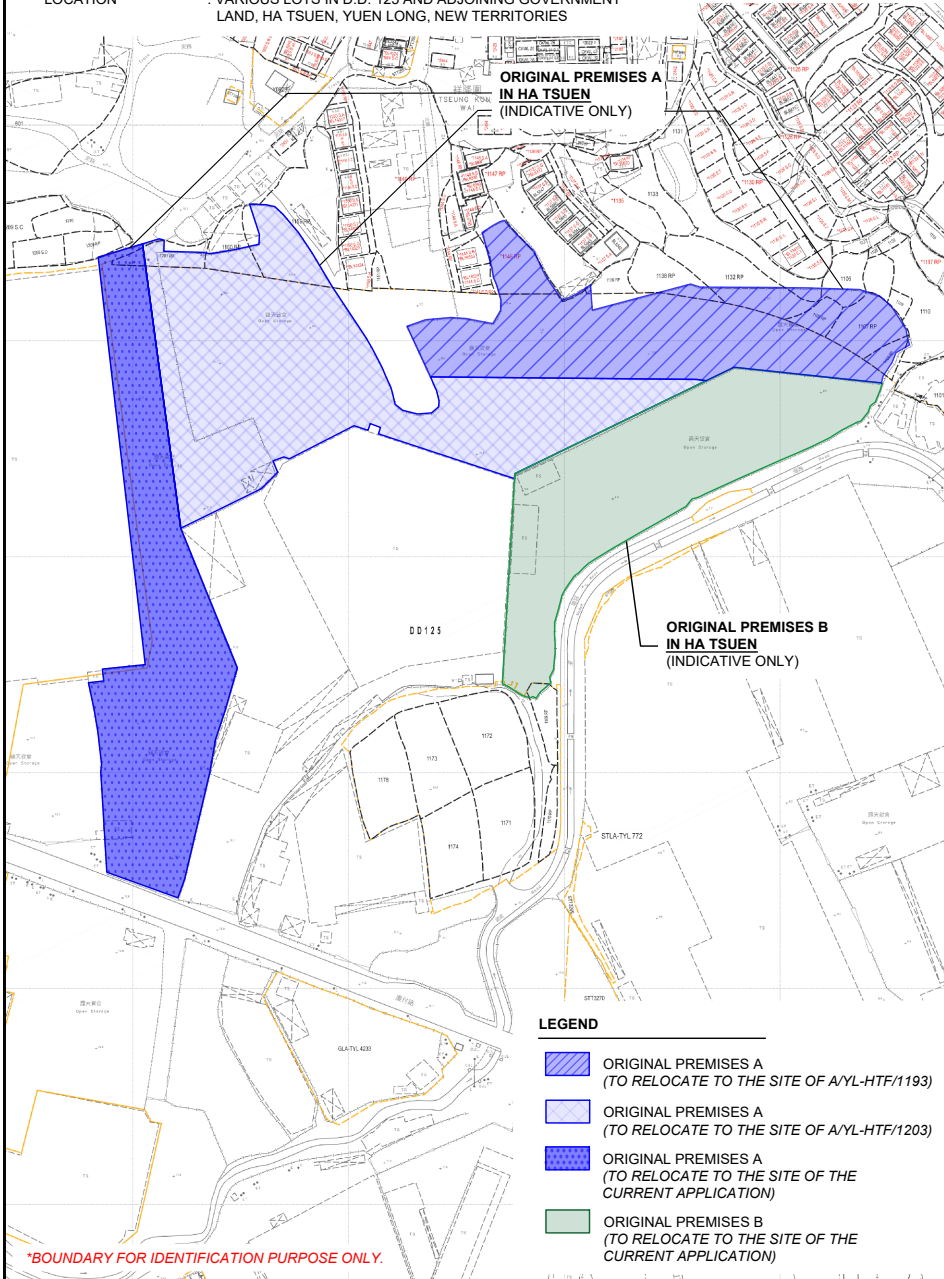
DETAILS OF THE ORIGINAL PREMISES IN HA TSUEN

ORIGINAL PREMISES A

AREA OF PREMISES : 33,159 m² (ABOUT)
 USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES B

AREA OF PREMISES : 9,158 m² (ABOUT)
 USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



ORIGINAL PREMISES A
IN HA TSUEN
(INDICATIVE ONLY)

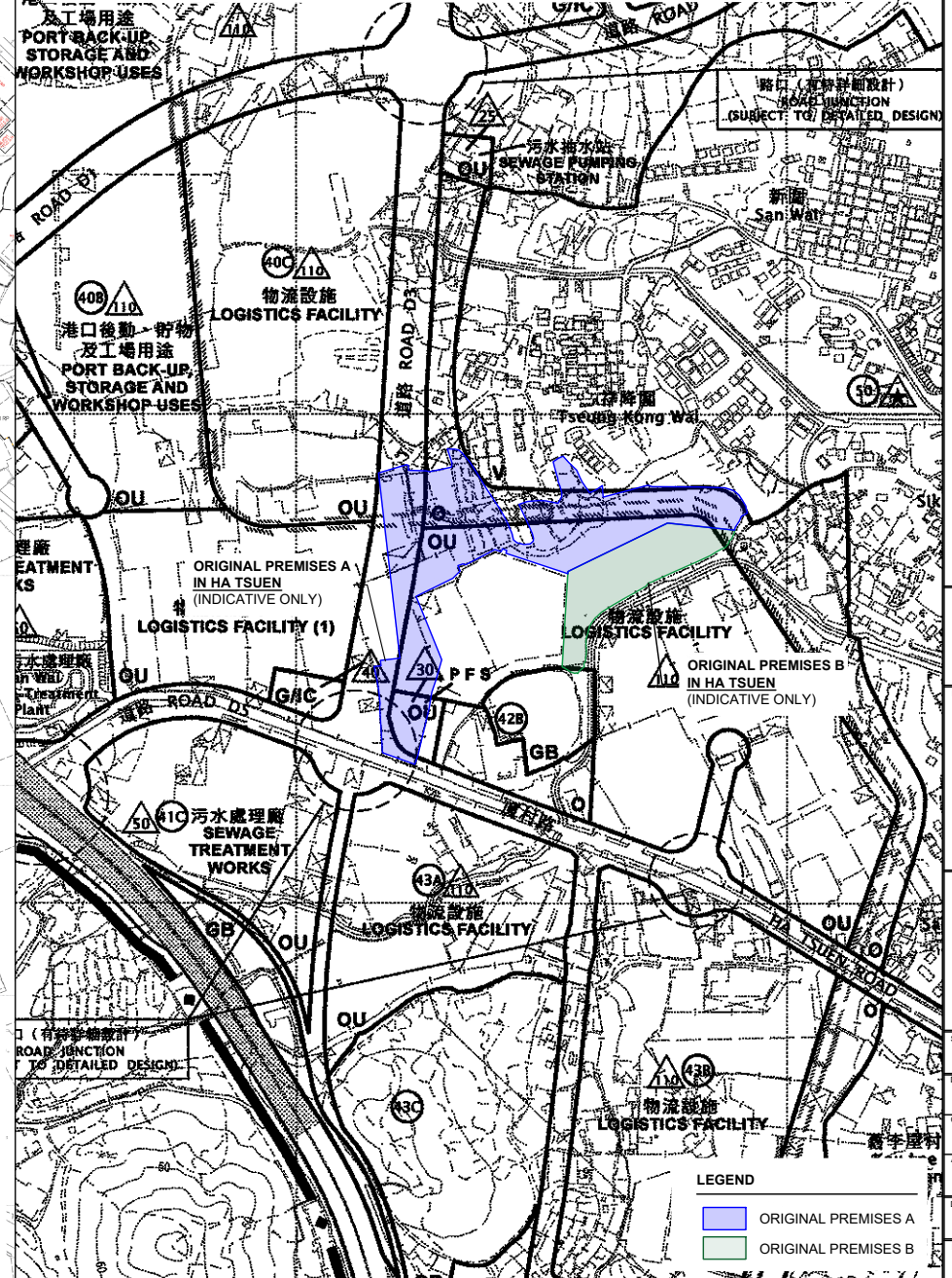
ORIGINAL PREMISES B
IN HA TSUEN
(INDICATIVE ONLY)

- LEGEND**
- ORIGINAL PREMISES A (TO RELOCATE TO THE SITE OF A/YL-HTF/1193)
 - ORIGINAL PREMISES A (TO RELOCATE TO THE SITE OF A/YL-HTF/1203)
 - ORIGINAL PREMISES A (TO RELOCATE TO THE SITE OF THE CURRENT APPLICATION)
 - ORIGINAL PREMISES B (TO RELOCATE TO THE SITE OF THE CURRENT APPLICATION)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE ORIGINAL PREMISES IN HA TSUEN

OUTLINE ZONING PLAN AREA : APPROVED HUNG SHUI KIU AND HA TSUEN OZP
 OUTLINE ZONING PLAN NO. : SHSK/2
 ZONING OF ORIGINAL PREMISES A : "OPEN SPACE" ("O")
 "OTHER SPECIFIED USES" ANNOTATED "LOGISTICS FACILITY" ("OU(LF)")
 "OTHER SPECIFIED USES" ANNOTATED "PETROL FILLING STATION" ("OU(PFS)")
 AND AREA SHOWN AS "ROAD"
 ZONING OF ORIGINAL PREMISES B : "OU(LF)", "O" AND "GREEN BELT" ("GB")



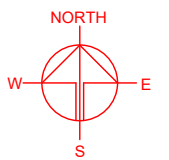
及工場用途
PORT BACK-UP,
STORAGE AND
WORKSHOP USES

港口後勤、貯物
及工場用途
PORT BACK-UP,
STORAGE AND
WORKSHOP USES

ORIGINAL PREMISES A
IN HA TSUEN
(INDICATIVE ONLY)
LOGISTICS FACILITY (1)

ORIGINAL PREMISES B
IN HA TSUEN
(INDICATIVE ONLY)

- LEGEND**
- ORIGINAL PREMISES A
 - ORIGINAL PREMISES B



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 AND ADJOINING GOVERNMENT LAND, PAK NAI, YUEN LONG, NEW TERRITORIES

SCALE
1: 3500 / 7500 @ A4

DRAWN BY MN	DATE 21.4.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
OP - LOCATION / ZONING PLAN

DWG. NO. F13 P01	VER. 001
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