



盈卓  
規劃  
有限公司

Our Ref. : DD 129 Lot 1611  
Your Ref. : TPB/A/YL-LFS/595

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

**By E-mail**

5 May 2026

Dear Sir,

**Further Information**

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities  
and Associated Filling of Land for a Period of 3 Years in "Green Belt" Zone,  
Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D. 129,  
Lau Fau Shan, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-LFS/595)**

We write to submit further information in response to departmental comments on and provide justifications for 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.: Ms. Christina LEE  
(Attn.: Ms. Belva TONG

email: cknlee@pland.gov.hk )  
email: byktong@pland.gov.hk )



Response-to-Comment (RtC)

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in “Green Belt” Zone, Lots 1610 S.A (Part), 1611, 1612, 1613 and 1616 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories**

(S.16 Application No. A/YL-LFS/595)

(i) An RtC table:

1. Comments of the Commissioner for Transport (C for T)	
(a)	<p>I observe that a portion of the local track road is quite narrow. Therefore, the applicant shall advise on traffic arrangements for their container vehicles when opposing traffic is present.</p>
	<p>The swept path analysis has demonstrated the smooth manoeuvring of vehicles along the local access between the application site and Tin Wah Road (<b>Plans 1 and 2</b>).</p> <p>Staff will be deployed at the ingress/egress and along the local access to direct incoming/outgoing vehicles to/from the application site to ensure pedestrian safety and road safety. Moreover, ‘BEWARE OF PEDESTRIAN’ and ‘STOP’ signs will be shown at the ingress/egress to ensure pedestrian safety.</p>

(ii) The applicant provides a supporting letter from the Chairman of the Ha Tsuen Rural Committee:

- supported by its geographic advantage, logistics and warehousing have long been key economic activities in the area. The proposed development helps maintain warehouse supply, supports the long-term development of local logistics industry, and preserves local employment opportunities;
- the operator involved was displaced by government land resumption under the development of the Hung Shui Kiu/Ha Tsuen New Development Area. Despite efforts to relocate, suitable sites in nearby areas are scarce due to extensive government land acquisition;
- concerns remain over land use efficiency and the resettlement of affected operators. Planned multi-storey buildings have yet to be completed and have faced repeated tender failures, whilst existing logistics land continues to be resumed. This has left operators unable to relocate locally and resulted in underutilised land. The government is therefore urged to expedite support for affected businesses;
- the proposed warehouse will adopt a fully enclosed design, with a view to minimising the environmental impacts such as noise and visual disturbance. Given its temporary nature, it will not affect the long-term planning intention of the area; and
- the supporting letter is enclosed at **Annex 1**.



**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : CONTAINER VEHICLE  
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING

**LEGEND**

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PRIVATE CAR)
-  L/U/L SPACE (LIGHT GOODS VEHICLE)
-  L/U/L SPACE (CONTAINER VEHICLE)
-  INGRESS / EGRESS
-  CONTAINER VEHICLE
-  SWEPT PATH OF VEHICLE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE  
 (EXCLUDING D.G.G.) WITH ANCILLARY  
 FACILITIES AND ASSOCIATED FILLING OF  
 LAND FOR A PERIOD OF 3 YEARS

ADDRESS  
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN,  
 YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 4000 @ A4

DRAWN BY  
 CC

DATE  
 5.5.2026

REVISED BY

DATE

TITLE  
 SWEPT PATH  
 ANALYSIS

DWG NO.  
 F11 P01

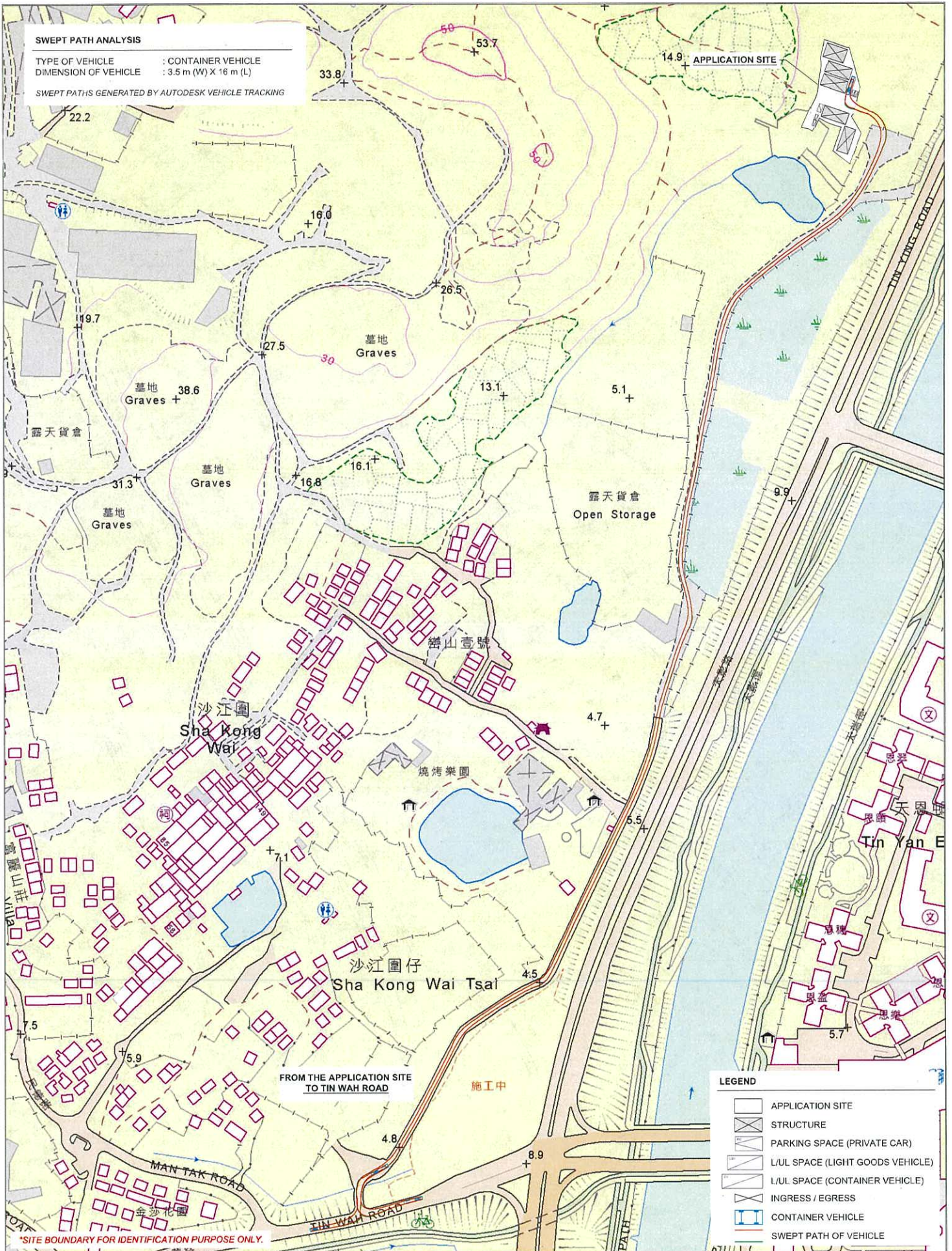
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**LEGEND**

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
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- SWEPT PATH OF VEHICLE

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PLANNING CONSULTANT



PROJECT  
 PROPOSED TEMPORARY WAREHOUSE (EXCLUDING D.G.G.) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

ADDRESS  
 VARIOUS LOTS IN D.D. 129, LAU FAU SHAN, YUEN LONG, NEW TERRITORIES

SCALE  
 1:4000 @ A4

DRAWN BY  
 CC

REVISED BY

DATE  
 5.5.2026

DATE

TITLE  
 SWEPT PATH ANALYSIS

DWG NO.  
 F11 P02

VER.  
 001

DATE

DATE

DATE



**Annex 1**

Supporting Letter from the Chairman of the Ha Tsuen Rural Committee

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

元朗流浮山丈量約份第 129 約地段第 1610 號 A 分段（部分）、  
第 1611 號、第 1612 號、第 1613 號及第 1616 號（部分）  
擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土工程（為期 3 年）  
(規劃申請編號 A/YL-LFS/595)

本會得悉題述擬議臨時貨倉的規劃申請，並就該規劃申請提出支持，理由如下：

- (一) 長久以來，貨運及倉存作業是本區的重要經濟產業。由於地理優勢，貨運經營者大多選擇於本區設立倉庫作跨境貨運用途，該規劃申請有助維持倉庫空間的供應及保障本港貨運業的長遠發展。同時，貨運行業為本區提供大量就業機會，維持貨運行業的良好經營可保障本區及跨區居民的生計；
- (二) 規劃申請的在地經營者原來的經營處所受到政府的「洪水橋／廈村新發展區」收地發展影響，在地經營者曾經致力尋找合適的搬遷地點，惟鄰近地區的合適土地大多已被政府收回，所以一直未能尋獲合適選址；
- (三) 作為鄉事委員會主席及區議員，本人非常關注本區的土地善用及在地經營者的安置問題。政府藉「洪水橋／廈村新發展區第一期發展」收回土地興建的多層現代產業大樓至今還未落成，政府近年又繼續大量收回現有的物流倉庫用地。鑒於多層現代產業大樓的招標屢次流拍，等待政府落實發展期間，在地經營者亦未能在附近重新安置，土地被閒置屬浪費珍貴的土地資源。發展局於收地前曾承諾協助及支援有關安置問題，本人希望有關當局可加快協助支援苦主安置於此；及
- (三) 擬議倉庫將採用密封式設計的構築物，不會對附近環境帶來噪音和景觀等問題，而且擬議倉庫只屬三年的臨時性質，批出規劃許可不會影響長遠規劃意向。

基於以上原因，本會支持有關規劃申請。城規會及相關政府部門應加快審批程序，讓項目早日落實，以確保本港貨運業的長遠發展及維持本區居民之生計。

此致  
城市規劃委員會

鄧善恒  
The seal is circular with the text 'SHA TIN RURAL COMMITTEE' around the perimeter and '厦村鄉鄉事委員會' in the center. There is a small star symbol at the bottom of the seal.

厦村鄉鄉事委員會主席  
鄧善恒

二零二六年三月廿六日