

Total: 5 pages

Date: 27 February 2026

TPB Ref.: A/HSK/579

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Construction Material, Plastic, Machinery, Spare Part & Ancillary Packaging Workshop for a Period of 3 Years at Lots 23RP (Part), 28RP (Part), 30RP (Part), 43 (Part), 193, 194 (Part), 195 (Part), 196 (Part) in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

Please see attached response to the further comments of CEDD. As there will be no site office anymore at the application site, we have also updated the proposed layout plan and Page 5 of the S.16-III application form for your further processing of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,

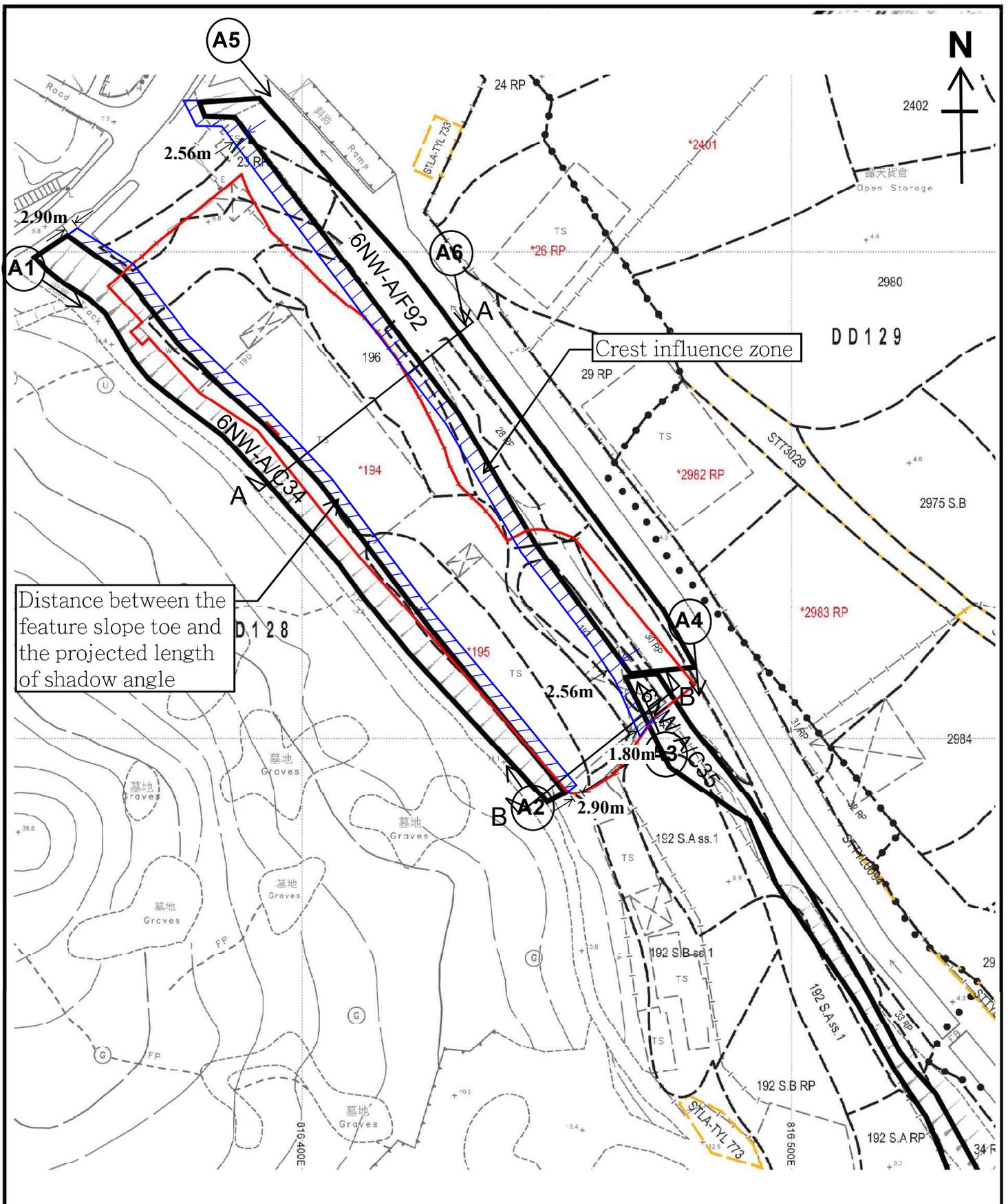
 

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Henry TO) –
By Email

Response to CEDD's comments (Planning Application No. A/HSK/579) - 25 February 2026

<p>The Geotechnical Engineering Office noted the R-to-C. However, the applicant has not addressed to our previous comments. No assessment has been carried out to assess and substantiate if the failure of the existing features (i.e. feature nos. 6NW-A/C34, 6NW-A/F92 and the northern portion of feature no. 6NW-A/C35) would affect the proposed development and whether slope upgrading works would be required (or inclusion of "No-build zone") for the proposed development.</p>	<p>As declared by the applicant, the Structure 2, 3 and 4 are the existing structures and have been built over 15 years. Please note that no site office will be provided within the application site. Also, it is not for site office/residential use.</p> <p>In accordance with GEO Technical Guidance Note No. 15, the crest influence zone for feature no. 6NW-A/C35 and 6NW-A/F92 is 1.8m and 2.56m respectively, and the distance between the slope toe of feature no. 6NW-A/C34 and the projected length of shadow angle is 2.9m. The updated Proposed Layout Plan and Figure 3 are enclosed for easy reference.</p>
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Distance between the feature slope toe and the projected length of shadow angle

Project 項目名稱:
 Proposed temporary warehouse for storage of construction material, plastic, machinery, spare part and ancillary packaging workshop for a period of 3 years at Lot No. 23 RP (Part), 28 RP (Part), 30 RP (Part), 43 (Part), 193, 194 (Part), 195 (Part) and 196 (Part) in D.D. 128 and adjoining government land, Ha Tsuen, Yuen Long, N.T.

Drawing Title 圖目:
Location Plan for Application Site with Existing Features

Drawing No. 圖號:
Figure 3

Remarks 備註:
 → Vehicular access leading from Deep Bay Road
 Section mark

Scale 比例:
 1:1000 320,000.00



Structure 1
 Guard room & toilet
 GFA: Not exceeding 20m²
 Height: Not exceeding 3m
 No. of storey: 1

Structure 2
 Warehouse for storage of construction material, plastic, storage area (1/F),
 machinery & spare part at G/F & ancillary packaging workshop
 Covered land area: Not exceeding 1,800m²
 GFA: Not exceeding 2,050m² (including rain shelter)
 Height: Not exceeding 12m
 No. of storey: 2

1 loading/unloading bay
 of 11m x 3.5m for
 medium goods vehicle

Ingress/
 egress

Rain
 shelter

Storage area
 at 1/F
 (About
 250m²)

2 parking space
 of 5m x 2.5m for
 private car

Structure 3
 Water tank and pump room
 at G/F and storage area at 1/F
 GFA: Not exceeding 230m²
 (including 110m² at G/F &
 120m² at 1/F)
 Height: Not exceeding 7m
 No. of storey: 2

Structure 4
 Warehouse for storage of
 construction material, plastic,
 machinery, spare part &
 ancillary packaging workshop
 GFA: Not exceeding 1,150m²
 Height: Not exceeding 12m
 No. of storey: 1

<p>Project 項目名稱: Proposed Temporary Warehouse for Storage of Construction Material, Plastic, Machinery, Spare Part & Ancillary Packaging Workshop for a Period of 3 Years at Lots 23RP (Part), 28RP (Part), 30RP (Part), 43 (Part), 193, 194 (Part), 195 (Part), 196 (Part) in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.</p>	<p>Drawing Title 圖目: Proposed Layout Plan</p>	<p>Remarks 備註:</p> <p>Scale 比例: 1:1000</p>
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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**

位於鄉郊地區土地上及/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, please proceed to Part (B))

(如屬位於鄉郊地區臨時用途/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 Construction Material, Plastic, Machinery, Spare Part & Ancillary Packaging Workshop 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	.....	1,460 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....	3,090 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	.....	4
Proposed domestic floor area 擬議住用樓面面積	.....	NA .....sq.m <input checked="" type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....	Not exceeding 3,450 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....	Not exceeding 3,450 .....sq.m <input 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 1: Guard room & toilet (Not exceeding 3m, 1 storey),		
Structure 2: Warehouse, storage & ancillary packaging workshop (Not exceeding 12m, 1 storey),		
Structure 3: Water tank and pump room and storage (Not exceeding 7m, 2 storeys),		
Structure 4: Warehouse & ancillary packaging workshop (Not exceeding 12m, 1 storey)		
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	.....	2 spaces of 5m x 2.5m
Motorcycle Parking Spaces 電單車車位	.....	Nil
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....	Nil
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....	Nil
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	.....	Nil
Coach Spaces 旅遊巴車位	.....	Nil
Light Goods Vehicle Spaces 輕型貨車車位	.....	Nil
Medium Goods Vehicle Spaces 中型貨車車位	.....	1 space of 11m x 3.5m
Heavy Goods Vehicle Spaces 重型貨車車位	.....	Nil
Others (Please Specify) 其他 (請列明)	.....	NA