

Total: 7 pages

Date: 11 March 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.

This letter intends to supersede our letter dated 9.3.2026. Please see attached response to the further comments of CEDD. In order to address the comments of CEDD, we propose to demolish part of the Structure 4 and that portion of temporary structure is about 165m². As such, we have updated page 2, 5 and 11 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,

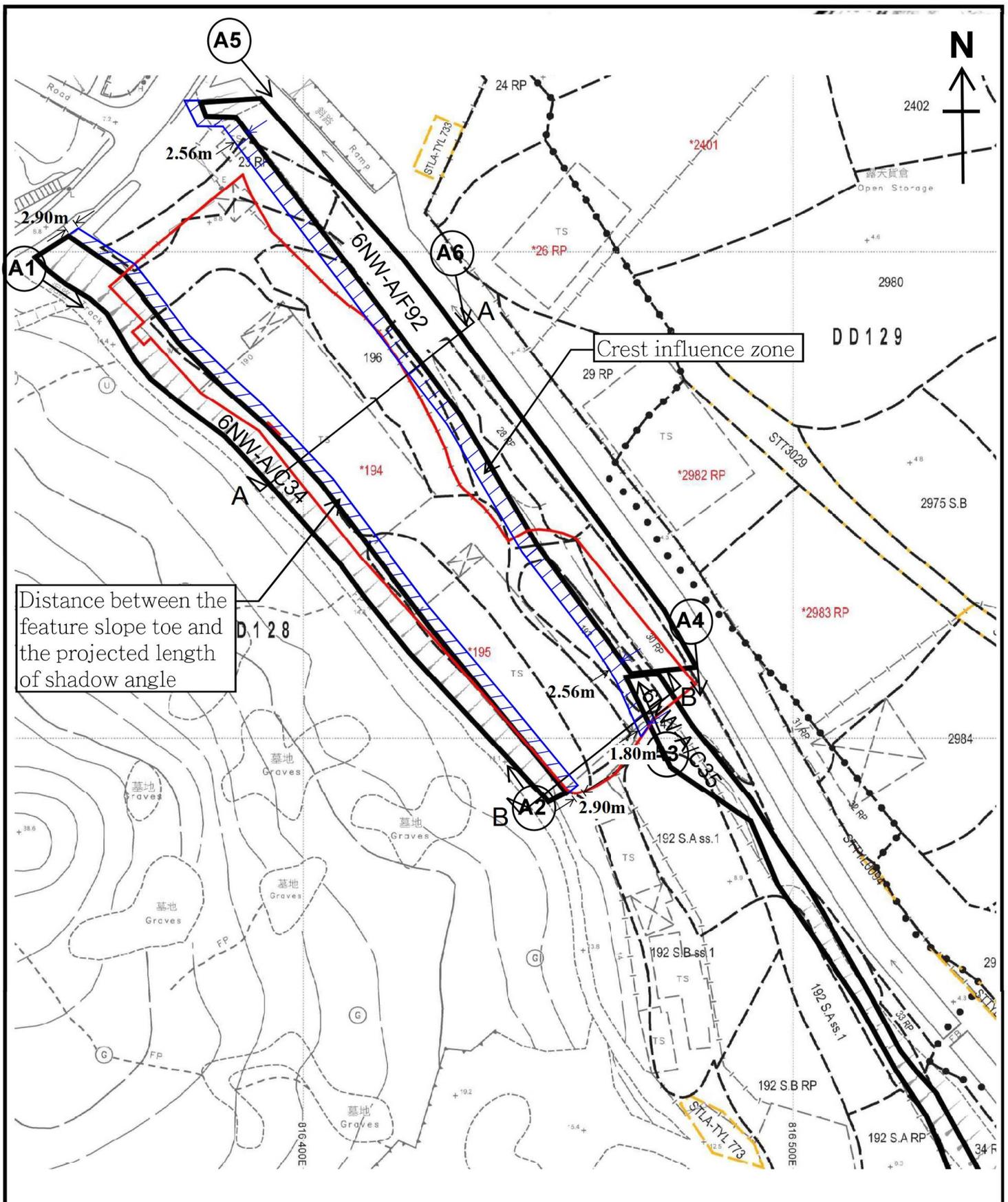


Patrick Tsui

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 Structures 2, 3 and 4 are the existing structures and have been built over 15 years. Please note that these structures are for storage use <u>ONLY</u> and 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 zones for feature no. 6NW-A/C35 and 6NW-A/F92 are 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.</p> <p>Due to these structures are located at the toe of the feature no. 6NW-A/C34 and outside the crest influence zone of feature no. 6NW-A/C35 and 6NW-A/F92, it is therefore, no additional loading will be imposed on these features.</p> <p>The updated Proposed Layout Plan and Figure 3 are enclosed for easy reference.</p>
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<p>Project 項目名稱:</p> <p>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.</p>	<p>Drawing Title 圖目:</p> <p>Location Plan for Application Site with Existing Features</p> <p>Drawing No. 圖號:</p> <p>Figure 3</p>	<p>Remarks 備註:</p> <p>→ Vehicular access leading from Deep Bay Road</p> <p>Section mark</p> <p>Scale 比例:</p> <p>1:1000 320,000.00</p>
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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 985 m²
 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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For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Lok Fung Industrial Limited (洛豐實業有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(Mr. 先生 / Mrs. 夫人 / Miss 小姐 / Ms. 女士 / Company 公司 / Organisation 機構)

Metro Planning & Development Company Limited (都市規劃及發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	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.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 4,550 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Not more than <input checked="" type="checkbox"/> Gross floor area 總樓面面積 3,285 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 635 sq.m 平方米 <input checked="" type="checkbox"/> About 約

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	..... 1,625	sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... 2,925	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 3,285	sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not exceeding 3,285	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	

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	3,285 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	0.721 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	12	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積		64.28 %	<input checked="" type="checkbox"/> About 約
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		2
	Private Car Parking Spaces 私家車車位		2
	Motorcycle Parking Spaces 電單車車位		0
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位		0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位		0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		

	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		1
	Taxi Spaces 的士車位		0
	Coach Spaces 旅遊巴車位		0
	Light Goods Vehicle Spaces 輕型貨車車位		0
	Medium Goods Vehicle Spaces 中型貨車車位		1
	Heavy Goods Vehicle Spaces 重型貨車車位		0
	Others (Please Specify) 其他 (請列明)		
	NA		

