R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 128 Lot 521 & VL
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

16 April 2026

Dear Sir,

2nd 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)
(Attn.: Ms. Belva TONG email: byktong@pland.gov.hk)

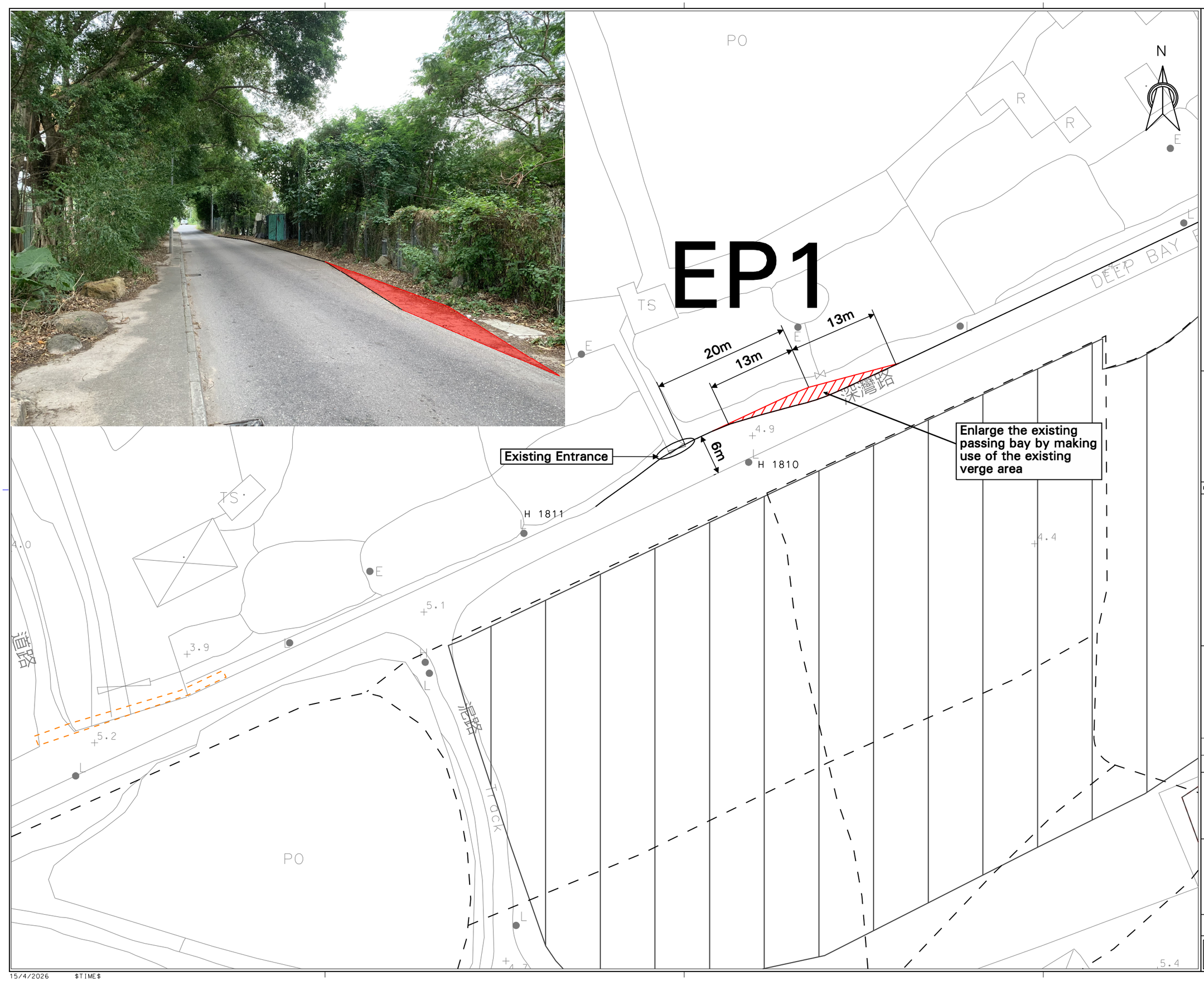
[redacted]

Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 years in DD128 Lot 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) and Adjoining Government Land, Pak Nai, Yuen Long, Yuen Long, N.T. (Application No. A/YL-HTF/1208)

Response-to-comment Table for Traffic Impact Assessment Report – Issue 1

Transport Department, Traffic Engineering (Yuen Long West) Division's Comments by email

Comment on 10 April 2026	Response to Comment
The scale of your site is expected to generate a certain amount of traffic. Given that Deep Bay Road is a one-lane two-way carriageway, it would be necessary to propose road improvement works along the road. Based on our observation, there is an existing passing bay (see the attached PDF circled EP1 and the site photo). This passing bay could be further improved to better accommodate both the existing traffic and the traffic generated by your site. We suggest widening the passing bay to allow two HGV to pass/ meet. Please submit the proposed road improvement works, supported by site photos and relevant land status information, so that we could assess the feasibility.	Noted with thanks. A reassessment of Deep Bay Road between Kai Pak Ling Road and the Site has been carried out. We acknowledge TD's concern that the scale of the development will generate additional traffic along this one-lane two-way carriageway and we agree that suitable road improvement works are required. By observation, the existing passing bay (EP1) can be further enhanced to better accommodate both the existing traffic demand and the traffic generated by the Site. As there is an existing entrance at the bay, we suggest extending the passing bay eastward by making use of the verge area to avoid potential blocking or affecting the existing buildings. Specifically, we propose to widen and extend the bay to approximately 20 meters in length which could allow two heavy goods vehicles (HGVs) to make use of the extended passing bay. Moreover, land-status verified that this bay is not adjacent to any private or government land nor constrained by slope or sewer. The location of the passing bay with modified layout highlighted in red is shown in the Supplementary Information – Layout Plan for Modifying Existing Passing Bay (Figure 8) and the Lot Index Plan from Lands Department (Figure 9). The passing bay modification details will be subject to detailed design study at a later stage.



NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. ALL LEVELS ARE IN mPD METRE ABOVE HONG KONG PRINCIPAL DATUM.

LAND LOT

GOVERNMENT LANDS

EXISTING PASSING BAY

PROPOSED PASSING BAY

Rev.	Description of Revision	Date	Ckd.

Porject Manager

Sum Wui Investment Limited

Contractor Designer

MANNINGS (Asia) Consultants Limited

Designed	Drawn	Checked
Approved		Date

Project

Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in DD128 Lot 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) and Adjoining Government Land, Pak Nai, Yuen Long, Yuen Long, N.T.

Title

LAYOUT PLAN FOR MODIFYING EXISTING PASSING BAY

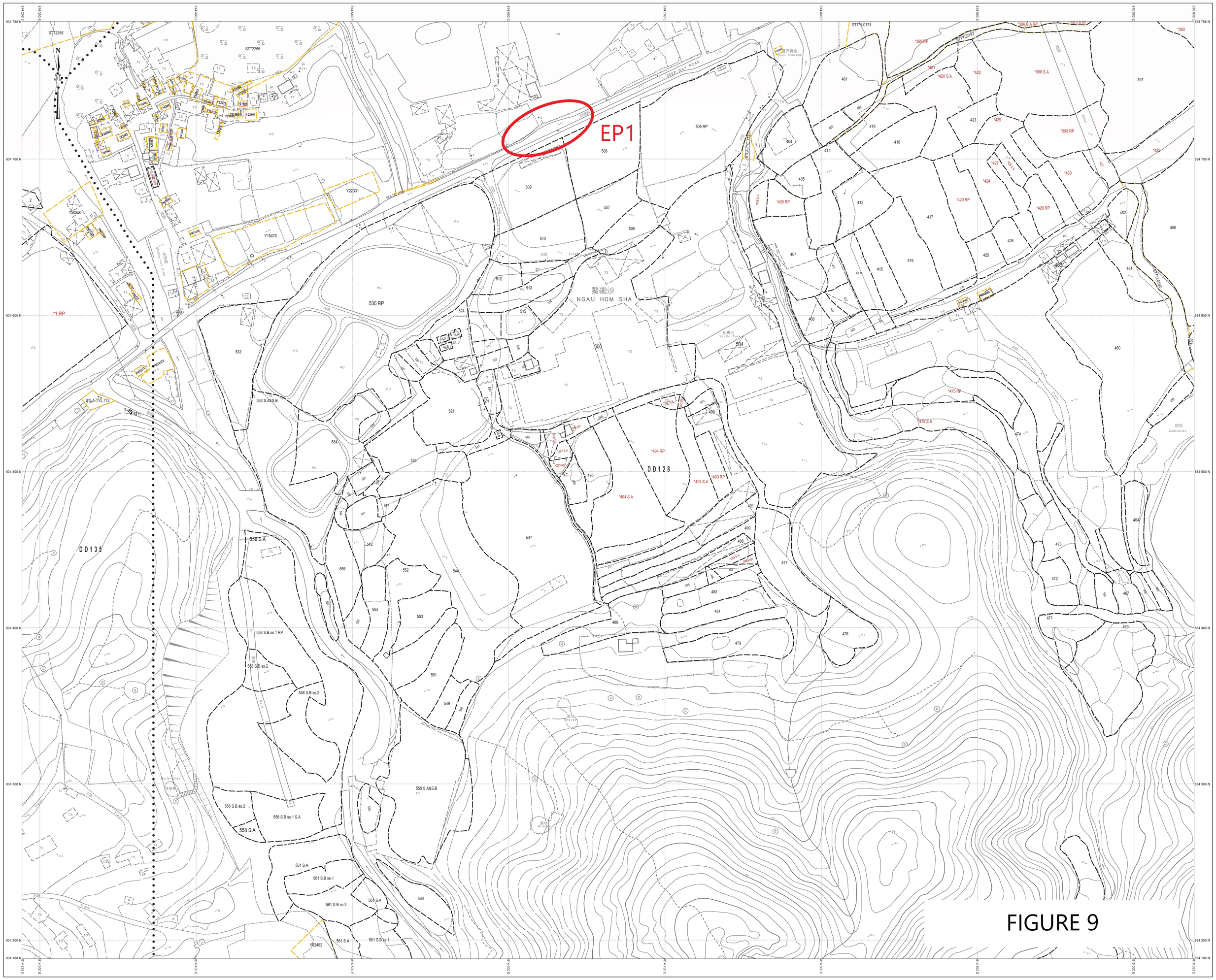
Scale in A1
A3

Drawing No.

FIGURE 8

Rev.

地段索引圖 LOT INDEX PLAN



比例尺 SCALE 1 : 1 000

米 metres 20 0 20 40 60 80 100 米 metres

高程資料

高程以米為單位，由香港主水平基準(HKPD)向上計算。一般而言，平均海平面處於主水平基準以上約1.3米。
高程點的數值為約數，其位置以十字符號表示。
等高線之垂直間距為 2 米。
「高潮標」位於「主水平基準」以上 2.3 米處。

擬建基建

資料搜集來自不同源處，
本署不確保其準確性。

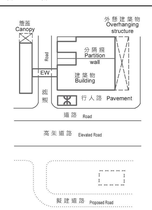
Elevation Data

Heights are shown in metres above the Hong Kong Principal Datum (HKPD). For general reference, the Mean Sea Level is about 1.3 metres above the HKPD.
Spot heights are approximate in value, with their positions depicted by crosses.
Contour lines are at 2 metre vertical interval.
The High Water Mark is 2.3 metres above the Principal Datum.

Proposed Infrastructure

Data were captured from various sources.
Their accuracy is not guaranteed.

地段號碼以紅色標示及前有"★"者表示該地段有地界測量資料。並非所有分拆地段之地界均顯示於此圖上。
Lot number shown in red colour and prefixed by a "★" indicates that land boundary survey information is available for the lot. Not all section boundaries are shown on this plan.



- 敞蓋Open-sided structure
- TS 寮屋Temporary structure
- R 廢墟Ruin
- 油站Petrol station
- 石油氣加氣站LPG filling station
- 人工斜坡Artificial slope
- 削坡Vertical cutting
- 柵，閘 Fence, Gate
- 獨Free standing wall
- 隔音屏障Noise barrier
- ARCH 拱門Archway

- 電纜，塔架Power line, Pylon
- 梯級Steps
- FP 小徑Footpath
- FB 行人橋Footbridge
- 水渠 Water course
- HWM 高潮標High water mark
- 100 等高線Contour
- 墳墓/墳場 Grave / Cemetery
- 骨殖甕 Burial urn
- 路障Barred access
- 限制通道Restricted access
- 耕地 Cultivation
- 沙 Sand
- 峭壁 Cliff
- 大石 Boulder
- 沼澤 Marsh or Swamp
- 沼林 Mangrove
- 樹/古樹 Tree / Old and valuable tree
- 擬建建築物Proposed building
- 擬建道路Proposed road
- 擬建路軌Proposed rail
- 擬建海堤/河道Prop. seawall / channel

- BN 航標 Beacon
- CUL 暗渠口 Culvert
- CW 有蓋行人路Covered walkway
- E 電線杆Electricity pole
- ESS 電力變壓站Electricity sub-station
- ET 電力變壓器Electrical transformer
- EW 行人天橋Elevated walkway
- F 噴泉 Fountain
- FT 燃料缸Fuel tank
- GT 氣體缸Gas tank
- H 消防栓Fire hydrant
- HL 直升機坪Helicopter landing pad
- INC 焚化爐Incinerator
- L 燈柱 Lamp post
- LT 燈標 Light
- M 紀念性建築 Monument
- P 亭 Pavilion
- PH 抽水房 Pump house
- PO 塘/池 Pond / Pool
- RCP 垃圾站Refuse collection point
- SA 衛星天線Satellite Antenna
- SHR 神龕 Shrine
- SLU 水閘 Sluice
- TSZ 祠堂Tsz Tong

- VO 鄉/村公所Village office
- VS 通風井 Ventilation shaft
- W 井 Well
- WIP 施工中 Works in progress
- WT 儲水缸Water tank
- 危險倉庫Dangerous goods store
- 法定古蹟Declared monument
- 泳池 Swimming pool
- 廁所 Toilet
- 港鐵進出口/輕鐵月台 MTR access / LR platform
- 地段/政府撥地/軍事設施禁區/受保護地方/射擊練習區 Lot / Government Land Allocation / Military Installations Closed Area / Protected Place / Firing Area
- 建屋牌照 Building Licence
- 短期租賃/政府土地牌照/臨時政府撥地 Short Term Tenancy/Government Land Licence/ Temporary Government Land Allocation
- 訴訟案土地 Court Case
- 丈量約份界線 Demarcation District Boundary
- 地政處分區界線 District Lands Office Boundary

地政總署測繪處
Survey and Mapping Office
Lands Department

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圖例版本 Legend version 20230707

Locality :	
Lot Index Plan No. :	ags_S00000151693_0001
District Survey Office :	Land Information Centre
Date :	09-Dec-2025
Reference No. :	5-NE-10D,6-NW-6C,5-NE-10B,6-NW-6A

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Explanatory notes : This plan shows the graphical boundaries of different kinds of permanent and temporary land holdings with the topographic map in the backdrop. The land holdings as shown may include private lots, government land allocations, short term tenancies and other permitted uses of land. It must be noted that: (1) the information shown on this plan is subject to update without prior notification; (2) there may be time lag between an update and the related changes taken place; and (3) the graphical boundaries as shown are for identification purpose only and interpretation of their accuracy and reliability requires the advice from professional land surveyor.
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This lot index plan is compiled to the best of our knowledge. In case users discover any omission, please inform the Survey and Mapping Office of Lands Department.

R-RICHES PLANNING LIMITED

盈卓規劃有限公司

Our Ref. : DD 128 Lot 521 & VL
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

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(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)

[redacted]

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 m^2) of the site area of Original Premises A (about 33,159 m^2) (**Plan 4**).

2.4 The current application would compensate for the remaining site area of Original Premises A[2] (about 9,149 m^2), as well as the entire site area of Original Premises B (about 9,158 m^2), 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* m²**			***47,323 m²***	***(+12%)***
Open storage area			5,652 m^2	8,070 m^2	15,216 m^2	
Total					***28,938 m²***	

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

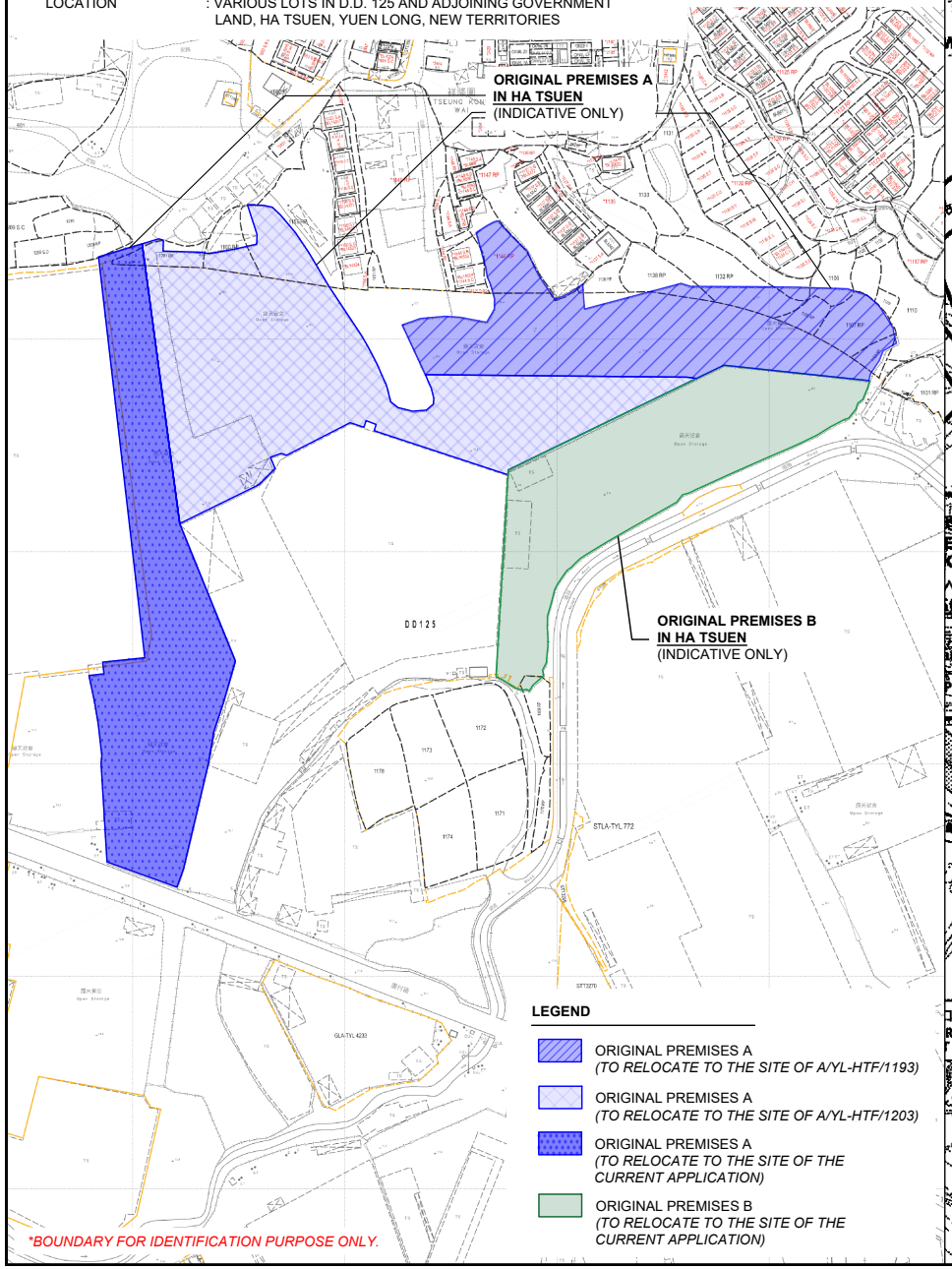
DETAILS OF THE ORIGINAL PREMISES IN HA TSUEN

ORIGINAL PREMISES A

AREA OF PREMISES	: 33,159 m^2 (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

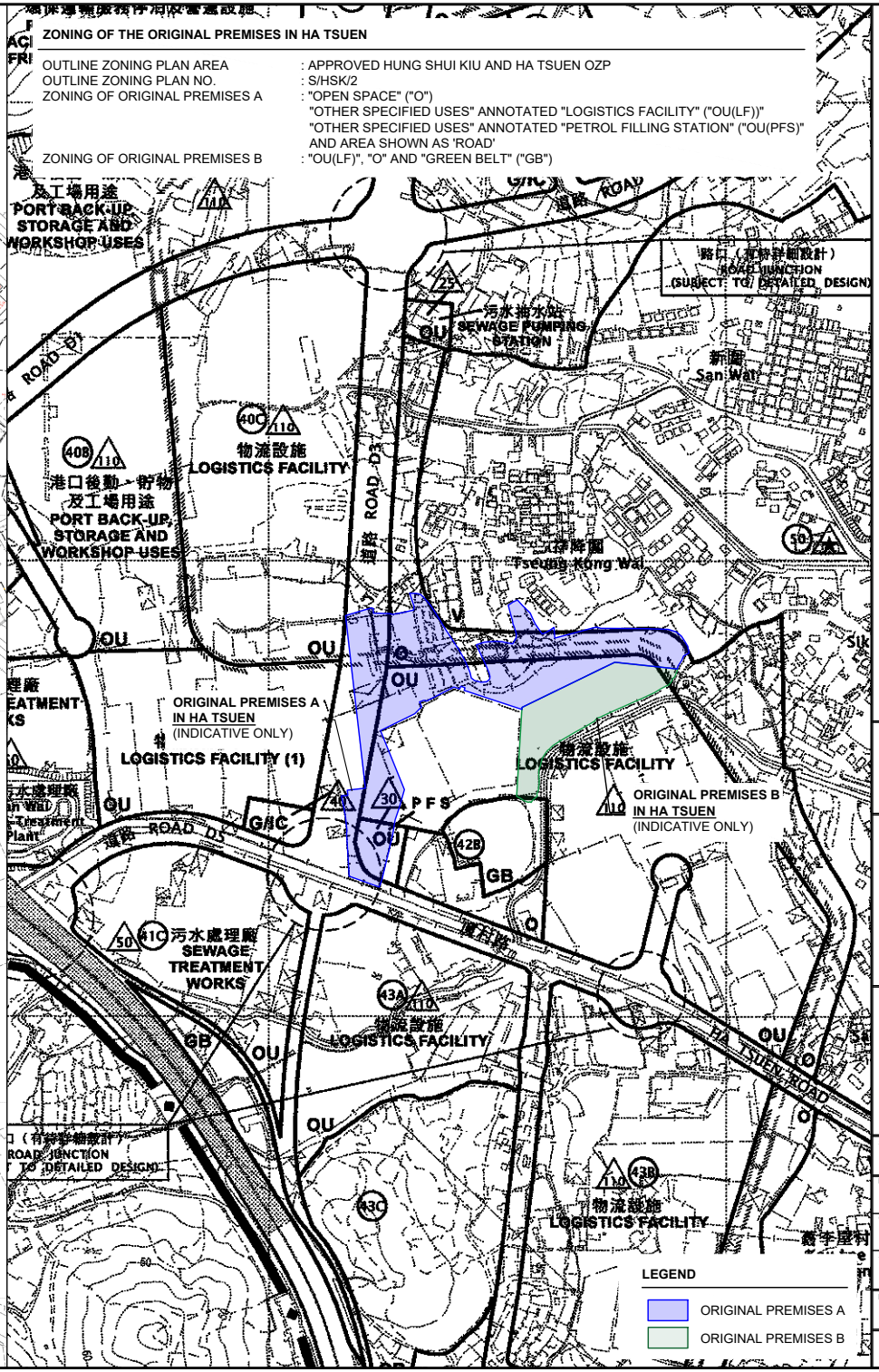
AREA OF PREMISES	: 9,158 m^2 (ABOUT)
USE OF PREMISES	: OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
LOCATION	: VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



*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.	: S/HSK/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")



NORTH
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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. FI3 P01	VER. 001