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Our Ref. : [REDACTED]
Your Ref. : TPB/A/YL-HTF/1210

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

By E-mail

26 May 2026

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown)
with Ancillary Facilities and Associated Filling of Land for Period of 3 Years in "Agriculture" Zone,
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-HTF/1210)

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. Wilfred CHU
(Attn.: Ms. Belva TONG

email: kwhchu@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 Period of 3 Years in “Agriculture” Zone,
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,
Ha Tsuen, Yuen Long, New Territories**

(S.16 Application No. A/YL-HTF/1210)

(i) An RtC table:

Departmental Comments		Applicant’s Responses
1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD)		
(a)	<p>According to the submitted Planning Statement, no tree as defined under the Lands Administration Office Practice Note No. 6/2023 (i.e. trees with diameter-at breast height (DBH) ≥ 95 mm) was identified within the site boundary. As stated in the Application Form, no tree felling will be involved. However, based on the site photos in 2026, some trees of common species with DBH ≥ 95 mm were observed in the northeastern portion within the Site. With reference to the proposed Layout Plan, those trees with DBH ≥ 95mm may be affected.</p>	<p>The application site (the Site) was subject of a previous planning application No. A/YL-HTF/1179 submitted by the same applicant, which was approved by the Board in December 2024.</p> <p>15 nos. of existing tree and 3 nos. of dead tree within the application site were identified in the tree survey prepared for the previous planning permission. All trees identified therewithin were of common species. Among them, 6 of them are in direct conflict with the proposed development and are proposed to be felled. Besides, 3 dead trees will be removed. The remaining 9 trees will be retained in situ.</p> <p>In order to mitigate the potential landscape impact arising from the proposed development, the applicant proposes to plant 9 nos. of new tree on a 1:1 ratio, with a view to compensating for the 6 nos. of existing tree to be felled, and 3 nos. of dead tree to be removed.</p> <p>The tree survey and landscape plan at Annex 1 refer.</p>

Departmental Comments	Applicant's Responses
2. Comments of the District Planning Officer/Tuen Mun and Yuen Long West (DPO/TMYLW), PlanD	
<p>(a) Please clarify on whether the affected business (i.e. Sum Kee Metal Company Limited) original site in Hung Shui Kiu has already been resumed and cleared and whether it has relocated to the site in application No. A/YL-HTF/1166. Please provide further justifications for the current application, particularly whether the relocation site in application No. A/YL-HTF/1166 is insufficient to accommodate the affected business (i.e. Sum Kee Metal Company Limited).</p>	<p>In 2022 and 2024, two planning application Nos. A/YL-HTF/1133 and 1166 were approved by the Board with policy support respectively in order to facilitate the relocation of 5 different business operators in Hung Shui Kiu, namely Tenants A to E.</p> <p>The land where the affected business of Sum Kee Metal Company Limited (Tenant A) located has been resumed and reverted to the Government. With the implementation of the second phase development of the Hung Shui Kiu /Ha Tsuen New Development Area, the affected business is expected to be vacated at any time.</p> <p>Compared with planning application No. A/YL-HTF/1133, there was <u>a reduction of 5,986 m² in the site area of planning application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m² were part of the area originally designated for the relocation of the affected business of Tenant A, i.e. Sum Kee Metal Company Limited.</u> The remaining site area apparently cannot accommodate the affected business of Tenant A.</p> <p>Subsequently, the previous planning application No. A/YL-HTF/1179 was approved in December 2024 by the Board to compensate for the reduced site area for the relocated operation of Tenant A.</p>

Departmental Comments		Applicant's Responses
3. Comments of the Commissioner for Transport (C for T)		
(a)	<p>It is noted that the subject application would involve access of container vehicle. The traffic of the subject site would be through a local track leading to Kai Pak Ling Road which is single track road. The Applicant is requested to justify that the nearby public road network has adequate capacity to accommodate the traffic inducted by the proposed development. In particular, the traffic impact on Kai Pak Ling Road should be well assessed as a result of the applied use, since it is highly likely that vehicles in opposite directions need to negotiate with each other where passing bay is not available.</p>	<p>The Site was subject of a previous planning application No. A/YL-HTF/1179 submitted by the same applicant, which was approved by the Board in December 2024.</p> <p>Comparing to the previous planning permission, the no. of trip generation/attraction of container vehicle <u>has remained the same</u>, i.e. 2 nos. of trip per hour in total (2-way) during non-peak hours (10:00-18:00). Given that the vehicular trip generated/attracted are expected to be minimal, adverse traffic impact to the surrounding road network is not anticipated.</p> <p>Besides, staff will be deployed to monitor the smooth manoeuvring of vehicles to ensure no blockage of public roads would happen.</p>

Annex 1

Tree survey report submitted under previous application No. A/YL-HTF/1179
and
Landscape plan





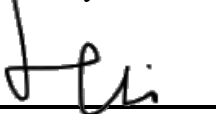
Tree Survey Report

Date of Survey: 15th October 2024

Location:

Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Prepared by:



Mak Ka Hei

Registered Arborist

Date: 15th October 2024

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Appendix:

- I. Tree Survey Plan Schedule
- II. Tree Survey Schedule
- III. Photo Records

Disclaimer:

The tree survey conducted indicates the condition of the surveyed trees at the time of inspection only. The assessments of amenity value, form, health and structural condition of the trees surveyed are based on visual inspection from the ground only. No aerial inspection, root digging or mapping, or diagnostic testing has been conducted as part of this survey. Wing Ho Yuen Landscaping Company Limited cannot accept responsibility for future failure or defects detected after the time of inspection of the trees surveyed in this report.

1. Introduction

The survey conducted is to record all the existing trees in the tree survey boundary. The survey include tree species identification, tree tagging with durable labels, the measurements of overall tree height, Diameter at Breast Height (DBH), average crown spread, the evaluation on amenity value, form, health and structural conditions.

The tree survey was conducted on 15th October 2024. Plants with DBH less than 95mm were not recorded in the survey.

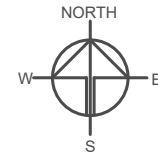
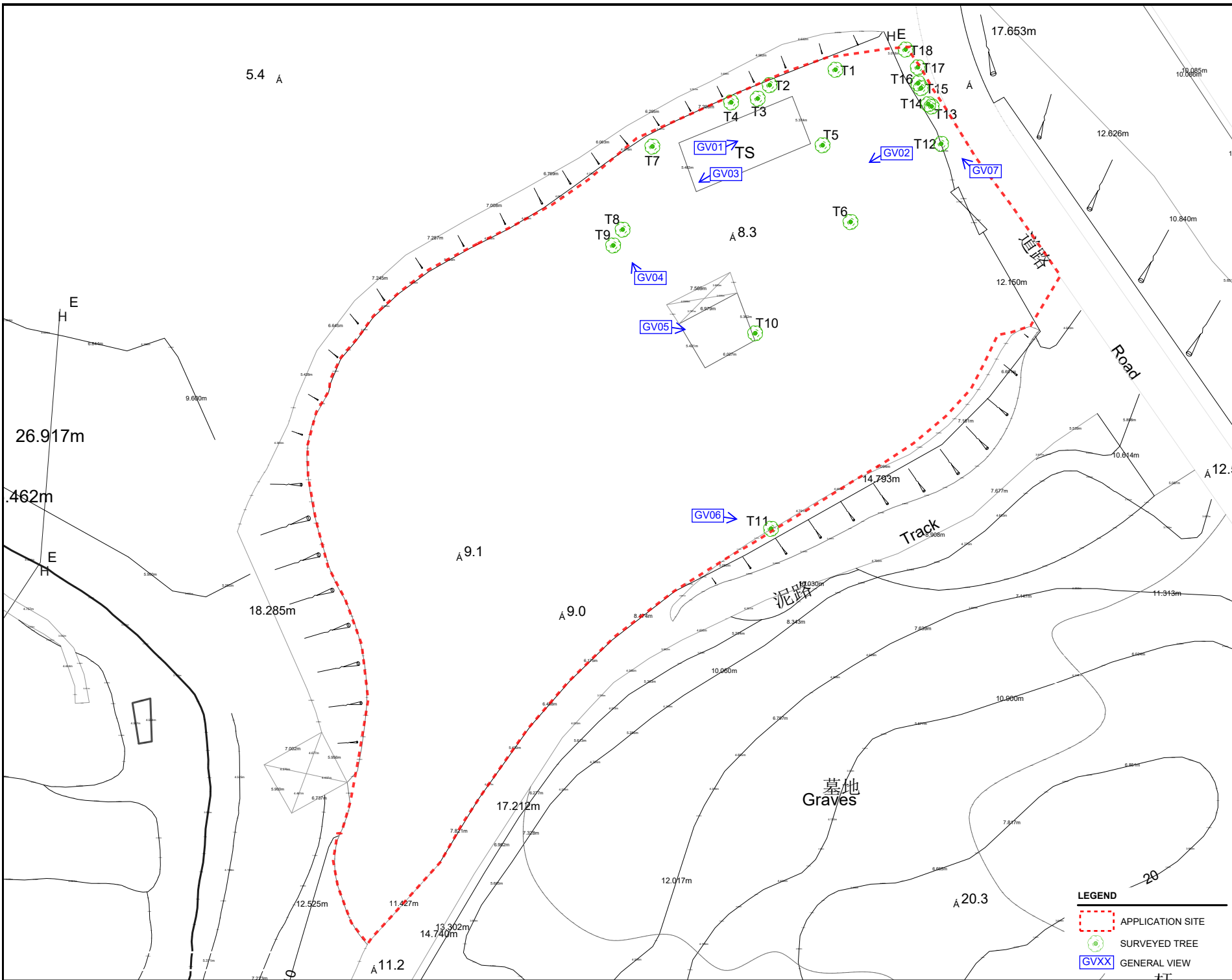
2. Summary of Existing Trees

The surveyed site is located at Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories.

At the time of inspection on 15th October 2024, **18 nos.** tree were found within the Site. **3** dead trees (T14, T15, and T16) were recorded in the surveyed area. Location of individual tree refers to Appendix I.

Details of tree conditions and photo records for individual tree are recorded in the Appendix II and Appendix III respectively.

Appendix I – Tree Survey Plan



PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE AS SHOWN	
DRAWN BY KYU	DATE 15.10.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE TREE SURVEY PLAN	
DWG NO. TSP	VER. 0

LEGEND
 [Red dashed line] APPLICATION SITE
 [Green circle with cross] SURVEYED TREE
 [Blue box with arrow] GVXX GENERAL VIEW

Appendix II –Tree Survey Schedule

Tree Survey Schedule

Location: Lot 385 Rp (Part) In D.D. 128 And Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
 Tree surveyor(s): Mak Ka Hei
 Field Survey was conducted on: 15 October 2024



Tree No.	Tree Species		Tree Size Measurements			Amenity Value	Form	Health Condition	Structural Condition	Suitability for Transplanting	Remarks
	Botanical Name	Chinese Name	Overall Height (m)	DBH (mm)	Average Crown Spread (m)	High /Med /Low	Good /Fair /Poor	Good /Fair /Poor /Dead	Good /Fair /Poor	High /Med /Low	
T1	<i>Acacia auriculiformis</i>	耳果相思(耳葉相思)	8.5	130	3.0	Low	Fair	Fair	Fair	Low	
T2	<i>Celtis sinensis</i>	朴樹	8.0	95	2.0	Low	Fair	Fair	Fair	Low	
T3	<i>Celtis sinensis</i>	朴樹	8.0	100	3.0	Low	Fair	Fair	Fair	Low	
T4	<i>Celtis sinensis</i>	朴樹	8.0	110	5.0	Low	Fair	Fair	Fair	Low	
T5	<i>Dimocarpus longan</i>	龍眼	7.0	160	8.0	Med	Fair	Fair	Fair	Low	
T6	<i>Dimocarpus longan</i>	龍眼	8.0	440	9.0	Med	Fair	Fair	Fair	Low	
T7	<i>Celtis sinensis</i>	朴樹	8.5	110	6.0	Low	Fair	Fair	Fair	Low	
T8	<i>Psidium guajava</i>	番石榴	9.0	190	6.0	Med	Fair	Fair	Fair	Low	
T9	<i>Celtis sinensis</i>	朴樹	9.5	130	5.0	Low	Poor	Poor	Poor	Low	cavity at trunk base
T10	<i>Celtis sinensis</i>	朴樹	8.0	150	5.0	Low	Fair	Fair	Fair	Low	
T11	<i>Celtis sinensis</i>	朴樹	9.0	160	5.0	Low	Fair	Fair	Fair	Low	
T12	<i>Celtis sinensis</i>	朴樹	6.5	110	4.0	Low	Fair	Fair	Fair	Low	
T13	<i>Melia azedarach</i>	楝(苦楝)	7.0	95	4.0	Low	Fair	Fair	Fair	Low	
T14	Dead tree	死樹	6.5	150	1.0	-	-	Dead	-	-	dead tree
T15	Dead tree	死樹	5.0	150	1.0	-	-	Dead	-	-	dead tree
T16	Dead tree	死樹	5.0	150	1.0	-	-	Dead	-	-	dead tree
T17	<i>Celtis sinensis</i>	朴樹	8.0	160	5.0	Low	Fair	Fair	Poor	Low	crooked trunk
T18	<i>Celtis sinensis</i>	朴樹	8.0	190	7.0	Low	Poor	Poor	Poor	Low	co-dominant trunks with included bark, crack at trunk base

Notes: Amenity Value, Form, Health Condition and Structural Condition of trees were obtained by Visual Assessment Only.

Appendix III – Photo Records

General View



General view 01



General view 02

General View



General view 03



General view 04

General View



General view 05



General view 06

General View



General view 07

Photo Record



T1 (Overview)



T2 (Overview)



T3 (Overview)



T4 (Overview)

Photo Record



T5 (Overview)



T6 (Overview)



T7 (Overview)



T8 (Overview)

Photo Record



T9 (Overview)



T9 Cavity at trunk base



T10 (Overview)



T11 (Overview)

Photo Record



T12 (Overview)



T13 (Overview)



T14 (Overview)



T14 Fungal fruiting bodies

Photo Record



T15 (Overview)



T15 Trace of termite



T16 (Overview)



T16 Trace of termite

Photo Record



T17 (Overview)



T17 Crooked trunk



T18 (Overview)



T18 Co-dominant trunks with included bark

Photo Record



T18 Crack at trunk base

EXISTING LANDSCAPE

APPLICATION SITE AREA : 3,514 m² (ABOUT)

NOS. OF EXISTING TREE : 18 (T1 TO T18)
 SPECIES OF TREE : T1 - *Acacia auriculiformis*
 T2, T3, T4, T7, T9, T10, T11, T12, T17 & T18 - *Celtis sinensis*
 T5 & T6 - *Dimocarpus longan*
 T8 - *Psidium guajava*
 T13 - *Melia azedarach*
 T14, T15 & T16 - DEAD TREE

NOS. OF TREE TO BE FELLED : 6 (T5, T6, T8, T9, T10 & T11)
 DEAD TREES TO BE REMOVED : 3 (T14, T15 & T16)

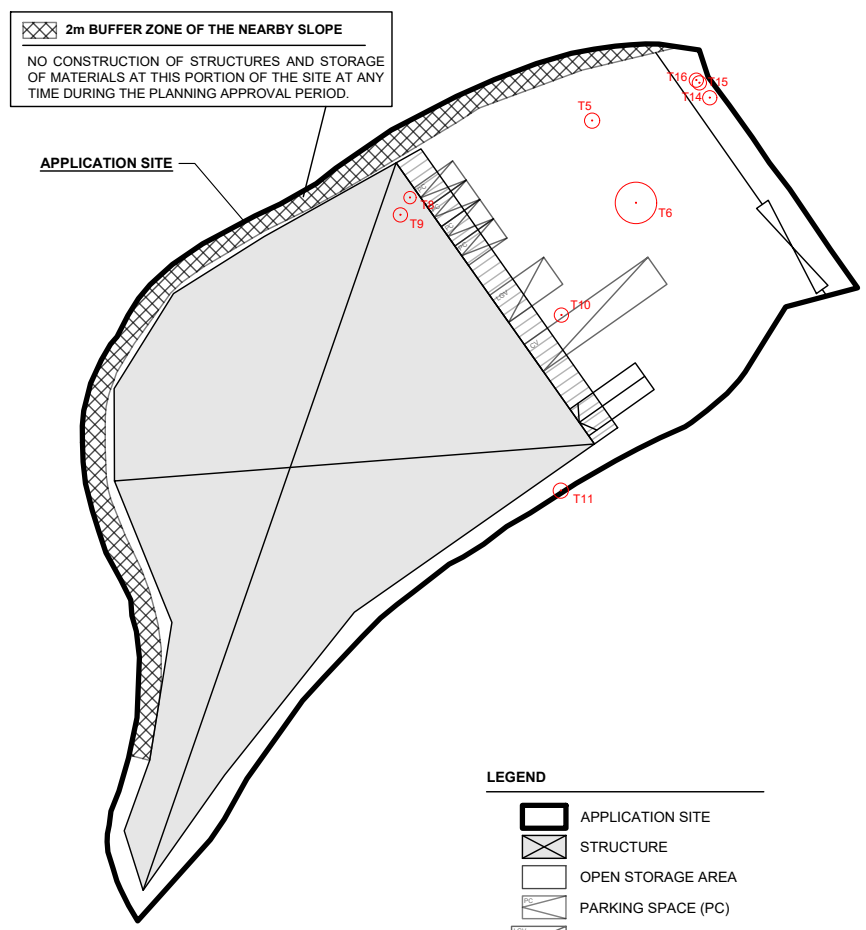
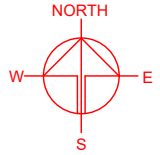
LANDSCAPE PLAN

APPLICATION SITE AREA : 3,514 m² (ABOUT)

NOS. OF TREE TO BE PLANTED : 9 (N1 TO N9)
 SPECIES OF NEW TREES : *BAUHINIA x BLAKEANA*
 HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 4 m
 DIMENSION OF TREE PITS : 1.2 m (W) X 1.2 m (L) X 1.2 m (D)

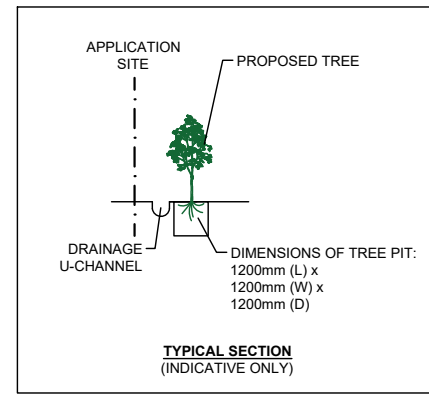
NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.



LEGEND

	APPLICATION SITE
	STRUCTURE
	OPEN STORAGE AREA
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS
	EXISTING TREES TO BE RETAINED
	EXISTING TREES TO BE FELLED/ DEAD TREES TO BE REMOVED
	PROPOSED TREES



PLANNING CONSULTANT

PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 385 RP (PART) IN D.D. 128 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
CC	22.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

LANDSCAPE PLAN

DWG. NO.	VER.
F12 P01	001