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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**

29 May 2026

Dear Sir,

**3<sup>rd</sup> 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 email: kwhchu@pland.gov.hk )  
(Attn.: Ms. Belva TONG 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,  
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**(S.16 Application No. A/YL-HTF/1210)**

(i) An RtC table:

Departmental Comments		Applicant’s Responses
<b>1. Comments of the Commissioner for Transport (C for T)</b>		
(a)	The use of container vehicles at Kai Pak Ling Road or Deep Bay Road which is a single-track road is considered undesirable. The applicant shall review the use of vehicle type.	Noted. As per your concern, the applicant has decided to convert the proposed deployment of container vehicle into heavy goods vehicle.

(ii) In view of the above change in vehicle deployment as per C for T’s concern, the applicant provides the following revised documents at **Annex 1** to reflect the current change in the type of loading/unloading space proposed under the captioned application:

- pages 5 and 11 of the Form No. S16-III;
- pages 13 and 14 of the Planning Statement;
- Layout plan; and
- Swept path analysis.

**Annex 1**

Revised Pages of the Application Form, Planning Statement,  
Layout Plan, and Swept Path Analysis



6. Type(s) of Application 申請類別																					
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/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 (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land 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 ..... <b>3</b> ..... <input type="checkbox"/> month(s) 個月 .....																				
(c) <u>Development Schedule 發展細節表</u>																					
Proposed uncovered land area 擬議露天土地面積	..... <b>1,544</b> .....sq.m <input checked="" type="checkbox"/> About 約																				
Proposed covered land area 擬議有上蓋土地面積	..... <b>1,970</b> .....sq.m <input checked="" type="checkbox"/> About 約																				
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <b>1</b> .....																				
Proposed domestic floor area 擬議住用樓面面積	..... <b>N/A</b> .....sq.m <input type="checkbox"/> About 約																				
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>1,970</b> .....sq.m <input checked="" type="checkbox"/> About 約																				
Proposed gross floor area 擬議總樓面面積	..... <b>1,970</b> .....sq.m <input checked="" 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)																					
<table border="1"> <thead> <tr> <th>STRUCTURE</th> <th>USE</th> <th>COVERED AREA</th> <th>GROSS FLOOR AREA</th> <th>BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM</td> <td>1,861 m<sup>2</sup> (ABOUT)</td> <td>1,861 m<sup>2</sup> (ABOUT)</td> <td>11 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td></td> <td>RAIN SHELTER FOR L/LUL ACTIVITIES</td> <td>109 m<sup>2</sup> (ABOUT)</td> <td>109 m<sup>2</sup> (ABOUT)</td> <td>5 m (ABOUT)</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>TOTAL</b></td> <td><b>1,970 m<sup>2</sup> (ABOUT)</b></td> <td><b>1,970 m<sup>2</sup> (ABOUT)</b></td> <td></td> </tr> </tbody> </table>		STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM	1,861 m <sup>2</sup> (ABOUT)	1,861 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STOREY)		RAIN SHELTER FOR L/LUL ACTIVITIES	109 m <sup>2</sup> (ABOUT)	109 m <sup>2</sup> (ABOUT)	5 m (ABOUT)	<b>TOTAL</b>		<b>1,970 m<sup>2</sup> (ABOUT)</b>	<b>1,970 m<sup>2</sup> (ABOUT)</b>	
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<b>TOTAL</b>		<b>1,970 m<sup>2</sup> (ABOUT)</b>	<b>1,970 m<sup>2</sup> (ABOUT)</b>																		
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	..... <b>4</b> .....																				
Motorcycle Parking Spaces 電單車車位	..... <b>N/A</b> .....																				
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... <b>N/A</b> .....																				
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... <b>N/A</b> .....																				
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... <b>N/A</b> .....																				
Others (Please Specify) 其他 (請列明)	.....																				
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目																					
Taxi Spaces 的士車位	..... <b>N/A</b> .....																				
Coach Spaces 旅遊巴車位	..... <b>N/A</b> .....																				
Light Goods Vehicle Spaces 輕型貨車車位	..... <b>1</b> .....																				
Medium Goods Vehicle Spaces 中型貨車車位	..... <b>N/A</b> .....																				
Heavy Goods Vehicle Spaces 重型貨車車位	..... <b>1</b> .....																				
Others (Please Specify) 其他 (請列明)	.....																				

(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	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1,970 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.56 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	<input type="checkbox"/> (Not more than 不多於) m 米
		N/A	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	5 - 11 (about)	<input type="checkbox"/> (Not more than 不多於) m 米
		1	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	56	%	<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	4	
	Private Car Parking Spaces 私家車車位	4	
	Motorcycle Parking Spaces 電單車車位	N/A	
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A	
	Others (Please Specify) 其他 (請列明)		
	_____		
	_____		
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	2	
	Taxi Spaces 的士車位	N/A	
	Coach Spaces 旅遊巴車位	N/A	
	Light Goods Vehicle Spaces 輕型貨車車位	1	
	Medium Goods Vehicle Spaces 中型貨車車位	N/A	
	Heavy Goods Vehicle Spaces 重型貨車車位	1	
	Others (Please Specify) 其他 (請列明)		
	_____		
	_____		

proposed site levels after filling of land will range between +8.5 mPD and +9.3 mPD (**Plan 7**). The filling of land is considered required and has been kept to a minimum to meet the operational need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

- 5.4 The Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). The drainage proposal submitted by the applicant under the previous application No. A/YL-HTF/1179 was accepted by the Drainage Authority on 08.12.2025, in which peripheral drainage u-channels within the layer of filling materials were proposed along the site boundary to collect the run-off, so as to minimise the potential adverse drainage impact to the surrounding area (**Appendix II**). Other than the proposed drainage work, no other ground excavation work will be proposed. Given that the scale of works is minimal and **no excavation** is required for the proposed drainage work, the potential adverse impact to the SAI is not anticipated.

#### Operation mode

- 5.5 The Site is designated for warehouse (excl. D.G.G.) use for storage of construction materials and machinery, which are the same as those in the Original Premises. Operation hours are Monday to Saturday from 08:00 to 19:00. There is no operation on Sunday and public holidays.
- 5.6 It is estimated that the Site would accommodate not more than 4 staff. The ancillary facilities such as site office and washroom are intended to provide indoor workspace for administrative staff to support the daily operation of the Site. As no shopfront is proposed at the Site, visitor is not anticipated at the Site.

#### Minimal traffic impact

- 5.7 The Site is accessible from Kai Pak Ling Road via a local access (**Plan 1**). A 11 m (about) wide ingress/egress is provided at the eastern part of the Site (**Plan 6**). A total of 6 parking and L/UL spaces are proposed at the Site. Details of the parking and L/UL space provision are shown at **Table 5** below:

**Table 5** –Provision of parking and L/UL spaces

Type of parking space	No. of space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	4
Type of L/UL spaces	No. of space
L/UL spaces for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	1
L/UL spaces for heavy goods vehicles (HGV) - 3.5 m (W) x 11 m (L)	1

5.8 Parking spaces are reserved for staff use only. LGV and **HGV** will be deployed for the transportation of materials into/out of the Site. Staff will be deployed to station at the ingress/egress to direct incoming/outgoing vehicles to enhance pedestrian and road safety. Sufficient space is provided for vehicle to manoeuvre smoothly within the Site to ensure that no vehicle will be allowed to queue back to or reverse onto/from the Site to the public road (**Plan 8**). The delivery of construction materials and machinery will be conducted during non-peak hours. The breakdown of the estimated trip generation/attraction of the proposed development are provided at **Table 6** below.

**Table 6** –Estimated trip generation/attraction

Time Period	Trip Generation and Attraction						2-Way Total
	PC		LGV		<b>HGV</b>		
	In	Out	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	4	0	0	0	0	0	4
Trips at <u>PM peak</u> per hour (18:00 – 19:00)	0	4	0	0	0	0	4
Average trips per hour (10:00 – 18:00)	0	0	1	1	1	1	4

5.9 As the vehicular trip generated/attraction are expected to be minimal, adverse traffic impact to the surrounding road network should not be anticipated. No vehicle without valid licenses issued under the *Road Traffic (Registration and Licensing of Vehicles) Regulations* are allowed to be parked/stored at the Site at any time during the planning approval period.

*Minimal environmental impact*

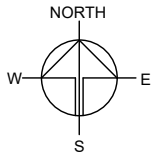
5.10 The applicant will strictly follow the ‘Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites’ issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance* etc. at all times during the planning approval period.

5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on the nearby watercourse water quality. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed on a regular basis, at the start and end of each rain season, to ensure that these facilities are always operational.

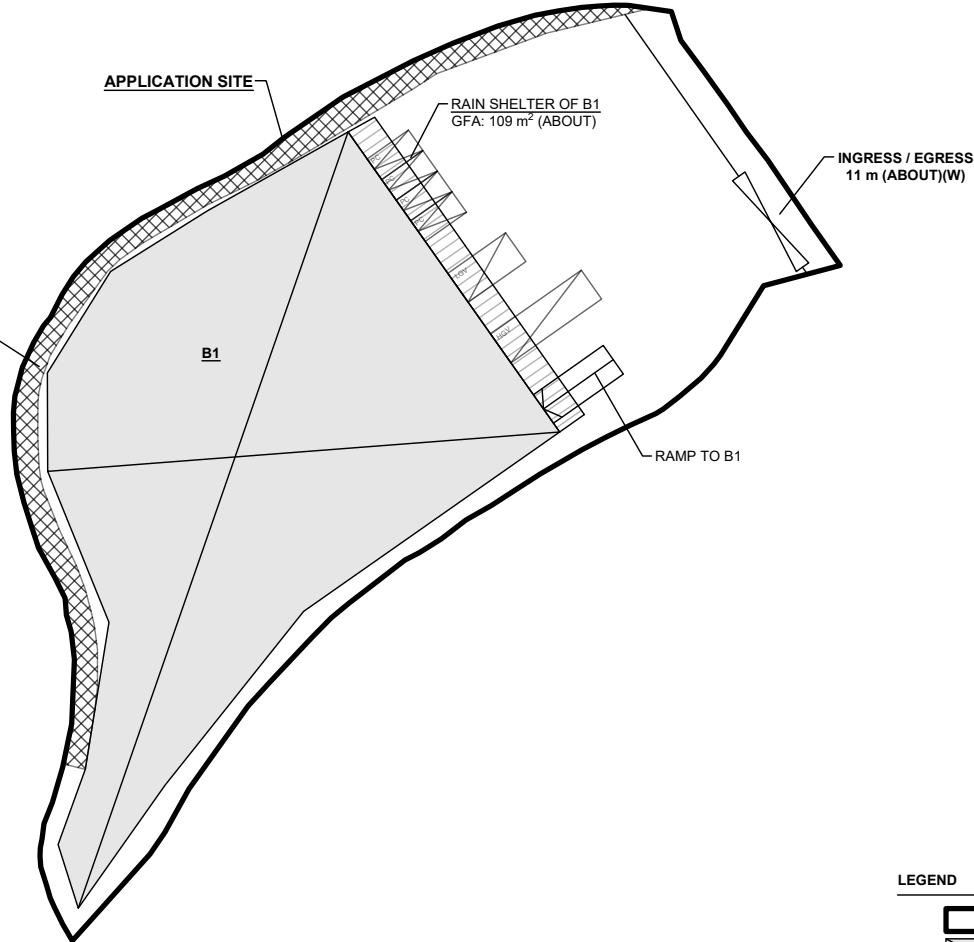
**DEVELOPMENT PARAMETERS**

APPLICATION SITE AREA	: 3,514 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 1,970 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,544 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.56	(ABOUT)
SITE COVERAGE	: 56 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,970 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 1,970 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 5 m - 11 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), SITE OFFICE AND WASHROOM	1,861 m <sup>2</sup> (ABOUT)	1,861 m <sup>2</sup> (ABOUT)	11 m (ABOUT)(1-STOREY)
	RAIN SHELTER FOR L/UL ACTIVITIES	109 m <sup>2</sup> (ABOUT)	109 m <sup>2</sup> (ABOUT)	5 m (ABOUT)
<b>TOTAL</b>		<b>1,970 m<sup>2</sup> (ABOUT)</b>	<b>1,970 m<sup>2</sup> (ABOUT)</b>	



**2m BUFFER ZONE OF THE NEARBY SLOPE**  
 NO CONSTRUCTION OF STRUCTURES AND STORAGE OF MATERIALS AT THIS PORTION OF THE SITE AT ANY TIME DURING THE PLANNING APPROVAL PERIOD.



**PARKING PROVISIONS**

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

**LOADING/UNLOADING PROVISIONS**

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 7 m (L) X 3.5 m (W)
NO. OF L/UL SPACE FOR HEAVY GOODS VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 11 m (L) X 3.5 m (W)

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- CANOPY OF STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (HGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY WAREHOUSE (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 : 750 @ A4

DRAWN BY	DATE
CC	29.5.2026

CHECKED BY	DATE

APPROVED BY	DATE

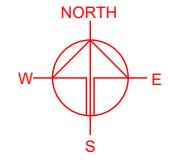
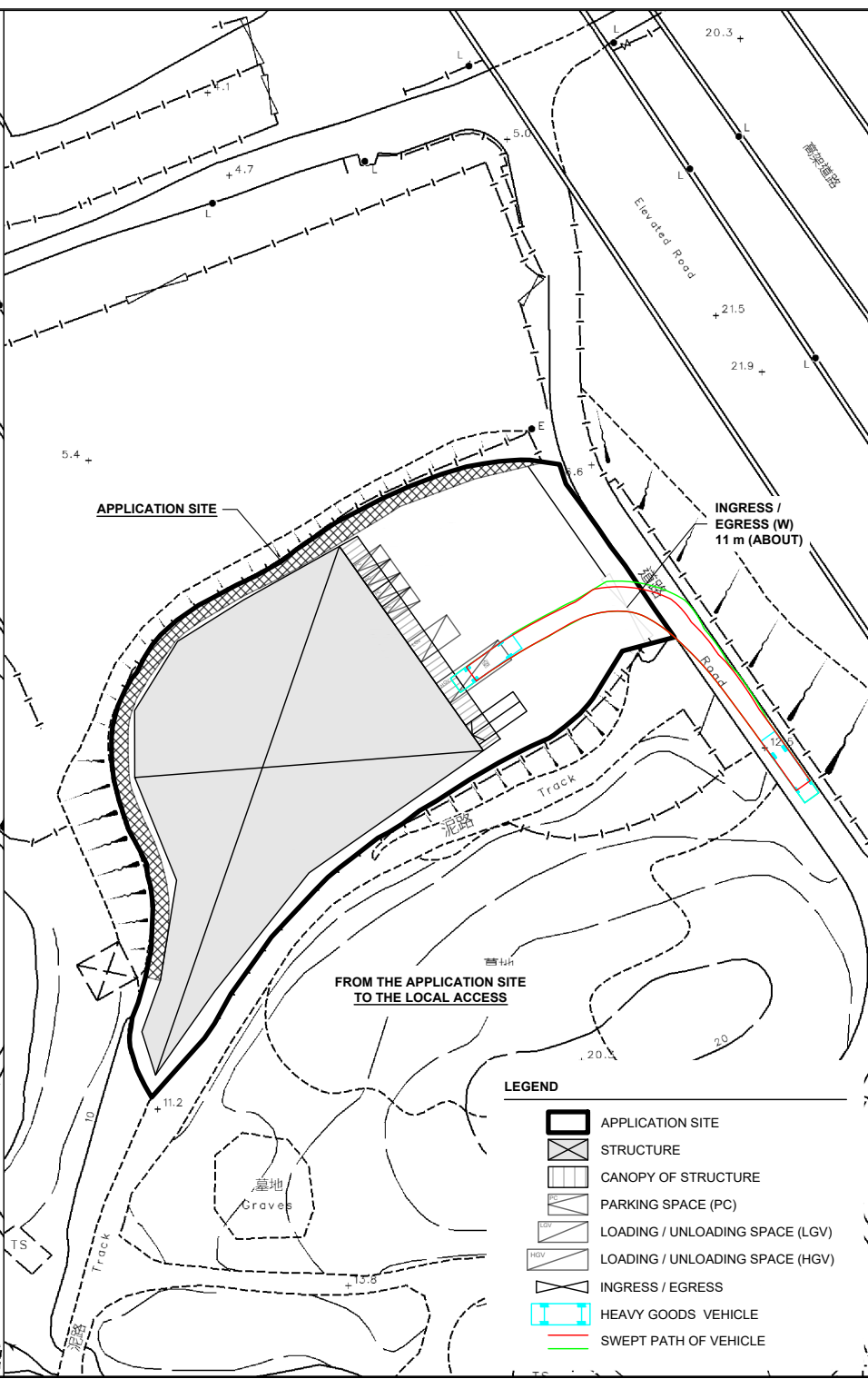
DWG. TITLE  
LAYOUT PLAN

DWG NO.	VER.
FI3 P01	001

**SWEPT PATH ANALYSIS**

TYPE OF VEHICLE : HEAVY GOODS VEHICLE  
 DIMENSION OF VEHICLE : 2.5 m (W) X 11 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

INGRESS / EGRESS (W)  
11 m (ABOUT)

APPLICATION SITE

INGRESS / EGRESS (W)  
11 m (ABOUT)

FROM THE LOCAL ACCESS  
TO THE APPLICATION SITE

FROM THE APPLICATION SITE  
TO THE LOCAL ACCESS

**LEGEND**

- APPLICATION SITE
- STRUCTURE
- CANOPY OF STRUCTURE
- PARKING SPACE (PC)
- LOADING / UNLOADING SPACE (LGV)
- LOADING / UNLOADING SPACE (HGV)
- INGRESS / EGRESS
- HEAVY GOODS VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (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 : 1000 @ A4

DRAWN BY CC	DATE 29.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO. F13 P02	VER. 001
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\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.