

Our Ref. : DD128 Lot 385 RP  
Your Ref. : TPB/A/YL-HTF/1179

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

**By Email**

13 September 2024

Dear Sir,

**Supplementary Information**

**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 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/1179)**

We write to submit clarifications (**Appendix I**), a Memorandum of Understanding (MOU) (**Appendix II**) and a location plan relating to original location of the affected premise (**Appendix III**) for the consideration of the Town Planning Board.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**


**Danny NG**  
Assistant Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Jessie KWOK

email: jmhwok@pland.gov.hk)

## Supplementary Information

**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 in "Agriculture" Zone,  
Lot 385 RP (Part) in D.D. 128 and Adjoining Government Land,  
Ha Tsuen, Yuen Long, New Territories**

**(Application No. A/YL-HTF/1179)**

- (i) The applicant provides the following clarifications for the application:
- The current application is intended to facilitate the relocation of the affected premises due to land resumption and to pave way for the development of Hung Shui Kiu/Ha Tsuen (HSK/HT) NDA. **Sum Kee Metal Company Limited (Sum Kee, i.e. Tenant A in the planning statement refers)** is one of the affected business operators whom falls within the land resumption limit of HSK/HT NDA development; and thus, **Sum Kee** has authorised **First Champion Limited** for facilitating the relocation and the authorisation was recognised by a Memorandum of Understanding signed by both companies (**Appendix II**). Being the authorised representative, **First Champion Limited** thus then applied for the current application. Should be planning application be approved, **Sum Kee** will be relocated to the application site (the Site).
  - As Government intends to acquire relevant sites in relation to Second Phase development of HSK/HT NDA from mid-2024 progressively, **Sum Kee** is one of the affected business operators in the resumption area. The location of **Sum Kee** was originally at *Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 RP (Part), 1635 S.A RP, 1636 RP (Part), 1712 RP (Part), 3206 RP (Part), 3225 RP (Part), 3226 RP (Part), 3228 RP (Part), 3230 (Part), 3231 (Part), 3232, 3233 (Part), 3234 (Part), 3235 (Part), 3236 RP (Part), 3237 (Part), 3239 (Part), 3240 (Part), 3241 (Part), 3244 (Part), 3285 RP (Part), 3286 (Part), 3287 (Part), 3289 (Part), 3304 (Part), 3305 (Part), 3307 (Part), 3349 (Part), 3350 (Part), 3351 RP (Part) and 3352 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long (Plan attached at **Appendix III**)*. Comprehensive site searches have been done with applications submitted by the same applicant (Nos. A/YL-HTF/1133 and 1166). The current application is intended to compensate for the reduction in site area of application No. A/YL-HTF/1166 due to various land administrative issues, of which 5,478 m<sup>2</sup> were part of the area originally designated for the relocation of the affected business of **Sum Kee**.
  - As the nature of open storage operations require efficient vehicle circulation, ample loading/unloading area and circulation area of container vehicles are provided within the Site. The Site is assessable from Kai Pak Leng Road via a local access. As of the previous application of a similar use (No. A/YL-HTF/1166) submitted by the same applicant, the applicant has demonstrated effort in improving traffic management measures at Kai Pak Leng Road. The applicant has complied with conditions (l) and (m)

of the previous application (No. A/YL-HTF/1166), i.e. *the submission and implementation of a detailed road improvement proposal and associated engineering drawings to the satisfaction of the Commissioner for Transport, Director of Highways and Head of Geotechnical Engineering Office of Civil Engineering and Development Department or of the Town Planning Board*, where detailed road improvement proposal and associated engineering drawings were submitted and implemented. The implemented road improvement works are successfully approved by relevant departments. The applicant will continue to demonstrate his effort in maintaining the implemented road improvement works at all times during the planning approval period. No adverse traffic impact is anticipated.

- It is noted that the Site is located within the Fu Tei Au Site of Archaeological Interest (SAI). Apart from minor ground excavation for the provision of drainage facilities, the applicant will only carry out land filling works within the Site. Subject to the requirement of the Drainage Authority, the proposed ground excavation would be no more than 1 m in depth. Peripheral drainage u-channels are to be proposed to collect surface run-off in order to minimise the potential adverse drainage impact to the surrounding area. Given that the excavation work is intended to facilitate the drainage facilities and the scale of excavation is insignificant, the adverse impact on the concerned SAI is not anticipated. No further excavation or site formation works will be carried out after the planning application is approved.

規劃申請意向書

受新發展區發展影響的在地經營業務搬遷 - 規劃許可申請

業務經營者  
(甲方) : 森記五金有限公司  
Sum Kee Metal Company Limited

---

公司註冊證明書號碼 : [REDACTED]

---

申請人  
(乙方) : 豐上有限公司  
First Champlon Limited

---

公司註冊證明書號碼 : [REDACTED]

---

森記五金有限公司 (甲方) 為洪水橋新發展區範圍內的業務經營者，由於受到政府洪水橋新發展區收地影響，因此，需要覓地搬遷以繼續經營。森記五金有限公司 (甲方) 初步與 豐上有限公司 (乙方) 達成共識，同意 豐上有限公司 (乙方) 作為規劃申請的申請人，向城市規劃委員會提交規劃申請，於文匯約份第 128 約地段第 385 號餘段 (部分) 和毗連政府土地作「擬辦臨時露天存放建築材料和建築機械及貯存器材和零件連附屬設施 (為期 3 年) 及相關填土工程」。

備注: 上述標題地段將會因應規劃許可的需要而有所修訂。

  
  
 豐上有限公司  
 申請人簽署  
 Applicant's Signature

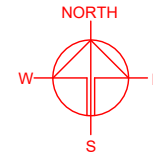
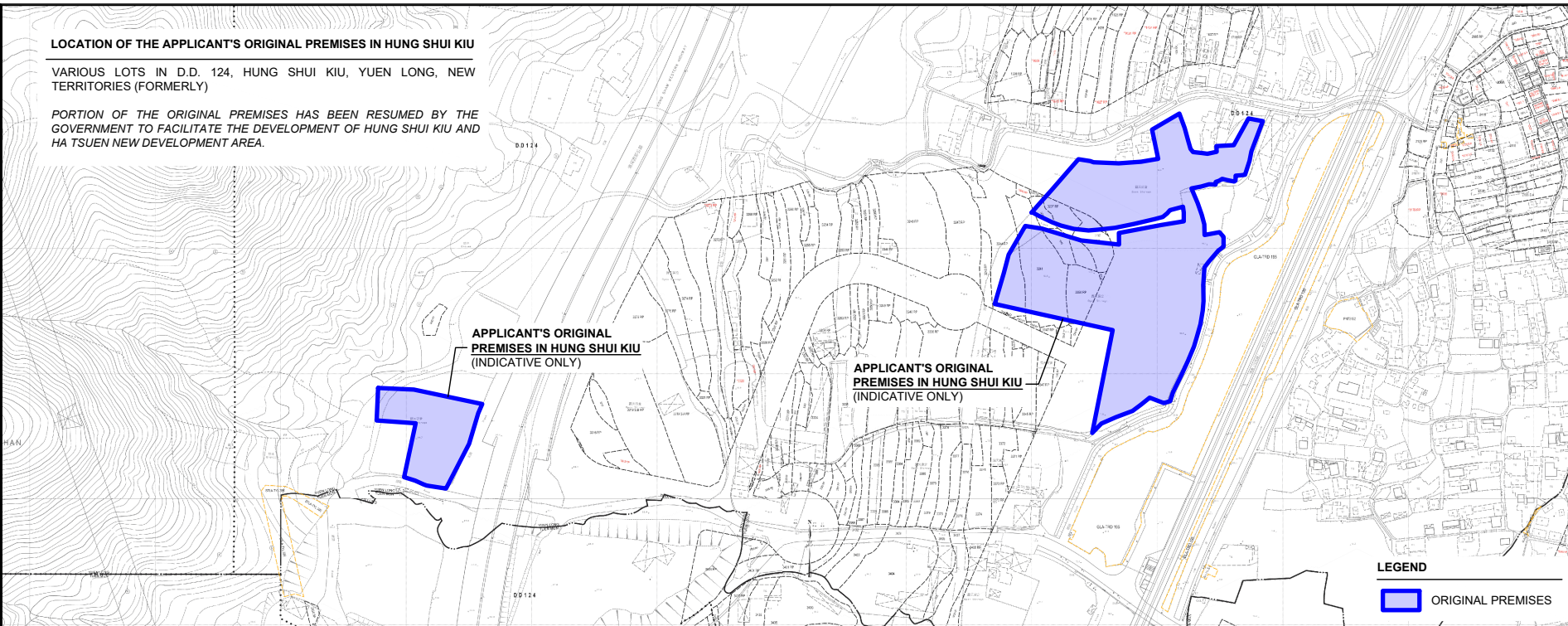
  
  
 森記五金有限公司  
 業務經營者簽署  
 Business Operator Signature

2024 年 8 月 13 日  
 13 August 2024

**LOCATION OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

VARIOUS LOTS IN D.D. 124, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES (FORMERLY)

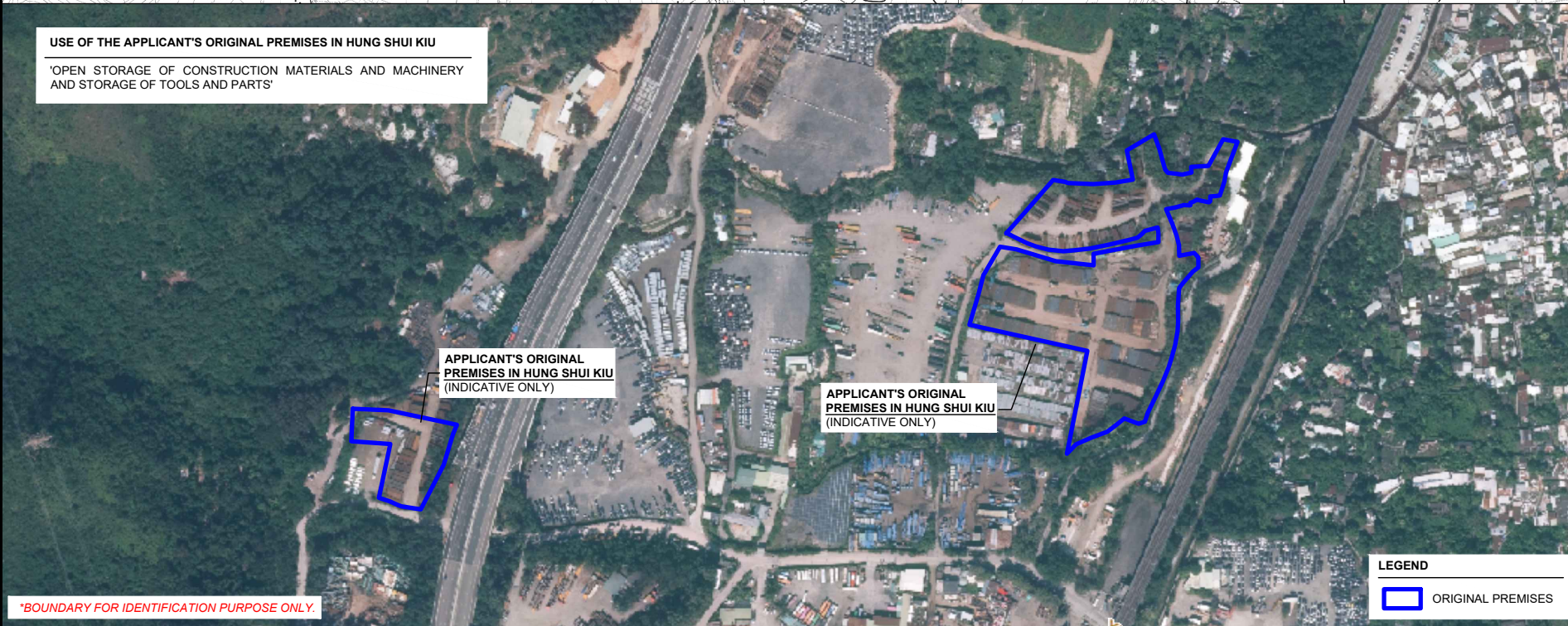
PORTION OF THE ORIGINAL PREMISES HAS BEEN RESUMED BY THE GOVERNMENT TO FACILITATE THE DEVELOPMENT OF HUNG SHUI KIU AND HA TSUEN NEW DEVELOPMENT AREA.



Appendix III

**USE OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

'OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY AND STORAGE OF TOOLS AND PARTS'



\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



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

1 : 5000 @ A4

DRAWN BY: MN DATE: 13.9.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: OP (LOCATION & USE)

DWG NO.: PLAN 1 VER.: 001

**DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU**

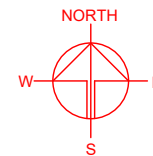
OUTLINE ZONING PLAN : APPROVED HUNG SHUI KIU AND HA TSUEN OZP  
 PLAN NO. : S/HSK/2  
 ZONING OF THE SITE : "INDUSTRIAL" ("I"),  
 "COMMERCIAL(1)" ("C(1)"),  
 "OPEN SPACE" ("O"),  
 "OPEN SPACE (1)" ("O(1)"),  
 AND AREA SHOWN AS 'ROAD'

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)

APPLICANT'S ORIGINAL PREMISES IN HUNG SHUI KIU (INDICATIVE ONLY)



**LEGEND**

ORIGINAL PREMISES

**DEVELOPMENT PHASING OF HSK/HT NEW DEVELOPMENT AREA**

PHASE OF DEVELOPMENT : SECOND PHASE DEVELOPMENT

**圖例 LEGEND**

- 洪水橋 / 厦村新发展區界線  
BOUNDARY OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA
- 第一期發展  
FIRST PHASE DEVELOPMENT
- 第二期發展\*  
SECOND PHASE DEVELOPMENT \*
- 餘下發展\*  
REMAINING PHASE DEVELOPMENT \*

\* 工程範圍會在詳細設計中再作檢討。  
PROPOSED WORKS SCOPE WILL BE REVIEWED IN THE DETAILED DESIGN.

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

ORIGINAL PREMISES

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIALS 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

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.9.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING & NDA PHASING)

DWG NO.

PLAN 2

VER.

001