



顧問有限公司
盈卓物業

Our Ref.: DD124 Lot 2061 & VL
Your Ref.: TPB/A/HSK/533

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

By Email

24 March 2025

Dear Sir,

2nd Further Information

**Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)
with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone,
Lots 2061, 2062 (Part), 2063 RP (Part) and 2064 (Part) in D.D. 124
and Adjoining Government Land, Hung Shui Kiu, Yuen Long, New Territories**

(S.16 Planning Application No. A/HSK/533)

We write to submit further information in response to public comments on the application received during the public inspection period (**Appendix I**).

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 Property Consultants Limited

Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Charlotte LAM

email: ccylam@pland.gov.hk)

2nd Further Information

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with Ancillary Facilities for a Period of 3 Years in “Village Type Development” Zone,
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Hung Shui Kiu, Yuen Long, New Territories**

(Application No. A/HSK/533)

- (i) The applicant provides responses to comments on the application received during the public inspection period:
- the application site (the Site) has been occupied by various brownfield operations since the early-1990s. Warehouse and open storage activities had been in existence at the Site before the first publication in the Gazette of the notice of the Ping Shan Development Permission Area Plan No. DPA/YL-PS/1 on 18.06.1993, and such operations have been continued since then. As such, these operations should be regarded as ‘Existing Uses’. For details, please refer to the 1st further information submitted by the applicant on 25.11.2024;
 - after obtaining relevant planning approval for the previous application (No. A/HSK/376), the applicant intended to transform the Site into ‘*Shop and Services*’ and ‘*Eating Place*’ uses according to the approved scheme. However, the applicant was not able to implement the proposed development, and relevant fire and drainage proposals due to the fact that prior approval of Short Term Waiver from the Lands Department was required; and
 - the applicant intends to mitigate the potential adverse environmental impacts that would arise from the existing open storage operations through proper implementation of the development scheme under the current application. The applicant intends to alleviate these adverse impacts by erecting boundary fencing and enclosed structures, so as to minimise the potential visual, noise and air quality impacts to the surrounding areas.