

Our Ref.: DD111 Lot 1459 S.B & GL
Your Ref.: TPB/A/YL-PH/1033

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

By Email

27 November 2024

Dear Sir,

1st Further Information

**Proposed Temporary Office for a Period of 3 Years in “Open Storage” Zone,
Lot 1459 S.B (Part) in D.D. 111 and Adjoining Government Land, Pat Heung, Yuen Long**

(S.16 Planning Application No. A/YL-PH/1033)

We write to submit further information to provide clarifications for the subject application
(Appendix I).

Should you require more information regarding the application, please contact our
[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/FSYLE, PlanD
[REDACTED]

[REDACTED]

Further Information

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(Application No. A/YL-PH/1033)

- (i) The applicant provides the following clarifications for the application:
- the application site (the Site) comprises 2 existing structures which are currently vacant. As mentioned in Sections 1.2 and 3.1 of the Planning Statement, the applicant proposes to set up a company office thereon to provide indoor workspace for the administrative staff in support of the daily operation of his business. The office, where public visit is not anticipated, will be used as a place of business and for conducting clerical, administrative, documenting and other business-related work of the applicant’s company i.e. an investment company;
 - although the Site forms part of a previous application No. A/YL-PH/921 for proposed temporary shop and services approved by the Board in 2022, the applicant intends to convert the previously approved use into office use in consideration of his business operational need and for better utilisation of his land resources; and
 - given that no vehicular access/ingress/egress nor parking and loading/unloading space is proposed at the Site, no vehicle will be allowed to enter/exit the Site. Staff will get access to the Site via public transportation services, which is available on Kam Tin Road. The nearest bus stop, i.e. Shek Kong Vegetable Station, is about 15 m away from the Site.