

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**

25 November 2024

Dear Sir,

**1<sup>st</sup> 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 to provide clarifications and supporting documents 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**



[REDACTED]  
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Charlotte LAM

email: ccylam@pland.gov.hk )



**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**

**(Application No. A/HSK/533)**

- (i) The applicant would like to provide the following documents in support of the current application:
- Letter from the Ha Tsuen Rural Committee (**Annex 1**); and
  - Letter from the Village Representative of Tin Sum Tsuen (**Annex 2**).
- (ii) The applicant would like to provide further clarifications for the application:
- The application site (the Site) has been occupied by various brownfield operations since the early-1990s. With reference to the aerial photos taken by the Survey and Mapping Office, Lands Department (**Annex 3**), 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.
  - The applicant intends to mitigate the potential adverse environmental impacts that would arise from the existing brownfield operations through proper implementation of the development scheme under the current application. As open storage operations would create significant dust and noise nuisance to the surrounding environment, 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. Besides, 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 to minimize all possible environmental impacts to the nearby sensitive receivers.
  - The current application involves the erection of 3 enclosed structures for uses including warehouse, site office and fire service tank. It is considered not incompatible with the surrounding land uses, which is mainly surrounded by various brownfield operations including vehicle assembly workshop, open storage of recycling materials and construction materials, car servicing and warehouse.

厦村鄉鄉事委員會  
Ha Tsuen Rural Committee

新界元朗厦村鄉厦尾路 60 號  
60, Ha Mei Road, Ha Tsuen, Yuen Long, N.T.  
Tel: 2447 1778 Fax: 2617 6320  
E-mail: hatsuenrc@gmail.com

香港北角渣華道 333 號  
北角政府合署 15 樓  
城市規劃委員會

敬啟者：

新界元朗洪水橋丈量約份第 124 約地段第 2061 號、第 2062 號(部分)、  
第 2063 號餘段(部分)及第 2064 號(部分)和毗連政府土地  
擬議臨時貨倉(危險品倉庫除外)連附屬設施(為期三年)  
(規劃申請編號 A/HSK/533)

本會得悉題述擬議臨時貨倉的規劃申請，並就該規劃申請提出支持，理由如下：

- (一) 長久以來，貨運及倉存作業是本區的重要經濟產業。由於地理優勢，貨運經營者大多選擇於本區設立倉庫作跨境貨運用途，該規劃申請有助維持倉庫空間的供應及保障本港貨運業的長遠發展；
- (二) 有鑒於洪水橋／厦村新發展區第一期發展已收的土地本身興建的超級物流大廈至今還未落成，政府又在 2024 年 12 月中，大量收回現有的物流倉庫用地。同時，貨運行業為本區提供大量就業機會，維持貨運行業的良好經營可保障本區及跨區居民的生計；及
- (三) 該場地自上世紀九十年代起於上址經營，一直以來並沒有對附近環境帶來污染問題，而有關規劃申請建議把該場地的現有作業以有蓋構築物覆蓋，此措施顯示申請人有意減少該作業對附近環境的影響。

基於以上原因，本會支持有關規劃申請。城規會及有關政府部應加快審批程序，讓項目早日落實。以確保本港貨運業的長遠發展及維持本區居民之生計。

此致

城市規劃委員會

厦村鄉鄉事委員會主席 鄧善恒

副主席 鄧焯倫

鄧永傑 謹啟



二零二四年十一月十九日

致城市規劃委員會／規劃署：

**有關規劃申請編號 A/HSK/533**

本人為田心村村代表，早前收到題述規劃申請，於本村申請用作貨倉的資料。本村就該規劃申請提出支持，支持的原因如下：

1. 倉存作業是本村以至整個厦村鄉的重要經濟產業。因地理之便，貨運行業的經營者傾向於此帶設立倉庫作跨境貨運用途，而該規劃申請的倉庫用途可幫助滿足區內倉庫空間的供應及保障本港貨運業的長遠發展；
2. 貨運行業為本村居民提供就業職位，維持該倉庫的經營可保障本村居民的生計；及
3. 該倉庫已在上址經營數十年，長久以來並無收到本村居民對有關污染問題的投訴。同時，申請人亦有為本村居民福祉著想，以有蓋倉庫取代現有用途，減低對本村環境的影響。

有鑒於此，本村支持題述規劃申請作貨倉用途。有關當局應該容讓項目可以早日落實，以保證本港貨運業的長遠發展及維持本村居民之生計。



田心村村代表  
2024 年 11 月 5 日



**CONDITION OF THE APPLICATION SITE BEFORE KEY DATE**

FIRST DPA PLAN : DPA/YL-PS/1  
KEY DATE : 18/6/1993

AERIAL PHOTO NO. : A34533  
PHOTO DATE : 29/5/1993  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



**LEGEND**

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.*

**CONDITION OF THE APPLICATION SITE AFTER KEY DATE**

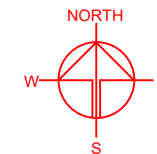
FIRST DPA PLAN : DPA/YL-PS/1  
KEY DATE : 18/6/1993

AERIAL PHOTO NO. : CN03625  
PHOTO DATE : 19/6/1993  
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT



**LEGEND**

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 124 AND ADJOINING GOVERNMENT LAND, HUNG SHUI KIU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY : MN  
DATE : 1.11.2024

CHECKED BY :  
DATE :

APPROVED BY :  
DATE :

DWG. TITLE  
EXISTING USE

DWG NO.  
ANNEX 3

VER.  
001