

Our Ref.: DD 38 Lot 115 & VL  
Your Ref.: TPB/A/NE-MUP/214

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

**By Email**

09 May 2025

Dear Sir,

**2<sup>nd</sup> Further Information**

**Proposed Temporary Warehouse with Ancillary Facilities for a Period of 3 Years  
and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,  
Various Lots in D.D. 38 and Adjoining Government Land, Sha Tau Kok, New Territories**

**(S.16 Planning Application No. A/NE-MUP/214)**

We write to submit further information to provide clarifications on the captioned application.

Should you require more information regarding the application, please contact our Mr.  
Danny NG at / 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/STN, PlanD

(Attn.: Mr. William WONG  
(Attn.: Mr. Brian CHAN

email: wst Wong@pland.gov.hk )  
email: bchchan@pland.gov.hk )

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and Associated Filling of Land in “Residential (Group D)” and “Agriculture” Zones,  
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- (i) The applicant provides the following clarifications in relation to the compliance of planning conditions of the previous application No. A/NE-MUP/185:
- the applicant has made effort to comply with planning conditions of the previous application. Relevant details are shown in Table 1 of the Planning Statement;
  - the submission of the fire service installations (FSIs) proposal and the drainage impact assessment (DIA) were considered acceptable by the Director of Fire Services (D of FS) and the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) on 26.6.2024 and 1.11.2024 respectively. The applicant has complied with all submission-related conditions under the previous application;
  - given that prior approval of Short Term Waiver (STW) is required for the erection of structures, within which the proposed FSIs will be installed, an application for STW was submitted to the District Lands Officer/North, Lands Department (DLO/N, LandsD) in October 2023. The applicant was unable to construct the structures and implement the FSIs proposal accepted by D of FS until receiving the Waiver Letter issued by DLO/N, LandsD in July 2024;
  - the applicant intended to commence the construction of the proposed structures and the provision of FSIs, solid metal wall and drainage facilities at the same time in order to better manage the construction progress and to reduce the cost of labour and maintenance. However, the applicant was waiting for the responses from CE/MN, DSD on the DIA albeit receiving approval of the STW from DLO/N, LandsD;
  - by receiving the acceptance by CE/MN, DSD on the DIA, the applicant started seeking quotations in November 2024 from potential drainage contractors for the implementation of the solid metal wall and drainage facilities. Meanwhile, there was insufficient time for the applicant to identify a suitable contractor and complete the proposed drainage facilities before the revocation of the previous application in March 2025; and
  - the applicant has selected the contractors and is ready to commence the implementation works of the proposed FSIs, solid metal wall and drainage facilities after obtaining the planning permission from the Town Planning Board.