



盈卓物業
顧問有限公司

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

22 May 2025

Dear Sir,

3rd 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 in response to the public comments received during the public inspection period of 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)

Response-to-Comment

**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**

(Application No. A/NE-MUP/214)

- (i) The applicant provides the following information in response to the public comments received during the public inspection period:
- according to the record on the Land Register, the applicant i.e. Best Holly Limited (富名有限公司) has become the sole registered owner of Lot Nos. 148, 150 & 151 in D.D. 38 (“the concerned lots”) between 2020 and 2022. As such, the applicant is exercising his capacity as the sole registered owner of the concerned lots to submit the current planning application;
 - the same application site is covered by a previous application (No. A/NE-MUP/185) for the same applied use submitted by the same applicant, which was approved by the Town Planning Board in May 2023. The concerned structure to be erected on Lot No. 148 in D.D. 38 (also known as Structure B3 on the layout plan) is identical to that in the previously approved scheme under the previous application;
 - it is observed that there is local access from Sha Tau Kok Road via Lot No. 149 in D.D. 38 and adjoining Government Land (“the concerned GL”). The proposed development at Lot No. 148 in D.D. 38 shall not hinder any lot owners/occupiers from the right of access to public road via Lot No. 149 in D.D. 38 and the concerned GL. According to the accessible information on GeoInfo Map, the concerned GL, which is currently partially fenced and connected with Lot No. 154 RP in D.D. 38, appears to be not covered with any Short Term Tenancy granted by the Lands Department;
 - the applicant will continue to liaise with surrounding lot owners/occupiers on the access matter; and
 - the application site does not cover Lot No. 153 in D.D. 38.