

Our Ref. : DD104 Lot 4000 & VL
Your Ref. : TPB/A/YL-NSW/351

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

By Email

29 August 2025

Dear Sir,

4th Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land
for a Period of 5 Years in “Village Type Development” Zone,
Various Lots in D.D. 104 and Adjoining Government Land, Pok Wai, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-NSW/351)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendix I**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

cc DPO/FSYLE, PlanD

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Appendix I - Responses to departmental comments

Comments of the Environmental and Ecology Bureau (EEB)		
(1)	<p>It is noted that from paragraphs 2.2-2.3 of the planning statement (attached) that the applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators;</p> <p>As stated in paragraph 2.5, "The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment.", please revise paragraph 2.3 as follows for the sake of clarity:</p> <p>2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and "electric" vehicles by offering showroom spaces at the Site to showcase the applicant's latest products.'</p>	<p>Noted. Electricity-powered construction machinery (e.g. excavators, generators, etc.), electric vehicles and intelligent parking system will be showcased within the designated open area.</p> <p>Smart home system, including virtual assistant, would be showcased and demonstrated within structure B3 to potential customers, including the general public and nearby business operators.</p> <p>Please also find the revised page of the planning statement at Appendix II.</p>

2. JUSTIFICATIONS

Approval of the application would act as a pilot scheme to echo with the Government's policy on reducing carbon emissions

- 2.1 According to the Hong Kong's Climate Action Plan 2050, the Government aims to drive Hong Kong into a new chapter of reducing carbon emissions by 26% - 36% against the 2005 baseline. Whilst one of the approaches to achieve the said target would be developing clean, sustainable and renewable energy with Hong Kong's local geographical and environmental constraint. The Government also endeavours to increase its share in the fuel mix for electricity generation to 7.5% to 10% by 2035 and further increase it to 15% subsequently through facilitating local renewable energy projects, regional cooperation and joint ventures. Existing projects range from a variety of locations, extents, types, etc., with different types of energy including solar, wind and others.
- 2.2 The applicant intends to operate a shop and services for the sale of electricity-powered construction machinery (i.e. excavator, generator etc.) and electric vehicles (i.e. private car, light, medium and heavy good vehicles, container vehicles, etc.); as well as to use the Site as showroom for demonstrating the latest 'intelligent parking system' to serve the general public and nearby locals and business operators.
- 2.3 The proposed development would facilitate the promotion of the use of electricity-powered machinery and electric vehicles by offering showroom spaces at the Site to showcase the applicant's latest products. The applicant's proposal would echo with the Government's intention to reduce carbon emission progressively of which, the proposed development could act as a pilot scheme to support the development and usage of green energy in New Territories.

No adverse impacts would be made to the surrounding environments

- 2.4 The Site had previously been occupied by open storage use before the first Gazettal of the Nam Sang Wai Interim Development Permission Area Plan in 1990 and had continued till 2024 (**Plan 4**). The 'open storage' use that was previously in operation at the Site inevitably caused nuisance to the sensitive receivers in the vicinity.
- 2.5 The proposed development only involves of the sales and showcasing of the electricity-powered product which would not create adverse impacts towards the surrounding environment. As enclosed structures are proposed for shop and services use within the Site; fencing is also provided alongside the site boundary, hence, potential adverse impacts (i.e. traffic, visual, landscape, etc.) would not be anticipated to the surrounding area.