

Responses-to-Comments

**Proposed Temporary Warehouse and Open Storage of Construction Materials, Construction Machinery and Vehicles with Ancillary Facilities for a Period of 3 Years
and Associated Filling of Land in "Agriculture" Zone,
Various Lots in D.D. 112 and Adjoining Government land, Shek Kong, Yuen Long, New Territories**

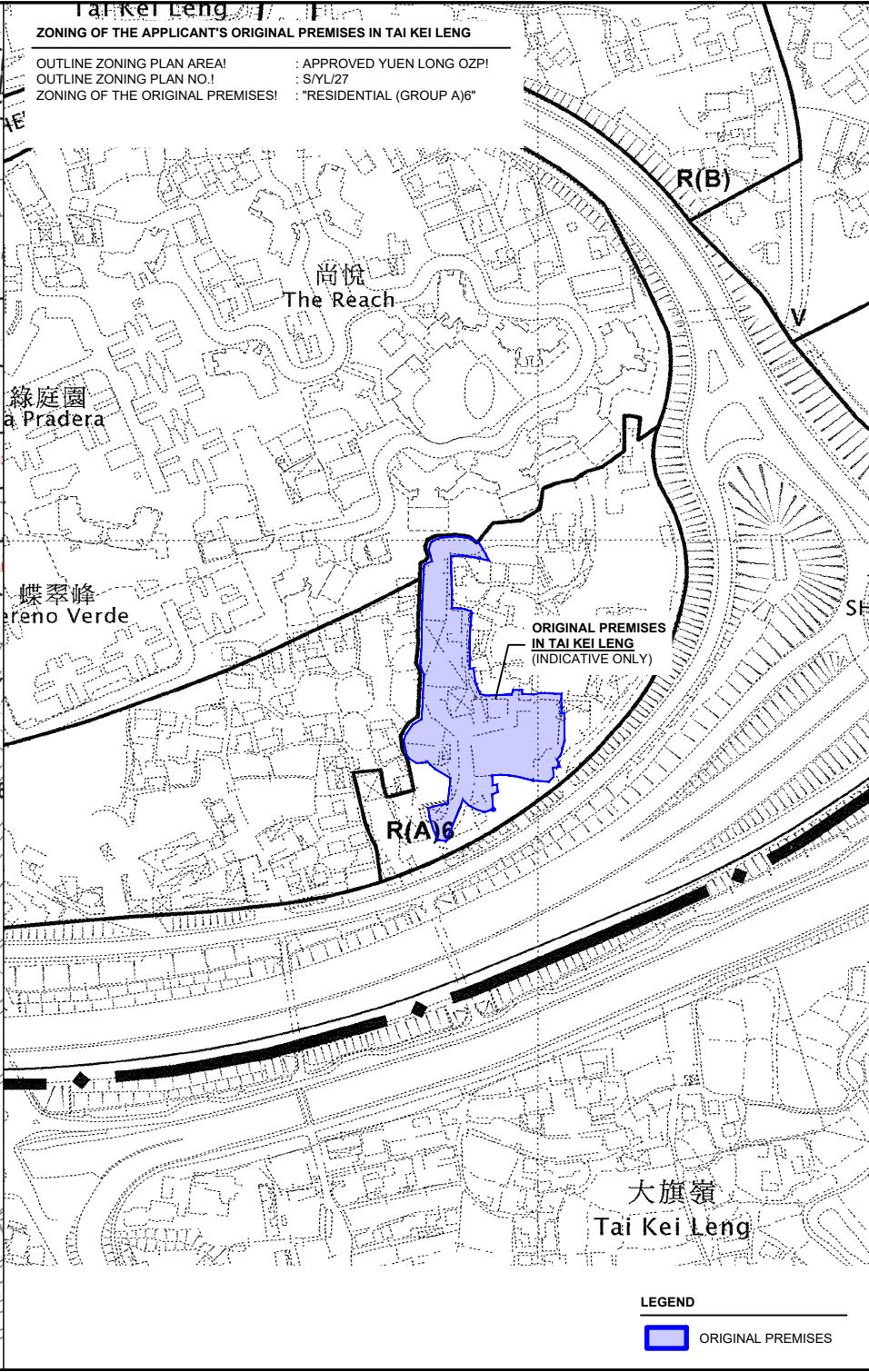
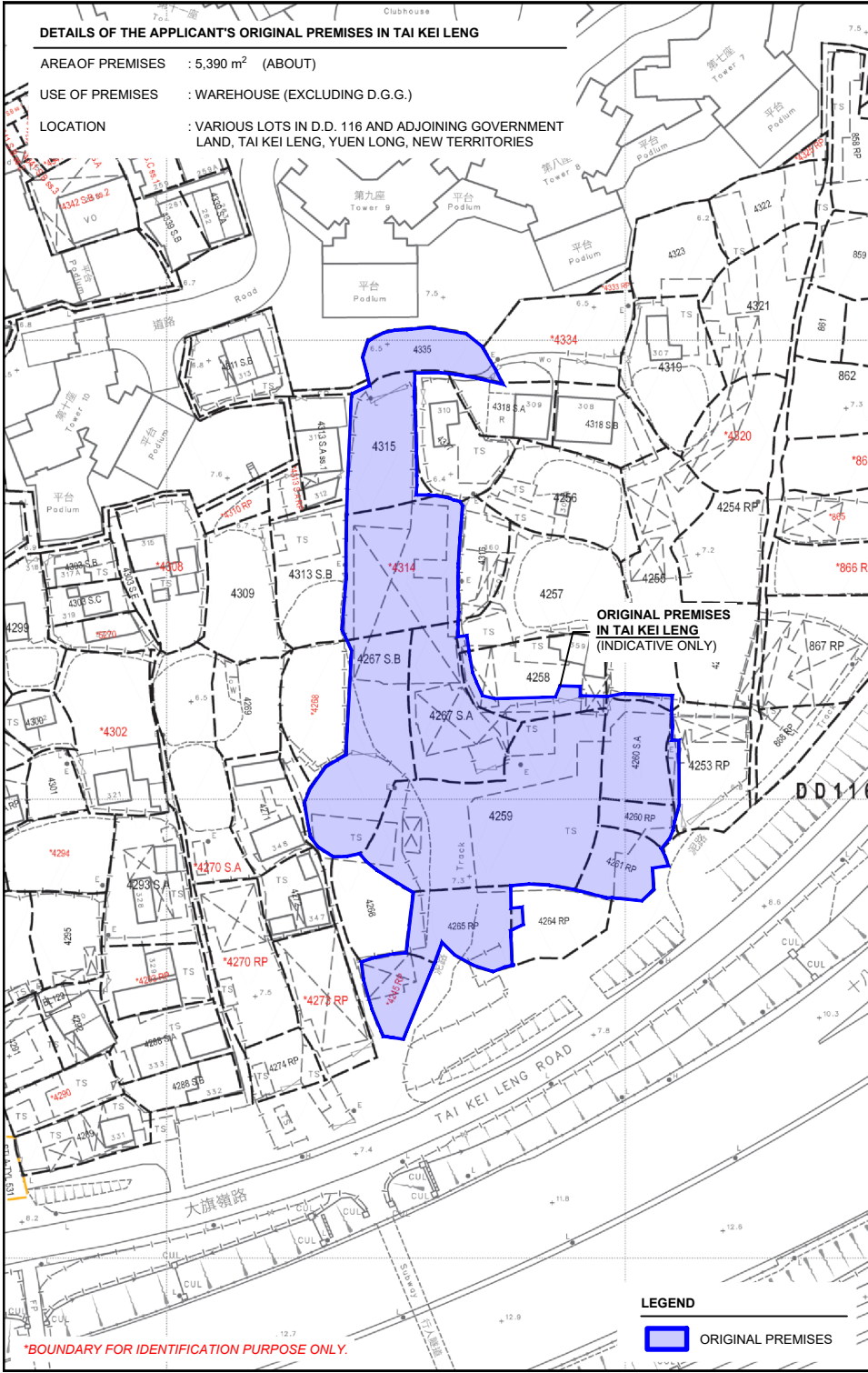
(Application No. A/YL-SK/414)

- (i) Revised plan showing the location and zoning of the Tenant A is provided (**Plan 1**). Details of Tenant A and the difference between the affected premises and the Site are shown at **Annex I**. Although the area of the Site (i.e. 18,031m², +23%) is larger than the affected premises, the additional space is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry. This can offer an excellent opportunity to enhance the operational efficiency by providing additional space for storage, bulk breaking and goods packaging, which can impose a positive impact on the efficiency, competitiveness and growth of the logistics sector, thereby contribute to the overall economic development of Hong Kon
- (ii) Regarding the details of the affected business premises, Tenant B, i.e. Most Powerful Limited, is the current business operator in Tai Kei Leng and Long Bin, while the affected business premises in Tai Kei Leng is rented out by Tenant A, i.e. Keen Harvest Far East Development Limited. As the concerned land parcel in Tai Kei Leng will be resumed and reverted to the Government in the near future, the affected business operator desperately needs to identify a suitable site for relocation in order to continue the business operation.
- (iii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)		
(a)	Noting that existing stream would be maintained and decked over approx. 11.4m according to the updated FI, please clarify if	The installation of the iron cover typically involves limited construction activities, thereby decreasing the potential impacts on the watercourse. In addition, the iron cover acts as a physical barrier, preventing any direct contact between

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	any impacts would be posed on the concerned watercourse during the construction stage of the decked over works.	construction activities and the watercourse, thereby minimizing the risk of contamination from construction materials or debris. Therefore, adverse impact on the concerned watercourse during the construction stage of the decked over work should not be anticipated.
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PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED WAREHOUSE AND OPEN STORAGE OF CONSTRUCTION MATERIALS, MACHINERY AND VEHICLES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112 AND ADJOINING GOVERNMENT LAND, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1: 1500 / 3500 @ A4

DRAWN BY
MN

DATE
12.2.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE
OP1 (LOCATION PLAN)

DWG. NO.
PLAN 1

VER.
001

Proposed Temporary Warehouse and Open Storage of Construction Materials, Machinery and Vehicles and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone,
Various Lots in D.D. 112 and Adjoining Government Land, Shek Kong, Yuen Long, New Territories

Summary of the Affected Business Premises in Tai Kei Leng and Tong Yan San Tsuen, Yuen Long

	Details of the Affected Business Premises for Relocation				
(a)	Affected Business Premises	Tenant A (a)	Tenant B (b)	The Site (c)	Difference (c) – (a) – (b)
(b)	Name of Premises	嘉興遠東有限公司 Keen Harvest Far East Development Limited	溢勁有限公司 Most Powerful Limited	新滙有限公司 Victor Well Limited	
c)	Location of the Original Premises	Various lots in D.D. 116, Tai Kei Leng, Yuen Long, New Territories	Various Lots in D.D. 121 Long Bin, Yuen Long, New Territories	Various Lots in D.D. 112 and adjoining Government land, Shek Kong, Yuen Long, New Territories*	N/A
d)	Outline Zoning Plan	Approved Yuen Long Outline Zoning Plan No. S/YL/27	Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14	Approved Shek Kong OZP No. S/YL-SK/9	
e)	Zoning	“Residential (Group A)6”	“Residential (Group A)1”	“Agriculture”	
f)	Occupation Period	Since 2019	From 2019 under approved S.16 planning application No. A/YL-TYST/975	N/A	
g)	Area of Original Premise	5,390m² (about)	9,266 m² (about)	18,031 m² (about)	
h)	Use of Original Premises	Warehouse (excluding Dangerous Goods Godown)	Motor-vehicle showroom and the adjoining ‘existing use’ occupied by temporary structure for storage and open storage of construction materials and vehicle	Warehouse and Open Storage of Construction Materials, Machinery and Vehicles	
Current Application					
i)	Area for Relocation	5,390 m² (about)	9,266 m² (about)	18,031 m² (about)	+3.375 m², +23%

