



Date : 29th May 2024
Our Ref. : ADCL/PLG-10286/L002

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

By Email and Fax (No. 2877 0245)

Dear Sir/Madam,

RE: Section 16 Planning Application for Proposed Temporary Logistics Centre for a Period of 3 Years and Filling of Land and Pond at Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories (Planning Application No. A/NE-TKL/759)

We are writing to provide supplementary information for the caption application.

In 2023, the Applicant underwent a site search process and identified the current site as the most suitable location for relocating the affected brownfield operations. The proposed relocation site is of a similar scale to the existing operations in Fanling North.

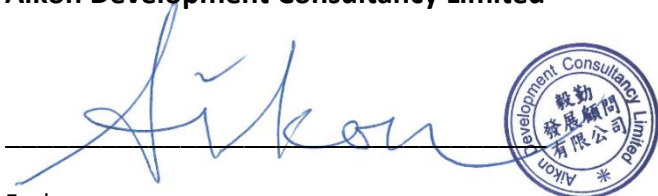
The Applicant subsequently reached out to the Development Projects Facilitation Office (DPFO) of the Development Bureau (DEVB) to inquire about the suitability of the current site for relocation. On 31.01.2024, the DPFO of the DEVB responded that "*...if the operator intends to use the site for such purposes and the proposed use would not exceed a period of three years, he can apply for temporary planning permission from the Town Planning Board.*"

Based on this feedback, the Applicant has engaged consultants to initiate the section 16 planning application process. **Table 1** provides a comparison of the sites considered during the relocation site search.

The Applicant is genuinely facilitating the relocation process to continue the existing business operations. The current application is intended to reduce uncertainties in business operations and facilitate smooth clearance for the implementation of the Kwu Tung North/Fanling North New Development Areas, while ensuring the necessary operating space for displaced brownfield operations that are still needed by the community.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Zoe LAU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Encl.
c.c. DPO/ Sha Tin, Tai Po and North (Attn.: Ms. Sheren LEE) – By Email
Client

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Table 1: Comparison of the Sites Considered During the Relocation Site Search

Assessed Site	Application Site	Site 1	Site 2
Location	Lots 267 (Part) and 268 (Part) in D.D. 84, Lots 481 S.A (Part) and 481 RP (Part) in D.D. 87 and adjoining Government Land, Ping Che, Ta Kwu Ling, New Territories	Various Lots in D.D. 96, Kwu Tung North, New Territories	Various Lots in D.D. 91, Ping Kong, Sheug Shui, New Territories
Site Area (About)	3,270m ²	3,893m ²	5,723m ²
Outline Zoning Plan	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 and Approved Hung Lung Hang Outline Zoning Plan No. S/NE-HLH/11	Approved Kwu Tung North Outline Zoning Plan No. S/KTN/4	Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11
Zoning	"Agriculture" ("AGR")	"Green Belt" ("GB")	"GB"
Accessibility	Accessible via a local track leading to Ping Che Road	Accessible via Ma Tso Lung Road	Accessible via a local track leading to Fam Kam Road
Distance from Existing Operations	About 2.5km	About 3km	About 4km
Site Condition	Vacant covered by shrubs and weeds	Largely covered by vegetation, active/fallow farmland and some temporary structures	Largely covered by vegetation and tree clusters
Locality	The surrounding areas are in rural inland plain landscape character and predominately occupied by open storages, warehouses, temporary structures, tree clusters, active/fallow farmlands and vegetated areas.	The surrounding areas are predominantly intermixed with vegetation, active/fallow farmland and temporary structures.	The surrounding areas are in a rural landscape character area and the surroundings are mainly vegetation, tree clusters and ponds with some scattered temporary structures.
Suitability	Suitable for relocation for the following reasons: <ol style="list-style-type: none"> 1. Similar size to that of the Existing Operations. 2. Located in close proximity to the Fanling/Sheung Shui area, where the Existing Operations are currently located. 3. Not incompatible with the surrounding land uses. 4. Vacant, without active agricultural activity. 	Not suitable for relocation for the following reasons: <ol style="list-style-type: none"> 1. The access road to Site 1 (i.e. Ma Tso Lung Road) passes through the Stage 1 works area of Kwu Tung North New Development Area (NDA). 2. "GB" zone is not designated for development purpose in NDA. 3. Not compatible with the surrounding rural character. 	Not suitable for relocation for the following reasons: <ol style="list-style-type: none"> 1. Not compatible with the surrounding rural character. 2. No brownfield operation in the vicinity of Site 2. 3. Tree felling is required.