

By Email and Post

Date : 31 October 2024
Your Ref.: TPB/A/YL-KTS/1032
Our Ref. : LDS/PLAN/7081

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

Dear Sir/Madam,

Application for Planning Permission for Proposed Temporary Warehouse for Storage of Construction Materials (Timber and Metal) and Associated Filling of Land for a Period of 3 Years at Lots 123 RP, 124 (Part), 125 (Part), 126 (Part) and 127 (Part) in D.D.113 and Adjoining Government Land, Ma On Kong, Kam Tin South, Yuen Long, N.T.
(Application No. A/YL-KTS/1032)

We refer to the captioned application and would like to supplement the following information on the relocation need of the Applicants, [REDACTED]

The Applicants had been operating their timber business for almost 30 years both as a family business in Ma Tso Lung, Kwu Tung North, N.T. They were operating as tenants at two affected sites i.e. Lots 734, 2240 S.A ss.1 S.B ss.1, 2240 S.A ss.1 S.B RP (Portion), 2240 S.A ss.2, 2240 S.A ss.1 RP and 2240 S.B (Portion) in D.D.96 and adjoining government land (currently zoned “Residential (Group A)2” (“R(A)2”) and “Road”), Ma Tso Lung, Kwu Tung North, N.T. (see **Photo Plate 1**), before the clearance of the sites in February 2022 due to land resumption for the development of Kwu Tung North New Development Area (NDA). Before the clearance, the sites were used for warehouses of storage of construction materials including timber and metal, with combined usable area of about 5,500 sq.m. (including warehouses of about 3,500 sq.m.). The current applied use is the same as the affected business in Kwu Tung North.


Before identifying the captioned Application Site for their relocation, the Applicants have conducted a thorough site search exercise with the details of the potential re-provisioning sites as below:

	Possible Site Location	Zoning	Reasons for unsuitable for relocation
(a)	DD82 Lots 683 S.B, S.C and S.D (Ma Mei Ha, Sha Tau Kok)	REC / AGR	Site located very close to nearby village developments and required clearance of vegetation with no direct vehicular access
(b)	DD106 Lot 1640 RP (Kam Sheung Road, Yuen Long)	R(C)1 / AGR	Site located very close to residential developments and required clearance of vegetation
(c)	DD118 Lots 1283, 1285, 1286, 1287, 1450 RP and 1451 RP (Tai Shu Ha Road West, Tai Tong, Yuen Long)	AGR	Site required clearance of vegetation and too narrow for container and goods vehicles; no public transport facilities for staff
(d)	DD106 Lots 1065, 1244 RP, 1246, 1247, 1248 RP, 1249, 1250, 1251, 1252 S.C, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266 RP, 1267 RP, 1268, 1270 and 1271 (Kam Tsin Wai, Shek Kong)	V	Site required clearance of vegetation with no direct access road; site located very close to nearby village developments with portion of the site located within village environ
(e)	DD39 Lots 2017, 2018, 2019, 2020, 2021, 2022, 2023 and 2027 RP (Wo Hang, Sha Tau Kok)	AGR	Site required clearance of vegetation with no direct vehicular access to main road.

The above sites are considered not suitable for relocation because of the reasons stated above. The Applicants have identified the Application Site as the best available option and planning approval (Application No. A/YL-KTS/946) has been granted by the Town Planning Board on 19.5.2023.

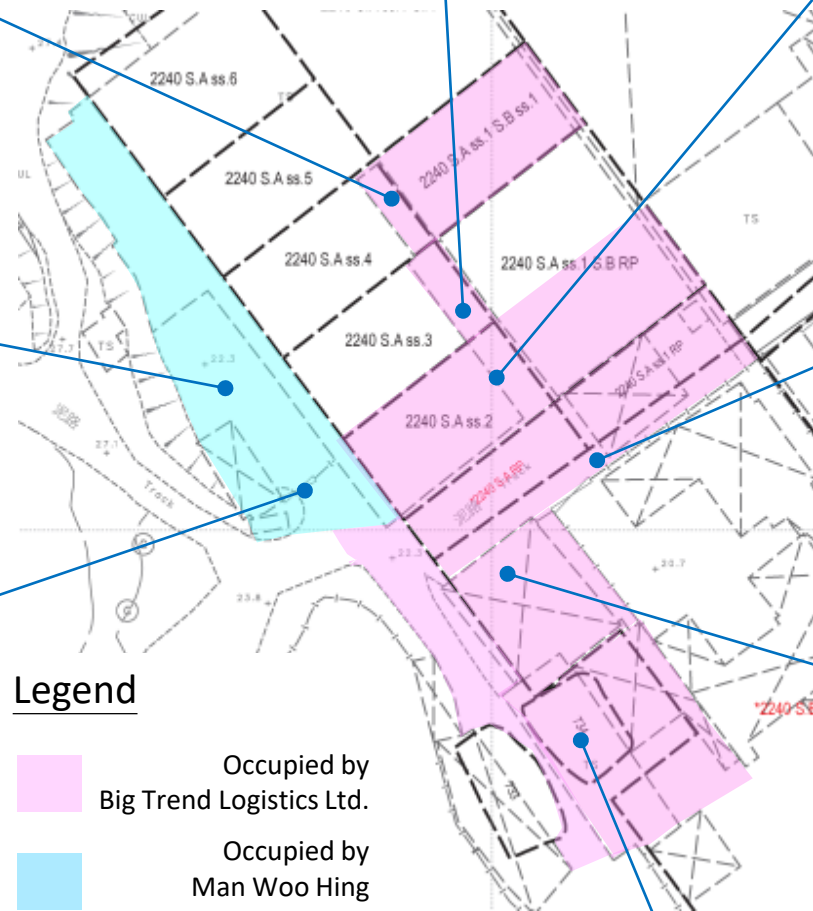
Should there be any queries, please contact our [REDACTED]

Yours faithfully,
For and on behalf of
Lawson David & Sung Surveyors Limited

Lawson David & Sung 

Encl.

c.c. DPO/FS&YLE (Attn.: Mr. Mo Ying Yeung) – By Email
Client



Legend

- Occupied by Big Trend Logistics Ltd.
- Occupied by Man Woo Hing

Area: about 5,500 sq.m.

