

Our Ref. : DD104 Lot 3719 S.Q ss.3 & 3719 S.Q RP

Your Ref. : TPB/A/YL-NSW/342

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

By Email

12 March 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/342)

We write to submit supplementary information for 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,

Danny NG
Tai Wah Development Consultants Limited

Appendix I - Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Lots 3719 S.Q ss.3 & 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(Application No. A/YL-NSW/342)

1. The applied use is revised as ‘Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years’ (**Annex I and Plans 1 to 6**).
2. **Active Point Real Estate Investment Limited**, i.e. the applicant, is the affected business operator seeking for relocation of its existing business premises in Ngau Tam Mei. Please refer to the following further justifications in support of the application:

To facilitate the relocation of the affected premises affected by government development

- 2.1 The current application intends to facilitate the relocation of the applicant’s affected premises on various lots in D.D. 104 due to land resumption and to pave way for the development of the Ngau Tam Mei New Development Area (NTM NDA) (**Plan A1**). Details of the affected premises are enclosed at **Annex II**.
- 2.2 The affected premises falls within an area zoned “Industrial (Group D)” (“I(D)”) on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14 (**Plan A1**). Besides, the affected premises mostly situates within an area indicated as ‘Integrated Medical Teaching and Research Hospital and Third Medical School’ on the Broad Land Use Concept Plan in the development proposal of NTM NDA (**Plan A2**). As the concerned land parcel is expected to be resumed and reverted to the Government in the near future, the applicant desperately needs to identify a suitable site for relocation in order to continue the business operation.

Applicant’s effort in identifying suitable site for relocation

- 2.3 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Annex III**). After a lengthy site-searching process, the application site (the Site) is identified for relocation as it is relatively flat, in close proximity to the affected premises and easily accessible.

Same applied use as the affected premises

2.4 The Site involves the operation of a warehouse (excluding dangerous goods godown) with ancillary facilities to support the daily operation of the proposed development. The applied use is the same as that at the affected premises. Details of the difference between the affected premises and the Site are shown at **Table 1** below:

Table 1: Difference between the affected premises and the Site

	Affected Premises (a)	The Site (b)	Difference (b) – (a)
Site Area	19,025 m ²	16,483 m ²	-2,542 m ² , -13%

2.5 Since the affected premises involve a relatively large scale of operation (i.e. 19,025 m²), various suitable sites have been identified to facilitate the relocation, including the subject site¹. The proposed development with 2-storey warehouse is intended to alleviate the pressing demand for indoor storage space, as well as to support the local warehouse industry.

2.6 The Site is also geographically close to the border area with convenient access to nearby highway networks, which help facilitate the efficient cross-border movement of goods, reduce cross-district traffic cost for goods delivery and enhance the overall supply chain.

To echo with Government’s policy on upgrading and restructuring the open storage industry

2.7 According to the Government’s Northern Metropolis Development Strategy, the Government intends to relocate and accommodate the affected brownfield operations (including open storage activities) by upgrading and restructuring their business premises through the provision of proper buildings for industrial uses. The proposed development would echo with the Government’s intention to consolidate brownfield operations in a more land-efficient manner.

2.8 The proposed development would also support the transformation of brownfield operations in the New Territories. The relocation of the open storage activities from the affected premises to the proposed warehouses at the Site will enhance storage conditions by protecting items from environmental harm, mitigate risks related to the external environment and worker safety, as well as improve overall operational efficiency.

¹ The affected business operator intends to relocate its business to other suitable sites under separate planning applications.

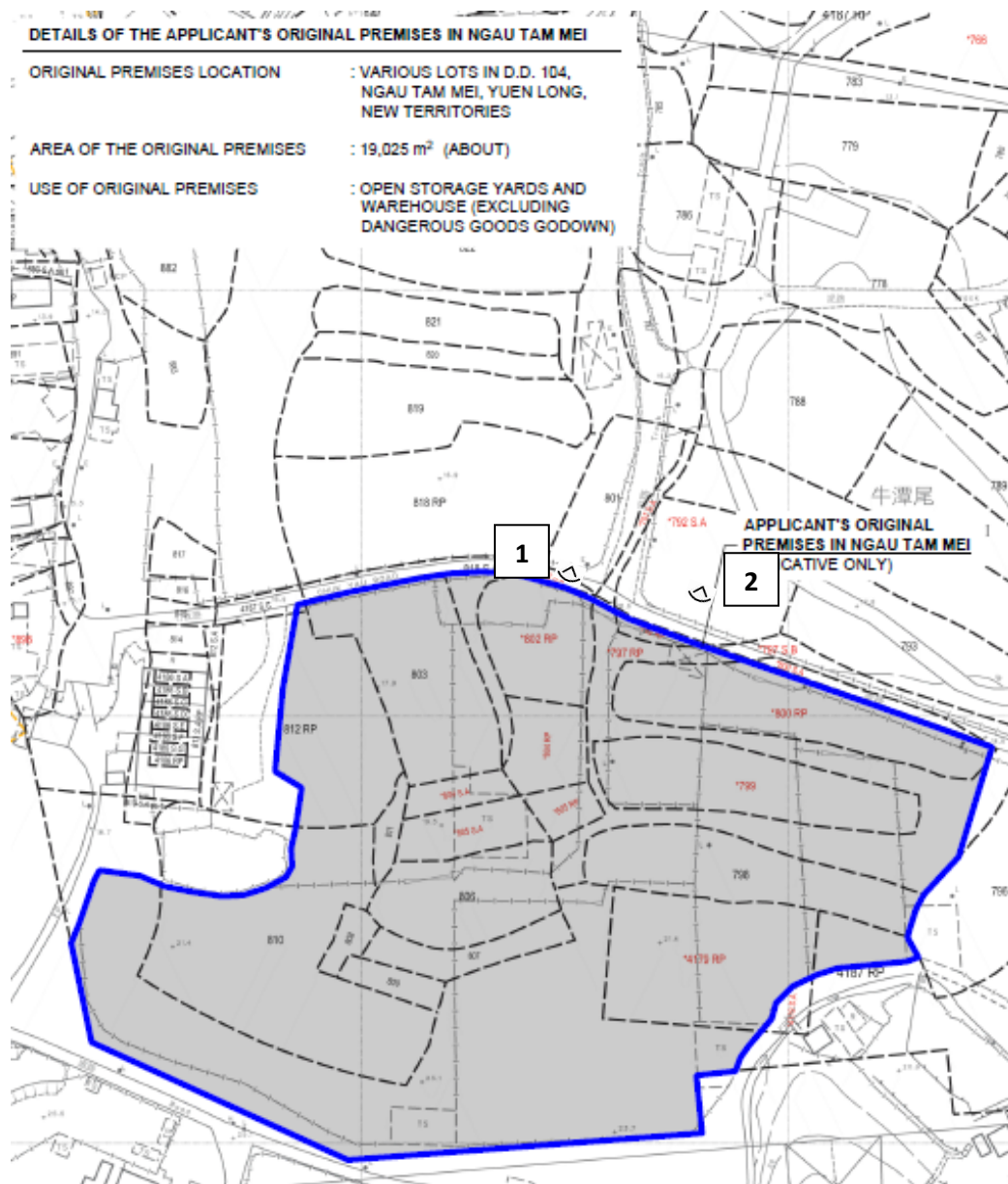
Annex II – Details of the Affected Business Premises

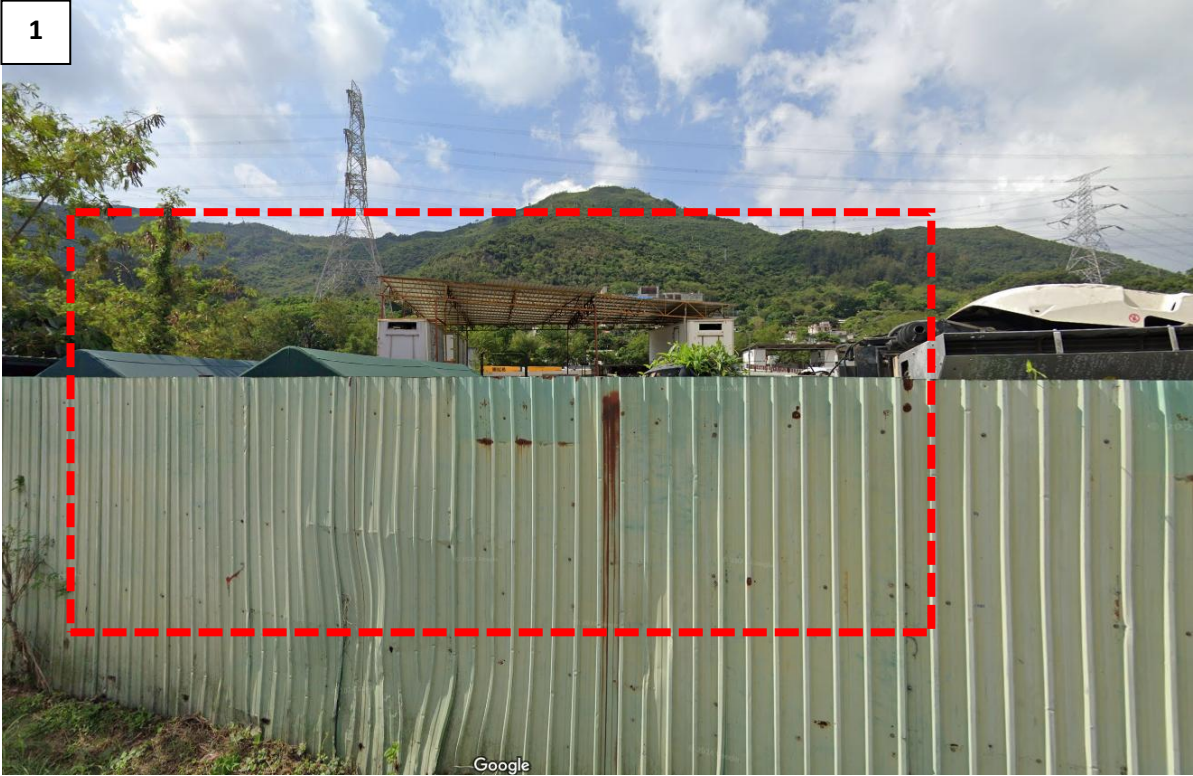
Company Name: **Active Point Real Estate Investment Limited** 財溢地產投資有限公司

Details of Business Premises

Location: Lots 792 RP, 797 RP, 798, 799, 800 RP, 802 RP, 803, 804 RP, 804 S.A, 805 RP, 805 S.A, 806, 807, 808, 809, 810 (Part), 811, 812 RP (Part), 818 S.A (Part), 4179 RP and 4187 RP (Part) in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories

Use of Premises: Open Storage Yards and Warehouse (Excluding Dangerous Goods Godown)





Source: Google Map



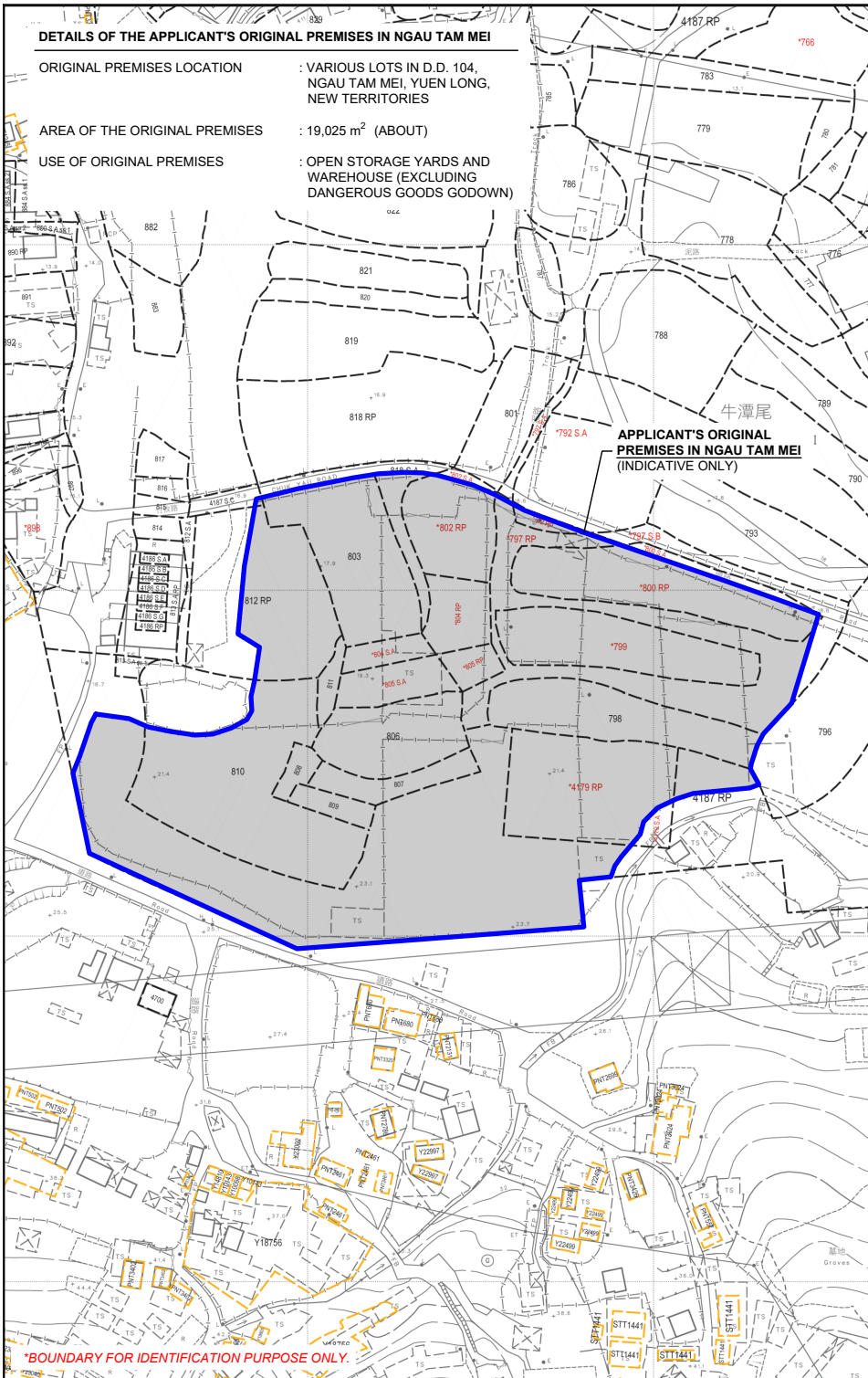
Source: Google Map

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

ORIGINAL PREMISES LOCATION : VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

AREA OF THE ORIGINAL PREMISES : 19,025 m² (ABOUT)

USE OF ORIGINAL PREMISES : OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN)



APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI (INDICATIVE ONLY)

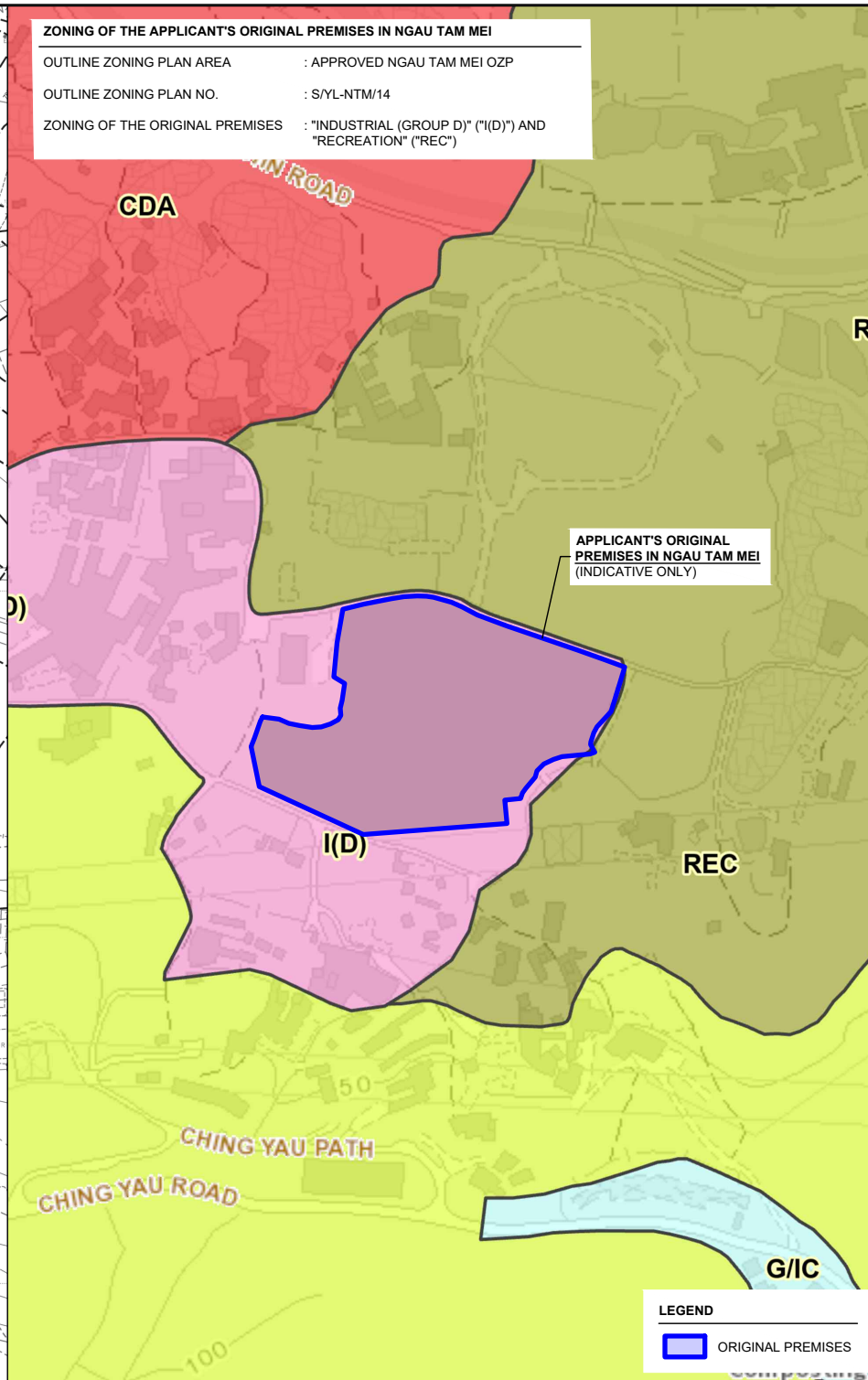
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI

OUTLINE ZONING PLAN AREA : APPROVED NGAU TAM MEI OZP

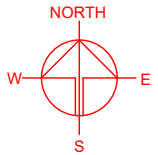
OUTLINE ZONING PLAN NO. : S/YL-NTM/14

ZONING OF THE ORIGINAL PREMISES : "INDUSTRIAL (GROUP D)" ("I(D)") AND "RECREATION" ("REC")



APPLICANT'S ORIGINAL PREMISES IN NGAU TAM MEI (INDICATIVE ONLY)

LEGEND
 ORIGINAL PREMISES



PLANNING CONSULTANT
TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
 TEMPORARY CONSULTANTS LIMITED

SITE LOCATION
 LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 2000 / 4000 @ A4

DRAWN BY : MN DATE : 26.2.2025

CHECKED BY : DATE :

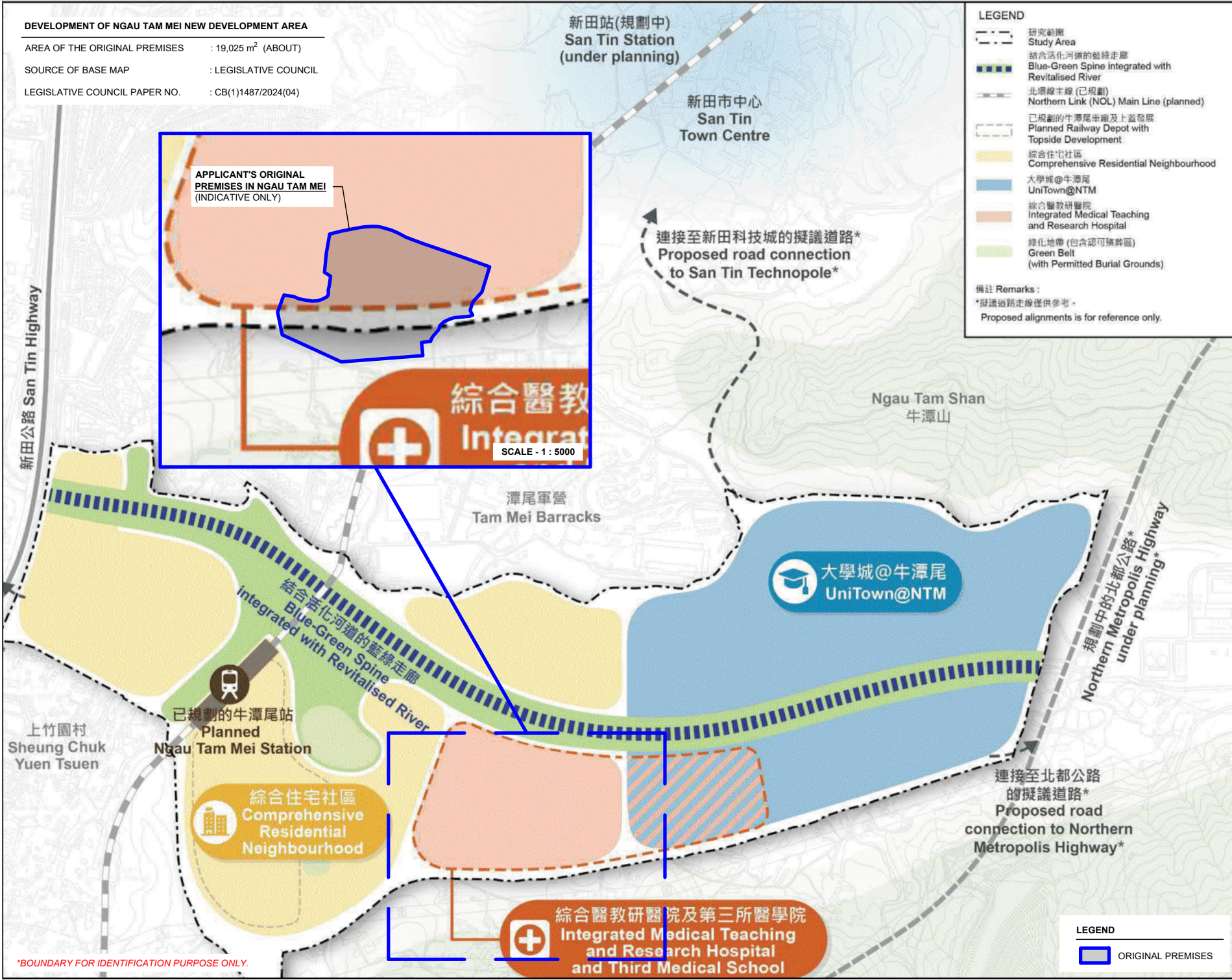
APPROVED BY : DATE :

DWG. TITLE
 OP (LOCATION & ZONING)

DWG NO. : PLAN A1 VER. : 001

DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 19,025 m² (ABOUT)
 SOURCE OF BASE MAP : LEGISLATIVE COUNCIL
 LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)



LEGEND

- 研究範圍 Study Area
- 結合活化河道的藍綠走廊 Blue-Green Spine integrated with Revitalised River
- 北環線主線 (已規劃) Northern Link (NOL) Main Line (planned)
- 已規劃的牛潭尾車廠及上蓋發展 Planned Railway Depot with Topside Development
- 綜合住宅社區 Comprehensive Residential Neighbourhood
- 大學城@牛潭尾 UniTown@NTM
- 綜合醫教研醫院 Integrated Medical Teaching and Research Hospital
- 綠化地帶 (包含認可殮葬區) Green Belt (with Permitted Burial Grounds)

備註 Remarks:
 *擬議道路走線僅供參考。
 Proposed alignments is for reference only.

NORTH

PLANNING CONSULTANT
TAI WAH DEVELOPMENT CONSULTANTS LIMITED

PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOTS 3719 S.Q SS.3 AND 3719 S.Q RP (PART) IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE
 1: 10000 / 5000 @ A4

DRAWN BY MN	DATE 26.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
 NGAU TAM MEI NDA

DWG. NO. PLAN A2	VER. 001
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*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

Annex III – Details of Alternative Sites for Relocation

Alternative Sites/ The Site	Site 1	Site 2	Site 3	Site 4	Site 5	The Site
Location	Various Lots in D.D. 86, Man Kam To, N.T.	Various Lots in D.D. 93, Ma Tso Lung, N.T.	Various Lots in D.D. 122, Ping Shan, N.T.	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, N.T.	Various Lots in D.D. 103, Kam Tin, Yuen Long, N.T.	Lots 3719 S.Q ss.3 and 3719 S.Q RP (Part) in D.D. 104, Tai Sang Wai, Yuen Long, N.T.
Site Area	3,678 m ² (about)	30,190 m ² (about)	2,815 m ² (about)	10,740 m ² (about)	540 m ² (about)	16,483 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Kam Pok Road West via a local access
Distance from Original Premises	14.9 km (about)	10.1 km (about)	7.8 km (about)	16.4 km (about)	3.9 km (about)	2.5 km (about)
Outline Zoning Plan	Draft Man Kam To OZP No. S/NE-MKT/5	Approved Ma Tso Lung & Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ping Shan OZP No. S/YL-PS/20	Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11	Approved Kam Tin South OZP No. S/YL-KTS/15	Draft Nam Sang Wai OZP No. S/YL-NSW/9
Zoning	"Green Belt" ("GB")	"Conservation Area" ("CA")	"CA"	"GB"	"Agriculture"	"I(D)"
Existing Condition	Covered by tree groups and vegetation	Mostly vacant, covered by vegetation and occupied by fishpond	Woodland and partly vacant	Covered by vegetation and woodland	Vacant and covered with vegetation	Paved, occupied with structures for warehouse use
Surrounding Area	Surrounded by residential development and woodland	Surrounded by vegetation, pond, some residential and G/IC uses	Surrounded by woodland and graves	Surrounded by tree groups, temporary structures for open storage and residential uses	Surrounded by open storage, some G/IC uses, woodland and residential structures	Surrounded by open storage and temporary structures for warehouse use
Suitability for Relocation	<u>Not suitable</u> for relocation: - much smaller than the original premises - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - much larger than the original premises - within the "CA" zone - tenancy for portion of the site is not feasible - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the original premises - not compatible with the surrounding area - within the "CA" Zone - tree felling is required	<u>Not suitable</u> for relocation: - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Not suitable</u> for relocation: - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity	<u>Suitable</u> for relocation: - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible - compatible with surrounding area