

Our Ref.: DD 104 Lot 3719 S.R ss.1 & VL
Your Ref.: TPB/A/YL-NSW/346

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

By E-mail

21 March 2025

Dear Sir,

Supplementary Information

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)”) Zone, Lots 3719 S.R ss.1 (Part) and Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

(S.16 Planning Application No. A/YL-NSW/346)

We write to provide supplementary information in support of the captioned application.

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) 2339 0884 / dannyng@r-riches.com.hk or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
Tai Wah Development Consultants Limited

Christian CHIM
Town Planner

cc DPO/FSYLE, PlanD

(Attn.: Mr. Gary LAM
(Attn.: Mr. Michael SO

email: gtlam@pland.gov.hk)
email: mckso@pland.gov.hk)

Supplementary Information

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associate Filling of Land and Pond for a Period of 3 Years in "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)") Zone, Lots 3719 S.R ss.1 (Part) and Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories

1. **Perfect Inflow Industries Limited**, the applicant, is authorised by **Active Point Real Estate Investment Limited**, the affected business operator, to facilitate the relocation of its existing business premises in Ngau Tam Mei. The Memorandum of Understanding signed by both parties is enclosed at **Annex 1**. Please refer to the following further justifications in support of the application:

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

- 1.1 The current application intends to facilitate the relocation of a portion of the existing business operator's affected premises on various lots in D.D. 104 due to land resumption and to pave way for the development of the NTM NDA (**Plan A1**). Details of the existing business operator and the affected premises are enclosed at **Annex 2**.
- 1.2 The affected premises falls within an area zoned "Industrial (Group D)" ("I(D)") on the Approved Ngau Tam Mei Outline Zoning Plan 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 parcels are 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

- 1.3 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 3**). After a lengthy site-searching process, 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

- 1.4 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	The Site¹
Site Area	19,025 m ²	19,493 m ²

- 1.5 Although the site area is slightly larger than that of 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. The increase in site area 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 Kong.
- 1.6 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/restructuring the open storage industry

- 1.7 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.
- 1.8 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.

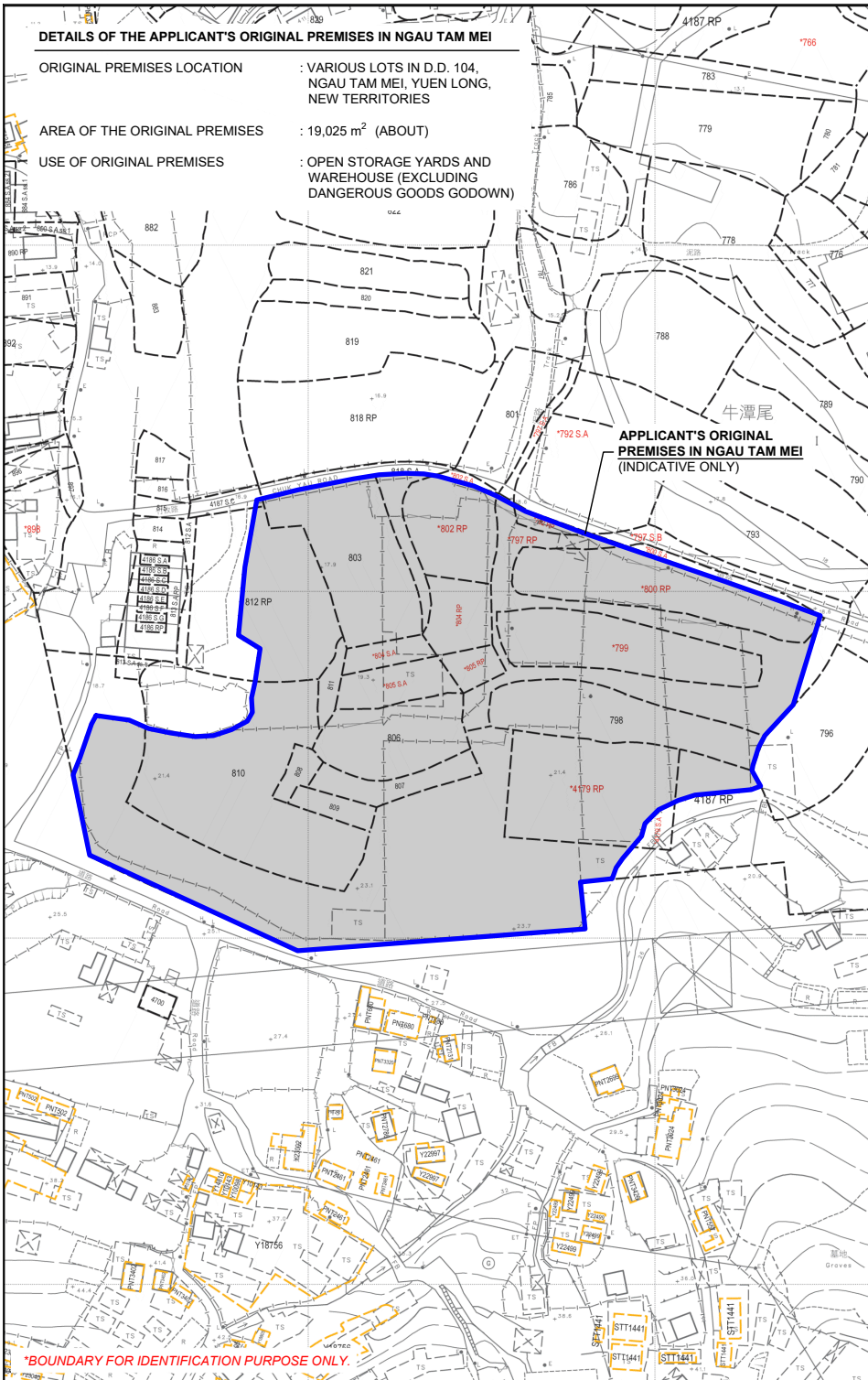
¹ Due to its relatively large scale in the term of its operation, the affected business operator has authorised different applicants to submit separate planning applications (Nos. A/YL-NSW/341, 342, 345 & 346) to relocate its business to various locations.

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)

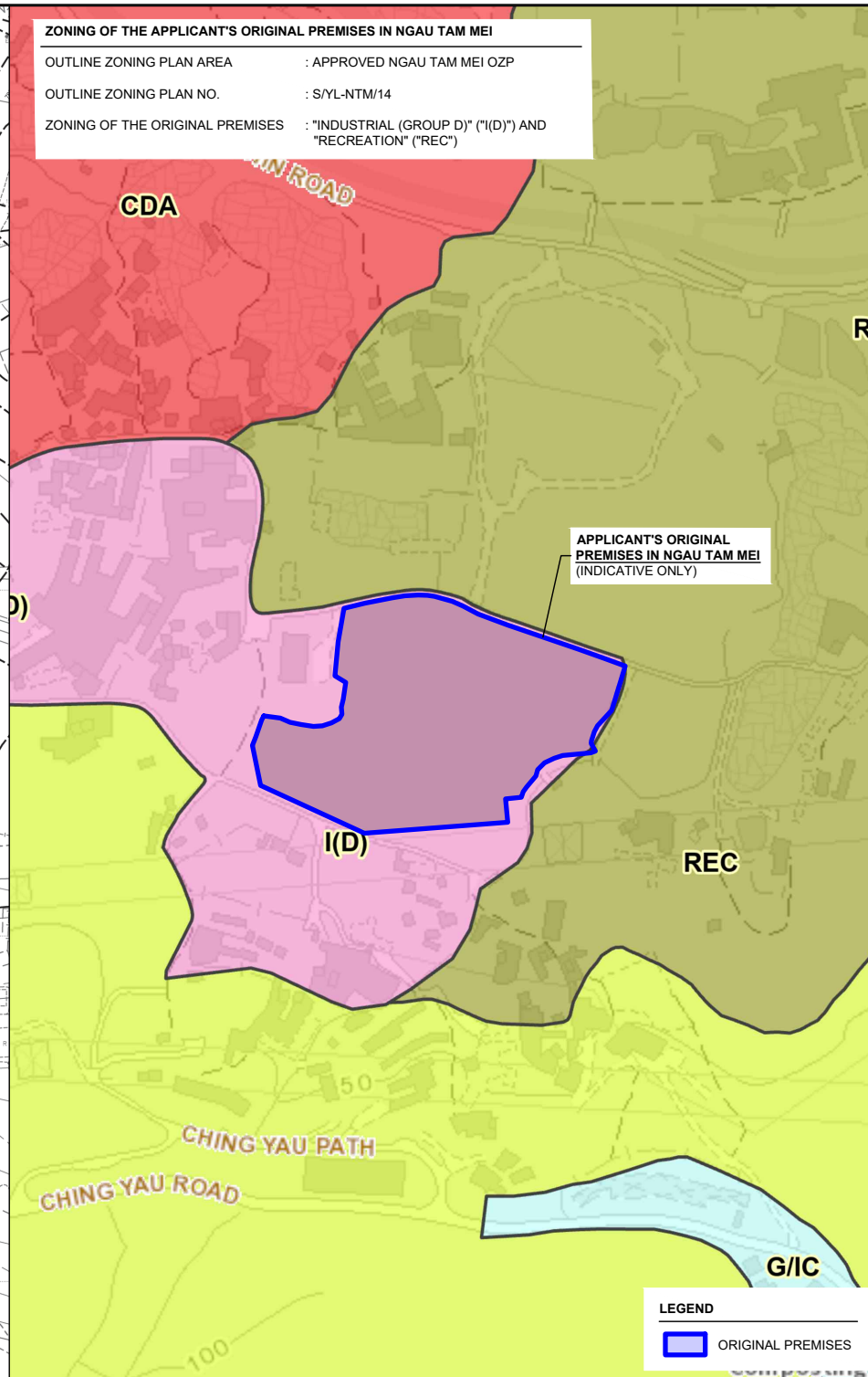
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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

OUTLINE ZONING PLAN AREA : APPROVED NGAU TAM MEI OZP

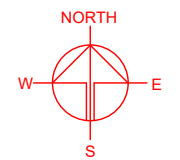
OUTLINE ZONING PLAN NO. : S/YL-NTM/14

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

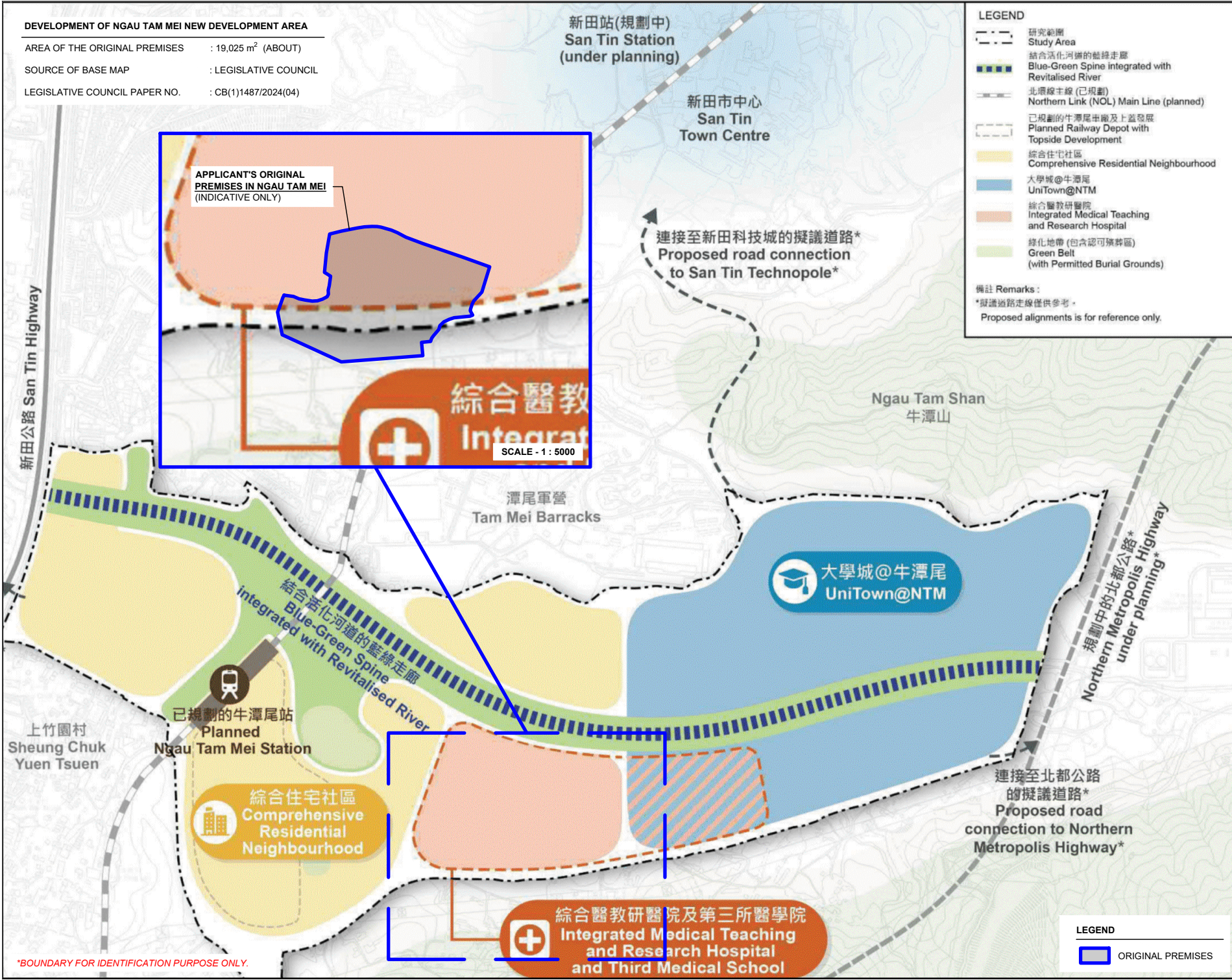
PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS 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

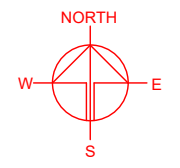
AREA OF THE ORIGINAL PREMISES : 19,025 m² (ABOUT)
 SOURCE OF BASE MAP : LEGISLATIVE COUNCIL
 LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)



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 (包含認可殯葬區) 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.



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

SCALE - 1 : 5000

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

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 (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
SITE LOCATION	
VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 10000 / 5000 @ A4	
DRAWN BY	DATE
MN	26.2.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
NGAU TAM MEI NDA	
DWG. NO.	VER.
PLAN A2	001

LEGEND

- ORIGINAL PREMISES

Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "OU(CDWRA)" Zone, Lot 3719 S.R ss.1 (Pt.) and various lots in D.D. 104, Tai Sang Wai, Yuen Long, N.T.

Annex 1

Memorandum of Understanding

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方) : 財溢地產投資有限公司
Active Point Real Estate Investment Limited

公司註冊證明書 / 商業登記證號碼 : 1612169

規劃許可申請人 (乙方) : 豐進實業有限公司
Perfect Inflow Industries Limited

公司註冊證明書 / 商業登記證號碼 : 150817

甲方 為位於丈量約份第 104 約多個地段的業務經營者，由於受到牛潭尾新發展區之收地計劃影響，需要覓地搬遷重置以繼續經營。甲方 初步與 乙方 達成共識，同意 乙方 作為規劃許可申請人，向城市規劃委員會提出規劃申請，於丈量約份第 104 約地段第 3719 號 R 分段第 1 小分段 (部分)、第 3719 號 R 分段第 2 小分段 A 分段 (部分)、第 3719 號 R 分段第 2 小分段餘段 (部分)、第 3719 號 R 分段第 3 小分段、第 3719 號 R 分段第 4 小分段 B 分段、第 3719 號 R 分段第 4 小分段 C 分段、第 3719 號 R 分段第 4 小分段 D 分段、第 3719 號 R 分段第 4 小分段 E 分段、第 3719 號 R 分段第 4 小分段餘段 (部分) 及第 3719 號 R 分段餘段 (部分) 作「擬議臨時貨倉 (危險品倉庫除外) 連附屬設施及相關填土及填塘工程 (為期 3 年)」。

乙方 作為規劃許可申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。



財溢地產投資有限公司 (甲方)
業務經營者簽署

For and on behalf of
豐進實業有限公司
PERFECT INFLOW INDUSTRIES LIMITED

Authorized Signature(s)

豐進實業有限公司 (乙方)
規劃許可申請人簽署

2025 年 3 月 12 日

Annex 2

Details of the Affected Business Premises

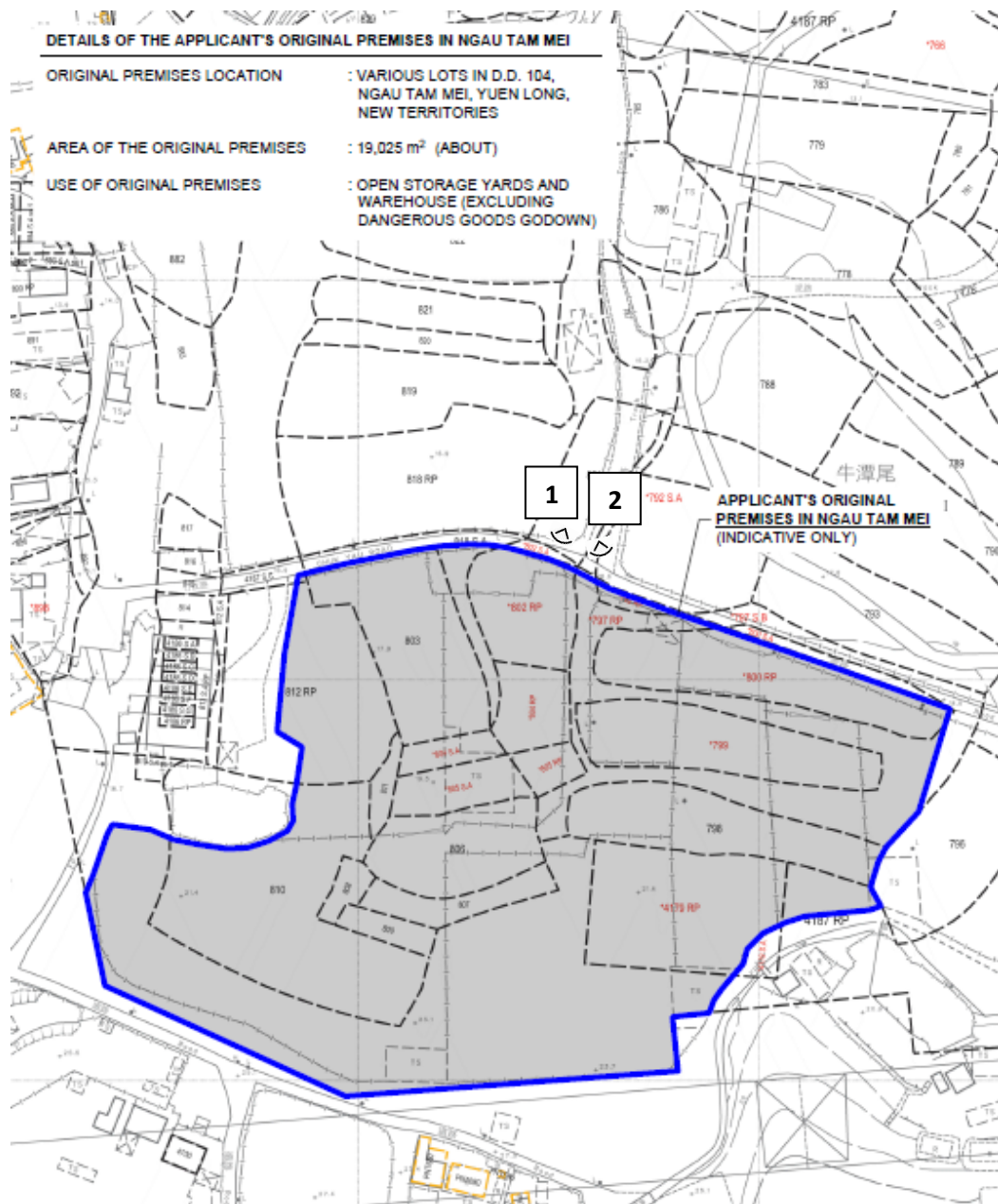
Annex 2 – Details of the Affected Business Premises

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

Details of Business Premises

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

Use of Premises: Open Storage



Proposed Temporary Warehouse (excl. D.G.G.) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in "OU(CDWRA)" Zone, Lot 3719 S.R ss.1 (Pt.) and various lots in D.D. 104, Tai Sang Wai, Yuen Long, N.T.



Source: Google Map



Source: Google Map

Annex 3

Details of Alternative Sites for Relocation

Annex 3 – 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. 135, Pak Nai, Yuen Long, N.T.	Various Lots in D.D. 130, Lam Tei, Tuen Mun, N.T.	Various Lots in D.D. 103, Kam Tin, Yuen Long, N.T.	Lots 3719 S.R ss.1 (Part) and various lots in D.D. 104, Tai Sang Wai, Yuen Long, N.T.
Site Area	3,678 m ² (about)	30,190 m ² (about)	13,320 m ² (about)	7,130 m ² (about)	540 m ² (about)	19,493 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 Nim Wan Road via a local access	Accessible from Fuk Hang Tsuen 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)	18.8 km (about)	15.6 km (about)	3.9 km (about)	3.1 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 Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	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")	"Coastal Protection Area" ("CPA")	"Comprehensive Development Area"	"Agriculture"	"OU(CDWRA)"
Existing Condition	Covered by tree groups and vegetation	Mostly vacant, covered by vegetation and occupied by fishpond	Occupied by temporary structures and fishponds	Hard-paved and occupied by temporary structures	Vacant and covered with vegetation	Generally flat and vacant, entirely covered with concrete
Surrounding Area	Surrounded by residential development and woodland	Surrounded by vegetation, pond, some residential and G/IC uses	Surrounded by fishpond and some temporary structures	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	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	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - much smaller than the original premises - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - 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 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - within the "CPA" Zone - not compatible with the surrounding area - tree felling is required - filling of existing fishponds is required 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - in close vicinity to area for residential use - land ownership issue 	<p><u>Not suitable</u> for relocation:</p> <ul style="list-style-type: none"> - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area - active agricultural activities in the vicinity 	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> - flat and vacant - no agricultural activity - in close proximity to the original premises - easily accessible