

Section 16 Planning Application for Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works at Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Ref.:MDPC/PS/408/001

Supporting Materials

Lots 471 S.B RP (Part), 472, 473, 474, 475, 476, 482Rp, 483, 484, 486, 487RP, 497S.A.R.P., 501, 502, 504 S.B, 505 and 506 S.B RP in D.D. 89 and adjoining Government Land, Man Kam To Road, Sha Ling, New Territories

Oct 2024

Prepared by

C&K Land Management Company Limited



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新民黨促設冰鮮禽畜轉運中心(圖)

新民黨促設冰鮮禽畜轉運中心

<http://paper.wenweipo.com>

[2012-04-27]

我要評論

放大圖片

■新民黨發動業界請願，爭取設立冰鮮禽畜業轉運中心。香港文匯報記者梁祖彝 攝

香港文匯報訊(記者 鄭治祖) 香港冰鮮禽畜業商會聯同新民黨發動逾百名業界代表向食物及衛生局請願，要求當局覓地設立冰鮮禽畜轉運中心，讓內地及香港，以及本地的運輸冰鮮禽畜食品商有系統地分拆及轉運食品，又要求當局在轉運中心設立前向商販頒發臨時牌照，讓他們可於私人用地放置固定凍倉，分拆及轉運冰鮮禽畜食品，務求確保冰鮮食品供應暢

順及安全。

請願人士共駕駛約80部車，由元朗出發，其中20部車慢駛至西區副食品批發市場；另20部車則慢駛至新政府總部請願。

農地分拆影響運作

他們向政府代表遞交請願信，抗議當局漠視該行業的需要。香港冰鮮禽畜業商會主席郭時興指，香港至今未設立冰鮮禽畜轉運中心，讓業界在內地進口冰鮮禽畜送抵港後轉運和分拆食品，而為持續穩定地供應冰鮮食品，他們只好在新界農地等進行分拆等工序，但食物環境衛生署往往會以「不恰當處理冰鮮禽畜食品」為名提出檢控，嚴重影響業界運作，以及冰鮮禽畜業多達四五千人的生計。

葉劉批當局未回覆訴求

新民黨主席葉劉淑儀指出，該黨過去多個月來一直為冰鮮禽畜業界代表向政府反映有關訴求，包括於2011年12月與食物及衛生局，和商務及經濟發展局官員會面，但當局一直未有具體承諾或回覆，直至2012年2月，他們邀請食環署到業界轉運及分拆食品的私人地方作實地考察，但對方認為「無此必要」，是漠視發展迅速的冰鮮禽畜業的需要，新民黨對此表示失望。

他們要求政府覓地設立冰鮮禽畜轉運中心，而在轉運中心成立前應發出臨時牌照，讓商販於私人用地放置固定凍倉，並強調當局倘不作出具體回應，業界會將行動升級。據悉，食物及衛生局局長周一嶽已答應於5月4日與新民黨和業界會面，了解他們的訴求。

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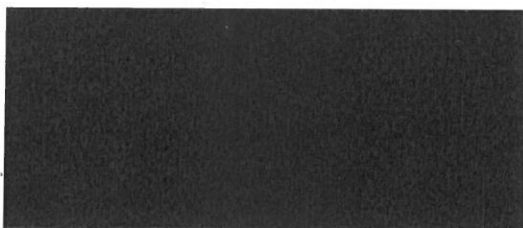
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中華人民共和國香港特別行政區政府總部食物及衛生局
Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

本局檔號 Our Ref: FHB/F/5/1/4
來函檔號 Your Ref:

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郭主席：

關於香港冰鮮禽畜業商會的關注事宜

本局及食物環境衛生署（食環署）在今年五月四日與貴會及新民黨代表會面，商討業界關注的議題，包括貴會四月二十六日及五月四日致本局信件提及的事宜。我現獲授權一併回覆如下：

冰鮮業界的營運

冰鮮肉類（包括冰鮮家禽）進口商的營運，與其他食物進口商一樣，應根據市場經濟原則及按有關法例要求進行。視乎業務運作模式是否涉及經營食物業處所，進口商須根據《食物業規例》（香港法例第132X章），向食環署申領相關的食物業牌照，例如凍房牌照、新鮮糧食店牌照或食物製造廠牌照。牌照申請人須向食環署遞交申請書連同擬議設計圖則一式三份及聲明書，聲明申請食物業牌照的處所擬經營的食物業符合政府租契的條件。在處理有關的牌照申請時，食環署會徵詢相關政府部門的意見，以確保申請符合土地使用、樓宇安全、規劃、消防安全及衛生等各方面的規定。如相關部門不反對申請，而申請人亦辦妥所有發牌條件所列事項，食環署便會簽發牌照。

另一方面，業界可考慮租用市面上的持牌凍倉。就貴會指業界難以租用合適的凍倉，我們建議貴會或個別業界人士嘗試與凍倉經營者詳細探討租用凍倉的商業安排。如業界能向凍倉經營者解釋有關業務的前景及營運需要，並在必要時適當地調節營運模式，相信有助雙方就租賃安排達成共識。業界亦可考慮與內地的冰鮮產品供應商及香港的客戶檢討現時取貨及送貨安排，以減輕業界就凍倉需求的負擔。至於貴會要求政府批地作冰鮮禽畜轉運中心，我們認為現今香港物流運輸業發展蓬勃，凍倉行業亦具規模，業界應首先從市場入手，與凍倉經營者商討長期場地供應的商業安排，或透過現有的牌照申請渠道，因應各自的營運模式申請相關的食物業牌照。

食環署的執法行動

食環署與冰鮮業界同樣有責任確保食物安全及衛生。從事進口或處理冰鮮肉類的人士，必須在持有相關食物業牌照的處所儲存或處理該些肉類。這項基本要求並非針對冰鮮肉類及家禽。事實上，奶類飲品、冰凍甜點及冰鮮海產等，亦需儲存在持牌凍倉或其他持牌食物業處所的冷藏設施內。食環署的要求及執法尺度是一致的。未獲簽發牌照的食物業處所的衛生情況及設備並沒有任何確認或保證，例如缺乏穩定電源以保持冷藏設施的溫度、水源、洗手／洗滌及照明設施等。在這些處所儲存或處理冰鮮肉類存在不少食物安全風險。為保障公眾健康，食環署有責任依法辦事。

根據《食物業規例》的規定，任何人為經營食物業而使用倉庫以冷藏方式貯存食品，須持有食環署簽發的凍房牌照。若食環署人員發現有人未領有凍房牌照而將冰鮮肉類存放於冷藏倉庫內，會採取檢控行動。此外，進口商須遵守食物安全中心在批准從內地輸入冰鮮肉類或家禽時所施加有關貯存溫度的條件，即“從在家禽/肉類加工廠將家禽/肉類冷凍至香港的冰鮮家禽/肉類零售商收到貨物的全部過程中，每批進口的冰鮮家禽/肉類應貯存在介乎攝氏0度至4度的冷凍溫度中，而且在任何情況下都不得超過攝氏8度。這項關於貯存溫度規定的適用範圍包括家禽/肉類的任何部分。”

在五月四日的會面中，政府與貴會進行了良好的溝通。我們欣悉貴會同意政府與業界應共同努力確保食物安全及衛生，而業界願意自律守法；另有部份貴會會員有興趣申請有效的食物業牌照，以經營業務。食環署樂意就牌照事宜與貴會保持聯繫，並會安排簡介會向業界提供意見及解釋各相關部門的要求，盡量提供適當的協助。

多謝貴會的來信和意見。如有查詢，可與食環署高級總監（牌照）楊玉葉女士（電話：2867 5262）或高級總監（衛生）林鏡福先生（電話：2867 5396）聯絡。

食物及衛生局局長

（陳令行



代行)

二零一二年五月十四日

副本送：

食物環境衛生署助理署長(行動)1
(劉志旺先生)

傳真：2530 1368

新民黨副主席田北辰先生

傳真：3100 0087

香港特別行政區政府
商務及經濟發展局
工商及旅遊科

香港金鐘道八十八號
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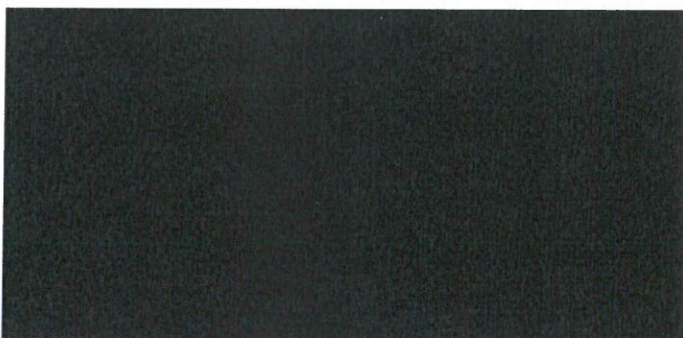


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**COMMERCE AND ECONOMIC
DEVELOPMENT BUREAU**
GOVERNMENT OF THE HONG KONG
SPECIAL ADMINISTRATIVE REGION

LEVEL 29, ONE PACIFIC PLACE
88 QUEENSWAY
HONG KONG

Tel No. : (852) 2918 7506
Fax No. : (852) 2530 5966

12 November 2010



Dear Mr Kwok,

**Request for Allocation of Land for Storage, Transfer and Centralised
control of the Chilled Meat and Poultry Industry**

I write further to my interim reply of 20 October 2010.

Your association proposes that the Government should allocate land for setting up a wholesale market for chilled meat so as to regulate the chilled meat and poultry industry and to ensure that relevant health and safety standards are adhered to.

We note that your proposal concerns matters relating to food safety and wholesale food markets, which fall under the purview of the Food and Health Bureau (FHB). We are therefore copying this and your proposal to FHB so that they may consider what appropriate assistance could be provided to your Association.

Yours sincerely,

(Maggie Kwong)

for Secretary for Commerce & Economic Development

cc.

The Hon Vincent Fang Kang, SBS, JP (w/o encl.)
Food and Health Bureau (w/ encl.)

(Fax: 2428 2848)
(Fax: 2136 3281)

香港特別行政區政府
商務及經濟發展局
工商及旅遊科

香港金鐘道八十八號
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LEVEL 29, ONE PACIFIC PLACE
88 QUEENSWAY
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Tel No : 2918 7506
Fax No : 2530 5966

20 October 2010



Dear Mr Kwok,

**Chilled Meat & Poultry Industry Request for a piece of designated
land for the storage, transfer and centralise control of the industry**

Thank you for your letter dated 8 October 2010. We are now
looking at it and will let you have a substantive reply in due course.

Yours sincerely,

(Maggie Kwong)
for Secretary for
Commerce & Economic Development

cc.

The Hon Vincent Fang Kang, SBS, JP
Food and Environmental Hygiene Department
(Attn: Dr Constance Chan)

(Fax: 2428 2848)
(Fax: 2536 9731)

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LCQ4: Storage and distribution of chilled poultry/meat

Following is a question by the Hon Michael Tien and a reply by the Secretary for Food and Health, Dr Ko Wing-man, in the Legislative Council today (May 29):

Question:

The chilled meat and poultry trade has been operating in Hong Kong for over a decade, and the demand for chilled meat and poultry has been rising continuously in recent years. For example, the daily quantity of imported chilled chicken increased from 80 tonnes in 2008 to 104 tonnes in 2012. Last year, the quantity of imported chilled chicken accounted for 40% of the total quantity of imported chicken, and those of chilled ducks and geese accounted for 90% and 99% respectively of the total quantities of imports of their kinds. On the other hand, chilled food products must be kept under refrigeration at a temperature of 4°C or below under the Food Hygiene Code, and a licence is required under the law for operating a food refrigeration business. As ancillary facilities for the wholesaling of chilled meat and poultry are currently unavailable in Hong Kong, wholesalers can only put chilled meat and poultry into temporary storage in lorries equipped with refrigeration facilities and in freezers in order to carry out the process of dividing and distributing chilled meat and poultry. It has been reported that targeting at such operation mode of "storage prior to distribution", the Food and Environmental Hygiene Department prosecutes wholesalers for committing the offence of running cold stores without licences. Members of the chilled meat and poultry trade have repeatedly written to the Food and Health Bureau, requesting the Government to set up an approved distribution and storage centre for chilled meat and poultry to centralise the management of the business concerned, with a view to reducing food risks. However, no reply has been received from the Government. In this connection, will the Government inform this Council:

(a) whether the authorities will consider drawing up and updating relevant legislation and rules to ensure that the whole process of importing and wholesaling chilled meat and poultry conforms to hygiene standards, in order to enhance food safety and provide legislation and rules for the trade to follow so as to avoid their being prosecuted; and

(b) whether the authorities will consider the request of the trade for setting up an approved distribution and storage centre and initiate a site selection study?

Reply:

President,

Ensuring that the food sold in Hong Kong is safe and fit for human consumption is one of the work priorities of the Food and Health Bureau. We are committed to enhancing food safety through a multi-pronged approach. We adopt the "from farm to table" strategy promulgated by the World Health Organization under which surveillance is carried out at source as well as the import, wholesale and retail levels to safeguard public health. To ensure that the chilled poultry sold in Hong Kong is fit for consumption, we consider it essential to properly monitor the handling process that the chilled poultry goes through.

My reply to the various parts of the question is as follows:

(a) Under the agreement reached between Hong Kong and the Mainland, all live and fresh food (including chilled poultry)

supplied to Hong Kong by the Mainland must be imported through Man Kam To. The chilled poultry and meat has to come from farms and poultry/meat processing plants registered with the relevant Mainland inspection and quarantine authority. Upon arrival at the boundary checkpoint, the chilled poultry and meat must bear animal health certificates issued by the relevant authorities.

All consignments of chilled poultry/meat that may be imported will be inspected at Man Kam To and then directly transported, in their original packaging, to food factories for processing (including cutting into parts or re-packaging), or to restaurants, markets and fresh provision shops for sale. Traders may, depending on their operational needs, temporarily keep the imported chilled poultry/meat, in their original packaging, at a licensed cold store before redistributing them to food factories, restaurants or retail outlets. In granting approval for traders to import chilled poultry/meat from the Mainland into Hong Kong, the Centre for Food Safety (CFS) under the Food and Environmental Hygiene Department (FEHD) imposes conditions on how the goods vehicles used for transportation should be equipped, requiring that any such vehicle should have an enclosed conveying compartment with refrigerating devices, temperature measuring devices, as well as a temperature gauge affixed outside the vehicle for verification purpose. Besides, the CFS requires that the chilled poultry/meat should be stored at a temperature between 0°C and 4°C throughout the process of transporting the chilled poultry/meat from registered processing establishments in the Mainland to food factories, restaurants and retail outlets in Hong Kong. The temperature should in no circumstances exceed 8°C.

If the business operation of chilled poultry/meat importers involves the use of food premises as defined under the Food Business Regulation, the importers are required to apply to the FEHD for an appropriate food premises licence, such as a cold store licence, a food factory licence or a fresh provision shop licence, for lawful handling of imported chilled poultry/meat. When considering licence applications, the FEHD will seek advice from the government departments concerned to ensure that the applications are in compliance with various requirements including those relating to land use, building safety, planning, fire safety and hygiene.

The lack of assurance about the state of the hygiene conditions and facilities in premises without a food business licence is such that storing and processing chilled poultry/meat in these premises presents substantive food safety risk. With a view to safeguarding public health, FEHD staff, acting in accordance with the Public Health and Municipal Services Ordinance or the Food Business Regulation, will take enforcement actions against any person who operates an unlicensed food business (including cold store business) including confiscating the items concerned.

The existing legislation and control mechanism for regulating chilled poultry/meat processing are well-established and generally effective. The FEHD has also formulated clear guidelines for reference by the industry. As such, the Government does not consider it necessary to amend the relevant legislation and control mechanism at present.


(b) Relative to the chilled meat importation business, the live and fresh food industry is different in terms of development history and business nature. The Administration has set up public wholesale markets for live and fresh food with a view to providing a platform for on-the-spot price negotiation and transaction. As for imports of chilled meat, the transaction details (including volume and price) have already been agreed upon in advance among the parties concerned before the consignment arrives in Hong Kong. Besides, traders may rent a cold store or apply for an appropriate licence for handling the distribution and storage of chilled meat. Under such circumstances, the Government does not have any plan to set up a distribution and storage centre for chilled poultry/meat.

As regards arrangements pertaining to the storage and distribution of chilled poultry/meat after importation, importers may, as I mentioned above, apply to the FEHD for a relevant food business licence according to their operational needs, or rent a cold store in the market place for proper processing of chilled poultry/meat. At present, there are altogether 37 licensed cold stores in the territory. According to information gathered by the FEHD from individual licensed cold store operators, there are large-scale cold stores in the market place which could provide space for traders to store their chilled poultry/meat. Not only do some of these stores operate round the clock, they could well provide sufficient parking spaces. The relevant trade association or individual traders may wish to consider exploring with the cold store operators opportunities for entering into commercial arrangements that meet their long-term needs in terms of storage accommodation.

Enquiries and applications may also be made to the relevant Government departments should the trade wish to rent government land for setting up a distribution and storage centre for chilled meat and poultry.

Ends/Wednesday, May 29, 2013
Issued at HKT 15:32

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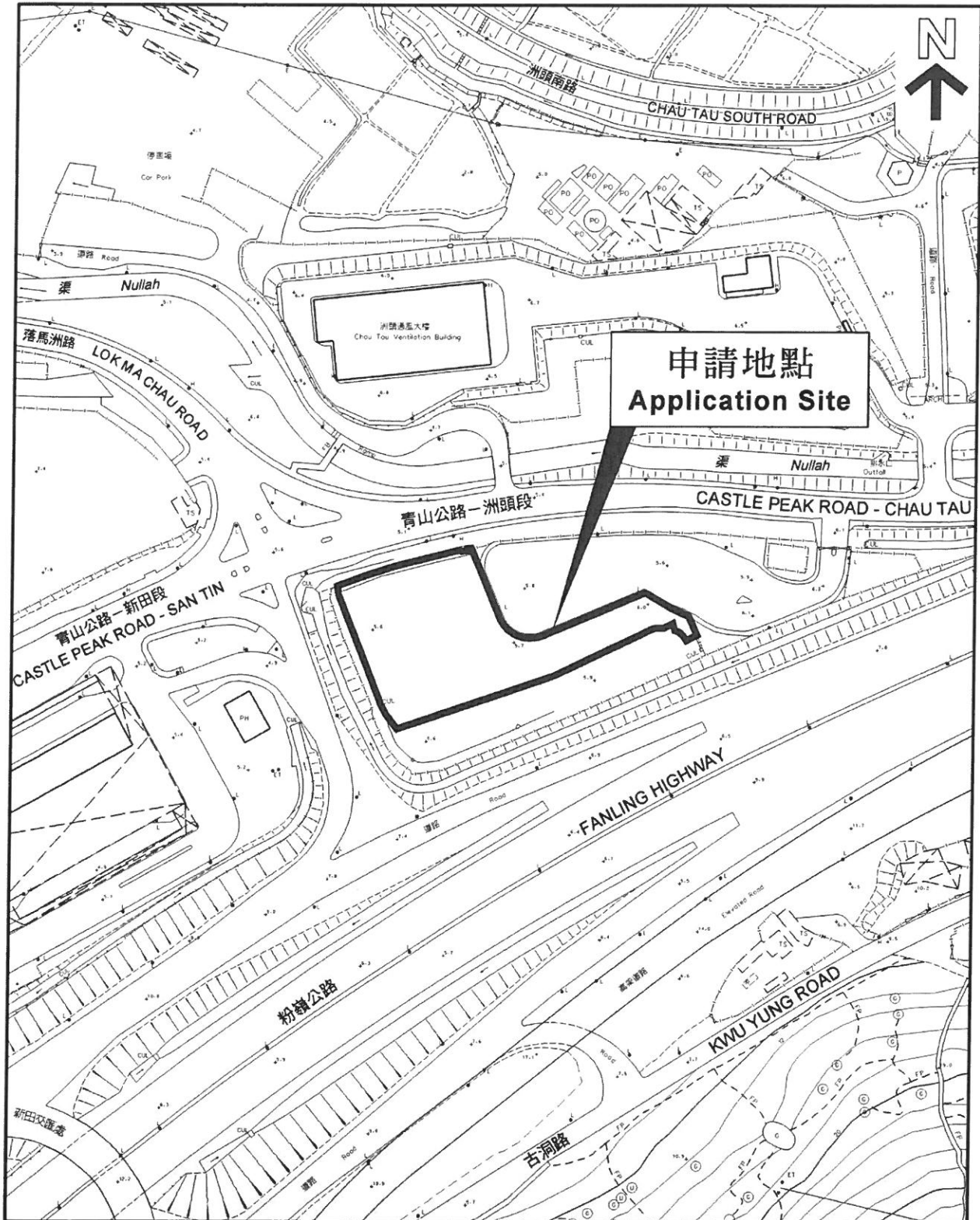
Annex 1.4
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/YL-ST/483

(a) 申請編號 Application no.	A/YL-ST/483		
(b) 位置／地址 Location/Address	元朗新田青山公路洲頭段和落馬洲路交界處的政府用地 Government Land at junction of Castle Peak Road - Chau Tau and Lok Ma Chau Road, San Tin, Yuen Long		
(c) 地盤面積 Site area	3,110 平方米 m ² (包括政府土地約 Includes Government Land of about 3,110 平方米 m ²)		
(d) 圖則 Plan	新田分區計劃大綱核准圖編號 S/YL-ST/8 Approved San Tin Outline Zoning Plan No. S/YL-ST/8		
(e) 地帶 Zoning	「未決定用途」 "Undetermined"		
(f) 申請用途／發展 Applied Use/ Development	擬議臨時凍肉貯存設施 (為期 3 年) Proposed Temporary Chilled Meat Storage Facilities for a Period of 3 Years		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	0	-
	非住用 Non-domestic	720	-
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		2 層 storey(s)	
	綜合用途 Composite	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
(j) 上蓋面積 Site coverage	-		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公眾 Public	- 平方米 m ²	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 上落客貨車位 Loading/Unloading Spaces		30
	- 輕型貨車泊車位 Light Goods Vehicle Parking Spaces		30

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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A/YL-ST/483



申請編號 Application No. : A/YL-ST/483

備註 Remarks

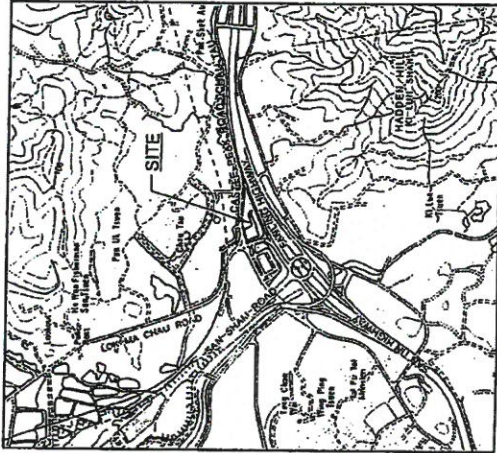
申請人要求批給規劃許可，准許其將申請地點用作擬議臨時凍肉貯存設施為期 3 年。申請地點可由連接青山公路洲頭段的通道從申請地點東面到達。申請地點佔地面積約 3,110 平方米，內有 1 個辦公室、1 個電掣房、1 個垃圾房、30 個上落客貨車位、30 個輕型貨車泊車位。

The applicant seeks planning permission to use the application site for proposed temporary chilled meat storage facilities for a period of 3 years. The site is accessible at the east off an access road leading to Castle Peak Road – Chau Tau. The site area is about 3,110m² containing office, switch room, refuse room, about 30 loading/unloading spaces and about 30 light goods vehicle parking spaces.

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LOCATION



SCALE 1:20 000

TENANCY AGREEMENT REFERS:

POINTS X, Y, Z

申請編號 Application No.: A/YL-ST/483

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

FOR IDENTIFICATION PURPOSES ONLY

District Lands Office, Yuen Long
Lands Department

Plan Prepared by District Survey Office, Yuen Long

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SHORT TERM TENANCY No. 2759

File No. DLOYL136/YAT/2014, DSO/YLW/316/2015

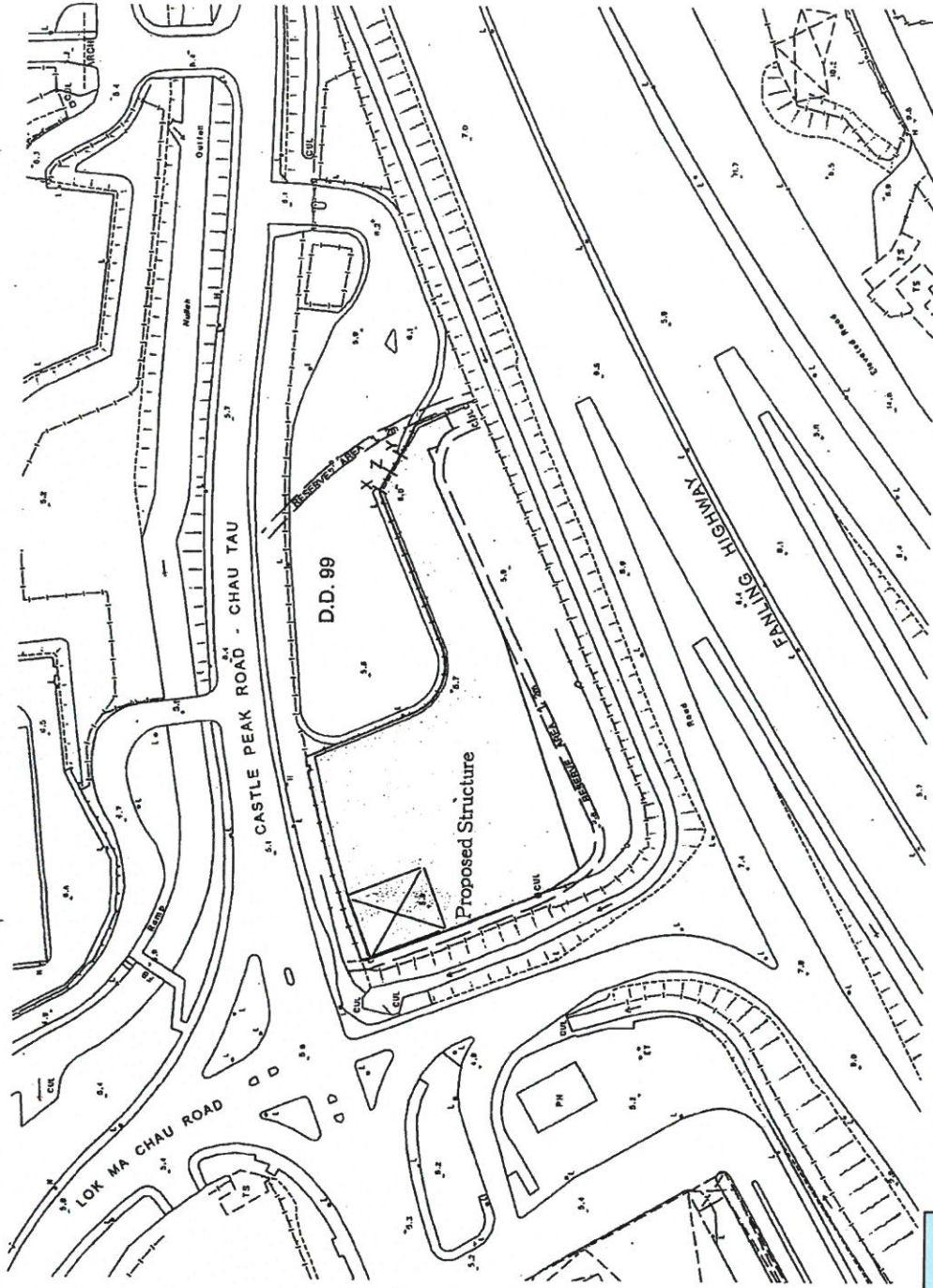
Survey Sheet No. 2-SE-8B

O.Z.P. Plan No. -----

Reference Plan No. -----

PLAN No. YLM8733-POc

Date: 18/6/2015



COLOURED PINK AREA 3 110 SQUARE METRES (ABOUT)



DRAFT

FILE COPY

申請編號 Application No. : A/YL-ST/483

與申請地點/處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/YL-ST/43	臨時貨櫃拖頭/拖架場 (為期 3 年) Temporary Container Tractor/Trailer Park	在有附帶條件下批給 臨時性質的許可由 19.12.1997 至 31.12.2000 Approved with condition(s) on a temporary basis from 19.12.1997 to 31.12.2000 (19.12.1997)
A/YL-ST/177	臨時收費公眾車輛停車場(不包括貨櫃車輛)(為期 3 年) Temporary Fee-paying Public Vehicle Park (excluding Container Vehicles) for a Period of 3 Years	在有附帶條件下批給 臨時性質的許可由 2.11.2001 至 30.10.2002 Approved with condition(s) on a temporary basis from 2.11.2001 to 30.10.2002 (2.11.2001)

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申請編號 Application No. : A/YL-ST/483

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s) /Layout plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

報告書 Reports

規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境評估（噪音、空氣及／或水的污染） Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀建議書 Landscape proposal	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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discussion. The Committee also noted that the interests of Dr W.K. Yau, Mr H.F. Leung, Professor K.C. Chau and Mr Peter K.T. Yuen were indirect and Professor S.C. Wong was not involved in the application, and agreed that they should stay in the meeting.

86. The Committee noted that the applicant requested on 19.2.2016 for deferment of the consideration of the application for another two months to allow time for preparation of further information to address the comments of relevant government departments. It was the applicant's third request for deferment.

87. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the third deferment of the application and a total of six months had been allowed, no further deferment would be granted unless under very special circumstances.

[Mr Edwin W.K. Chan left the meeting temporarily at this point.]

Agenda Item 27

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/YL-ST/483	Proposed Temporary Chilled Meat Storage Facilities for a Period of 3 Years in "Undetermined" Zone, Government Land at junction of Castle Peak Road - Chau Tau and Lok Ma Chau Road, San Tin, Yuen Long (RNTPC Paper No. A/YL-ST/483A)
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Presentation and Question Sessions

88. Mr K.T. Ng, STP/FSYLE, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed temporary chilled meat storage facilities for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. The Commissioner of Police (C of P) had concerns on the impact of the congested traffic situation along Castle Peak Road, heavy traffic flow at Lok Ma Chau Road and Castle Peak Road (Chau Tau section) and the increased traffic on Castle Peak Road and Lok Ma Chau area due to the commencement of construction of San Tin Shopping Facility, Kwu Tung North New Development Area and the Lok Ma Chau Loop in 2016. Other concerned departments had no objection to or no adverse comments on the application;
- (d) during the first three weeks of the statutory publication period, one public comment objecting to the application mainly for reason of adverse traffic impact was received. The District Officer (Yuen Long) conveyed that the San Tin Rural Committee objected to the application on the ground of adverse traffic impact on the surrounding area; and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary use could be tolerated for a period of three years based on the assessments set out in paragraph 11 of the Paper. The proposed temporary use for a period of three years would not frustrate the long-term use of the “Undetermined” zone, of which the development potential would be examined in the Preliminary Feasibility Study on Developing the New Territories North and was not incompatible with the surrounding land uses. Regarding C of P's concern, the proposed development would provide adequate spaces for parking, manoeuvring, loading and unloading, and the

transportation of the chilled meat and poultry would be scheduled with appointment for delivery (normally from midnight to 6:00 a.m.). No queuing of vehicles to Castle Peak Road – Chau Tau was therefore anticipated. To address the traffic concern, an approval condition requiring the submission and implementation of the transport arrangement proposal was recommended. Regarding the public comments, the planning assessments above were relevant.

89. Members had no question on the application.

Deliberation Session

90. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 4.3.2019, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the provision of boundary fencing on the site to the satisfaction of the Director of Planning or of the TPB;
 - (b) the submission and implementation of water supplies for fire fighting and fire service installations proposal to the satisfaction of the Director of Fire Services or of the TPB;
 - (c) the submission and implementation of drainage proposal to the satisfaction of the Director of Drainage Services or of the TPB;
 - (d) the submission and implementation of landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
 - (e) the submission and implementation of transport arrangement proposal, including delivery time and operation hours, to the satisfaction of the Commissioner for Transport and Commissioner of Police, or of the TPB;
- and

- (f) if any of the above planning conditions (a), (b), (c), (d) or (e) is not complied with before operation of the applied use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

91. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VII of the Paper.

Agenda Item 28

Section 16 Application

[Open Meeting]

A/YL-ST/485

Proposed Temporary Shop and Services (Retail Shops, Laundry, Pharmacy and Convenient Store) for a Period of 3 Years in “Village Type Development” Zone, Lots 3048 S.B, 3048 RP, 3049 RP (Part) and 3050 RP (Part) in D.D.102 and Adjoining Government Land, San Tin, Yuen Long
(RNTPC Paper No. A/YL-ST/485)

92. The Committee noted that the applicant requested on 17.2.2016 for deferment of the consideration of the application for two months to allow time for preparation of responses to address comments from the Commissioner of Police. It was the applicant’s first request for deferment.

93. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special

元朗新田擬推首幅「冰鮮倉」用地

上一則

下一則

元朗新田擬推首幅「冰鮮倉」用地

【本報訊】內地進口冰鮮禽畜肉類數量與日俱增，惟本港一直缺乏認可的轉運中心供進口商拆貨轉運。政府擬於元朗新田推出首幅「冰鮮倉」用地，透過公開招標，以短期租約形式營運存貨。香港冰鮮禽畜業商會表明會入標，但認為佔地太小，不夠空間予貨車分貨。

以市值出租 為期三年

政府計劃將位處元朗新田青山公路洲頭段與落馬洲路交界處、佔地三千一百多平方米的政府空地，改作臨時凍肉儲存設施，透過公開招標，以市值租金的短期租約形式，為期三年，租予有興趣人士自資設立相關的儲存設施，本月底前接受投標。中標的營運商要申領凍房牌照，可興建一幢兩層高的建築物，用作凍倉及辦公室，另提供三十個上落客貨車位及三十個輕型貨車泊車位。

進口冰鮮肉類和家禽運抵本港後，須保持原廠包裝及儲存於攝氏零度至四度之間的冷凍溫度，之後會直接運送往工場加工或零售點。

香港冰鮮禽畜業商會主席郭時興稱，項目有助業界發展，將以商會名義入標競投，料冰鮮禽肉進口量可能較現時多一、兩成。他補充，項目長遠可解決業界每日在貨櫃場分貨，及用凍櫃貨車暫存剩貨的問題，但佔地面積太小，假若中標，他希望當運作暢順後，可再向當局申請兼用旁邊的土輪籌區，方便業界貨車上落貨。

第一手消息請下載 on.cc 東網 iPhone/iPad/Android/Windows Phone Apps

上一則：港大UCL合辦法律雙學位課程

下一則：涉烹貓男認罪女受審

本文連結：https://orientaldaily.on.cc/cnt/news/20160921/00176_039.html

人人做記者 爆料熱線：(852) 3600 3600 電郵：news@opg.com.hk 網上爆料

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✓ 同意及關閉

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首幅「冰鮮倉」地短租 冰鮮雞大王擬入標

2016年09月19日 18:54

 舉報

港人對冰鮮禽畜的需求近年持續上升，但本港卻一直缺乏為冰鮮禽畜批發業務而設的配套設施，業界爭取多年下，食物及衛生局近日終於透過短期租約形式，在元朗新田推出首幅「冰鮮倉」用地，供業界競投營運，以貯存每日未能即時售出的1400至2800隻冰鮮家禽。為了降低租金成本，香港冰鮮禽畜業商會表明會入標，相信冰鮮倉落成可令供港冰鮮家禽更加安全衛生，增強市民食用信心，冰鮮雞銷量可望增加四分之一。

《星島日報》獨家報道，擬用作存放冰鮮肉類和家禽設施的用地，位於元朗新田青山公路洲頭段與落馬洲路交界處，佔地3110平方米，目前屬於空置的政府土地，地政總署近日以短期租約方式批出，擬先與中標者簽訂租約至2019年3月，其後再根據租賃協議選擇是否續租。據了解，該幅用地原本屬於「未決定用途」，食物及衛生局早在今年3月已向城規會申請暫時改變土地用途，作為臨時凍肉貯存設施。

《星島日報》翻查局方當時提交的文件，留意到當局容許中標者日後可在該幅用地的其中一個角落興建一幢樓高兩層的構築物，用作凍倉和辦公室，另提供30個上落客貨車位，以及30個輕型貨車泊車位。

有「冰鮮雞大王」之稱的香港冰鮮禽畜業商會主席郭時興表示，現時每天從內地進口的凍鮮雞、鵝鴨和乳鴿，分別約有8萬隻、4萬隻和2萬隻，由於數量龐大，很多時未必可以「日日清」，需要貯起當中一至兩成，但在缺乏合適用地之下，賣剩的冰鮮禽肉目前往往只能存放在貨櫃和或貨車。他承認：「這無疑在走法律罅，但由於車有流動性，食環署也只能採容忍的態度。」

他指冰鮮禽畜業界早在5、6年前已向當局爭取撥地興建「冰鮮倉」，但當局卻以本港已有凍倉設施為由，未有回應訴求。對於當局為何突然作出政策性改變，郭時興相信與近年不時發生禽流感，需要殺掉整批活家禽有關，讓當局明白需要做好配套設施，始能鼓勵市民進食冰鮮禽畜，「冰鮮倉有牌之後可令運作正規化，毋須再『走鬼』，

對食物安全及衛生有改善，到時可以對市民宣傳，對冰鮮雞有正面幫助，讓市場『做大個餅』。」他估計，冰鮮雞銷量未來可以增至10萬隻，較現時增加四分之一，但活雞和熟雞一直有穩定需求，不會明顯減少。

郭時興又透露，業界已打算以香港冰鮮禽畜業商會以名義競投「冰鮮倉」用地，希望透過親自「落場」，降低未來的租金成本，但難以估計有否競爭對手，「由於我們的落標價不能太高，倘若市場上持牌凍倉經營者的競爭者也參與競投，那我們如何夠人爭呢？」

食物及衛生局發言人回覆《星島日報》查詢時表示，由於貯存冰鮮肉類及禽肉所需的溫度及運作的時間與一般冷凍食品不同，業界曾向當局反映現時市面上的持牌凍倉未必能夠完全配合他們的需要，要求政府撥地特別設立一個供貯存冰鮮肉類及禽肉的設施；為進一步便利業界發展及穩定冰鮮肉類及禽肉的供應，局方同意需要提供政策上支持，故撥出元朗新田的政府土地，租予有興趣人士自資設立冰鮮肉類及家禽貯存設施。

評論：

讀者評論僅代表其個人意見，不代表加拿大星島傳媒集團立場。評論不可涉及非法、粗俗、猥褻、歧視，或令人反感的內容，本網站有權刪除相關內容。

0 則回應
最新 ▼ 排序方式

新增回應...





Diagram 1 – Site Location
(extract from Town Planning Board and Lands Department)

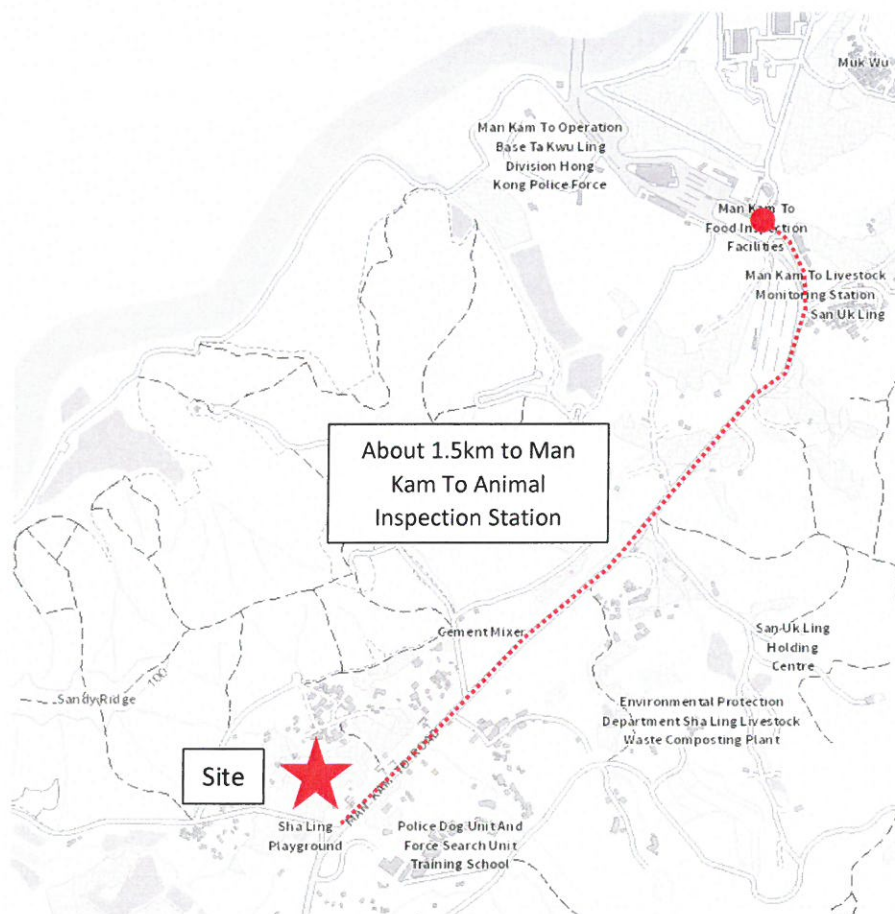


Diagram 2 – Site to Man Kam To Animal Inspection Station
(extract from Lands Department)

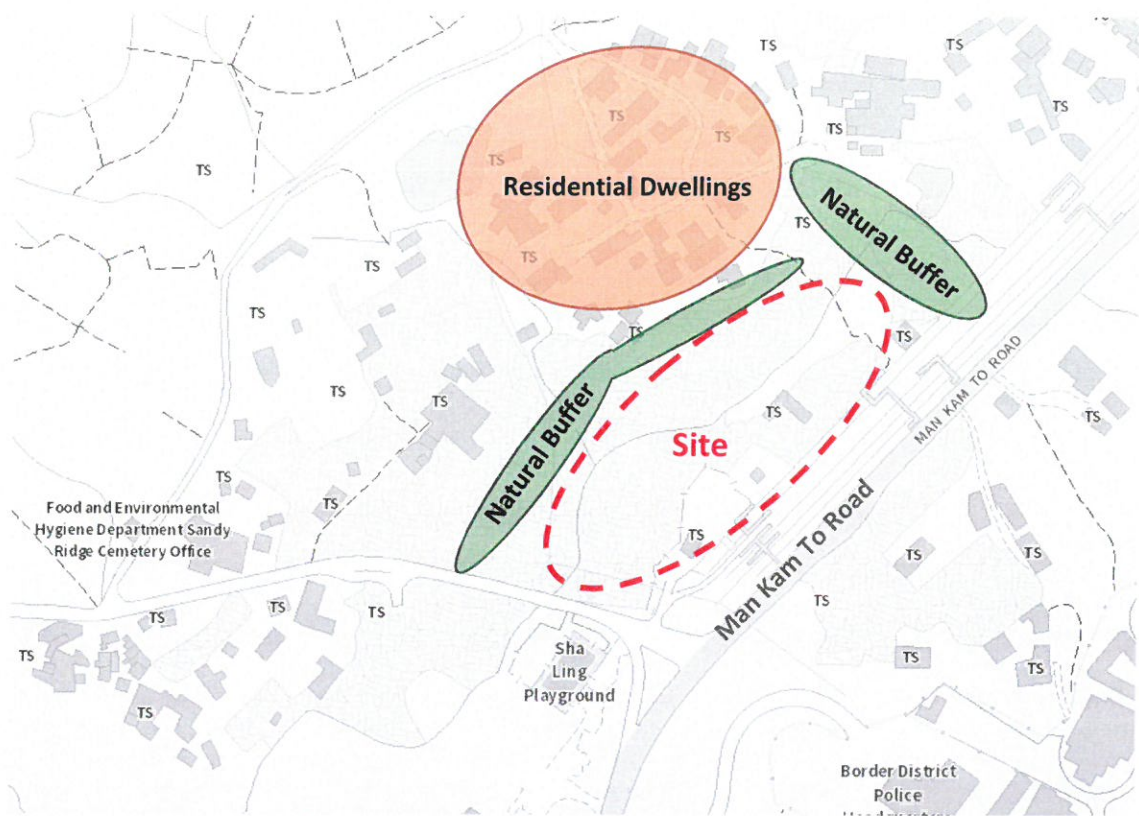


Diagram 3 – Surrounding Context of Site (extracted from Lands Department)