

Total: 6 pages

Date: 25 April 2024

TPB Ref.: A/NE-MKT/37

By Email

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

Dear Sir,

Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.

This letter intends to supersede our letter dated 25.4.2024.

The proposed development is intended to store soy bean products such as 豆卜 and 腐竹.

There is a typo in para 1.1.2 of the supplementary planning statement and it should be read as follows. The updated page is attached herewith.

The previous site falls within the Kwu Tung Development Area and the concerned lot (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) (**Figure 5**) will be resumed by the Government in April 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.

There is a typo in point 6 of the justifications (i.e. page 8 of S16.III application form) and it should be read as follows. The updated page is attached herewith.

Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of food provisions will also be housed within an enclosed structure. No workshop activities is proposed.

The letter by DLO/N concerning the clearance of the abovementioned site (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) is attached herewith.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



The stamp contains the text: 都市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited) and 城市規劃及發展顧問有限公司 (Metro Planning & Development Company Limited).

Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Ms. Amy CHONG) –
By Email

**Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years and Filling of Land
at
Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T.**

Section 1 Background

1.1 Introduction

- 1.1.1 This planning application is submitted by 業滿有限公司. The applicant seeks planning permission for proposed temporary warehouse for storage of food provisions for a period of 3 years at Lots 478 S.A RP, 482 (Part), 484 & 487 (Part) in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. (**Figure 1**) Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently vacant.
- 1.1.2 The current application is to facilitate relocation of their food business from Kwu Tung which will be resumed by Government for the Kwu Tung Development. The previous site falls within the Kwu Tung Development Area and the concerned lot (i.e. Lots 741 S.G, 741 S.H, 742 S.B, 742 RP and 743 S.A all in D.D.92) (**Figure 5**) will be resumed by the Government in April 2024. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.3 The application site is abutting Lin Ma Hang Road.

Section 2 Planning Justifications

2.1 Thorough Site Selection Process

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts has been reviewed and were found to be unsuitable due to various shortcomings such as too large for the relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant’s business and why they are not feasible is shown in the following:

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The applicant occupied a warehouse for storage of food provisions with short term waiver at Kwu Tung and it will be resumed by Government for New Town Development. The applicant wishes to relocate his business to the application site to continue the operation.
2. The proposed development is temporary in nature and it would not jeopardize the planning intention of “AGR” zone in the long run.
3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment.
4. Similar precedence was approved in “AGR” zone within the same Outline Zoning Plan such as A/NE-MKT/17.
5. Minimal traffic impact as shown in the attached estimated traffic generation.
6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The storage of food provisions will also be housed within an enclosed structure. No workshop activities is proposed.
7. Insignificant drainage impact as shown in the attached drainage proposal.
8. The applicant has submitted a drainage proposal to support his application.
9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites”.
10. The applicant has consulted Development Bureau for the proposed relocation of his business from Kwu Tung to the application site and preliminary comments were received and addressed in the current application.
11. No container trailer/tractor will access/park at the application site.

電話 Tel: 3547 0710
圖文傳真 Fax: 3547 0756
電郵地址 Email: lee2nda@landsd.gov.hk
本署檔號 Our Ref: (16) in LD NDA/POL/8/1/277
來函檔號 Your Ref:

來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界上水龍琛路39號上水廣場15樓1501至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website : www.landsg.gov.hk

11 Yin Kong Road, Fanling North,
N.T., H.K.
鴻福食品貿易有限公司

郵寄及現場張貼

古洞北／粉嶺北新發展區餘下階段發展

丈量約份第95約地段第741號H分段、第741號G分段、第742號B分段、
第742號餘段及第743號A分段(如適用)

露天／戶外業務清拆編號：X9/319-334 (如適用)

貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。
根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格
後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於2024年5月2日或之前向本辦事處提供下列文件（如適
用）的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在2014年1月16日至今的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電：3547 0710與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(譚文狄



代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年4月19日