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Cheryl Tsz Man TSANG/PLAND

寄件者: INNOVATIVE LAND USE PLANNING <[redacted]>
寄件日期: 2026年10月31日星期六 18:37
收件者: Cheryl Tsz Man TSANG/PLAND
主旨: A/NE-MKT/70 Further information in response to DEV B
附件: FI for the consideration of DEV B (1).pptx; Appendix 1 - Area A -Tenancy Agreement 2020-2023(1).pdf; Appendix 1 -Area A - Tenancy Agreement 2016-2018年(1).pdf; Appendix 1 - Area A -Tenancy Agreement 2023-2026(1).pdf; Appendix 1 - Area A - Tenancy Agreement2018-2020(1).pdf; Appendix 2 Area B and C Rental receipts.pdf; Appendix 3 - Area D rental receipts.pdf

類別: Internet Email

Dear Ms. TSANG,
The submission outlines our needs for the required site area under the current application, based on the best information and evidence we have.
I have attached the FI in PowerPoint format for Dev B's consideration which illustrates the location of the additional lots the applicant used as shown on Area B, C and D. The Area B. C and D were resumed by Government as they were also affected by the San Tin Technopole development;
The relevant attachments showing the tenancy agreements for Area A and the monthly rental payment receipts for Area B, C and D are also attached at Appendix 1 to 3.

This is all the information and data provided by the applicant so far at their best. I hope Dev B can support relocating the current site in San Tin to the application site under the captioned application.

As the applicant is under severe pressure to relocate due to the land resumption, I would be grateful if the Town Planning Board could consider this application as early as possible.

Thank you.

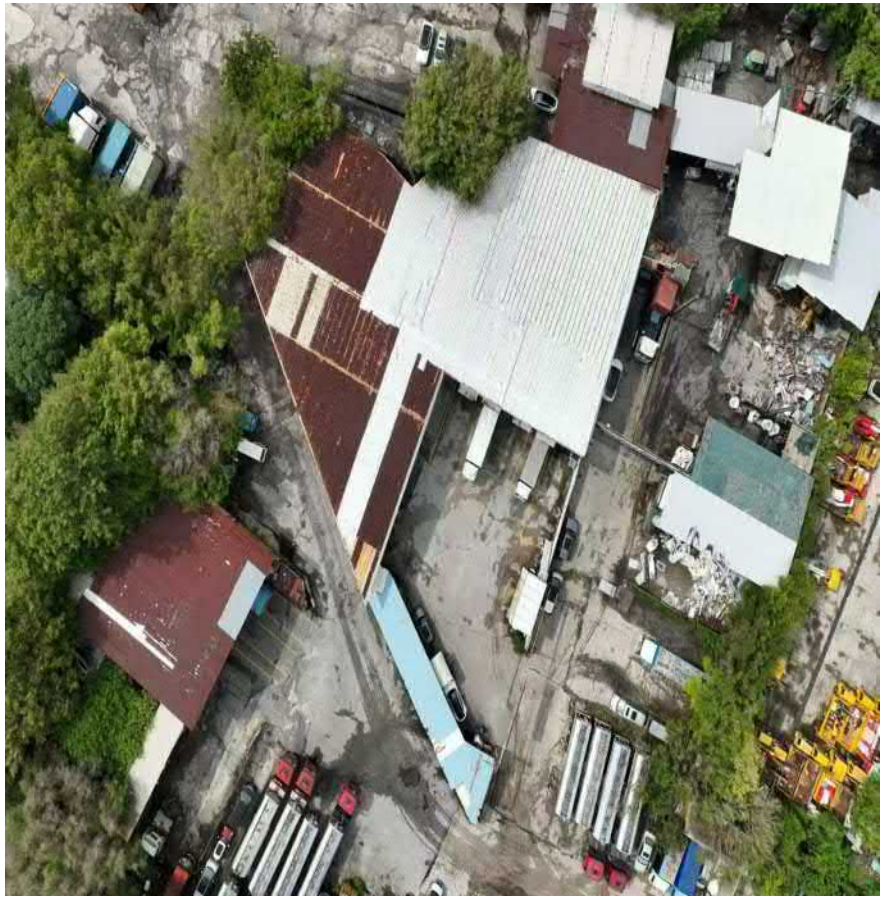
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

Further information for Application No. A/NE-MKT/70 for the consideration of Development Bureau


B: 露天存放及車輛操作區(溫淑玲) 7000 s.f
A: 港豐舊址(檔案號碼: LANDSD LAO/ACQ-STLMC-NMCR-2019-022-Y-002-015-P001) 檔案編號 STLMC/NMCR/22/85/2019Y DD99,LOT 256,257,266,268 (25000s.f)
C:車房存放及車輛操作區約10000s.f
D: 臨時倉庫: 至方便地: DD 99 ,LOT322,323,324 (25000s.f)

A: 港豐舊址(檔案號碼: LANDSD LAO/ACQ-STLMC-NMCR-2019-022-Y-002-015-P001)
檔案編號 STLMC/NMCR/22/85/2019Y
DD99-LOT 256,257,266,268 (about 25,000 s.f)









B: 露天存放及車輛操作區 (about 7000s.f.)











C:車房及車輛操作區約10000 s.f





D: 臨時倉庫: 至方便: DD 99-LOT322,323,324 (about 25000s.f)



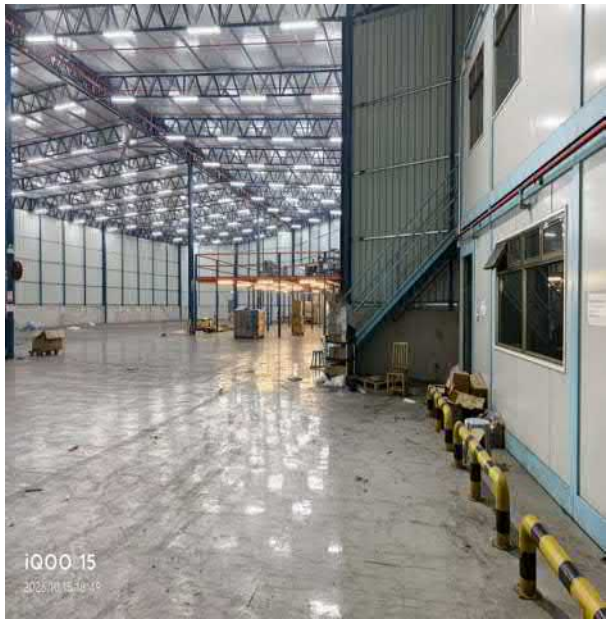












Further Justifications:

Area A – Operated by Kong Fung Logistic (International) Company Limited for the use of logistic center since 2016. (please see tenancy agreement as attached at Appendix 1)

Area B and C – Operated by Kong Fung Logistic (International) Company Limited for the uses of parking spaces and maneuvering of vehicles and open storages of machineries since 2025 due to the expansion of business of the company. Lot numbers of Area B and C cannot be found due to land being resumed by Government already. Location of Area B and C, please see aerial photo as shown p.2 of this powerpoint.

The logistic business data showing the expansion of the logistic business was given earlier to the Planning Department for the consideration of Development Bureau. Due to the temporary leasing (arising from the land resumption), there is no tenancy agreement signed for Area B and C. However, payment receipts of rental fee of each months are all attached at Appendix 2.

Area D – Operated by Kong Fung Logistic (International) Company Limited for the use of warehouse to deal with the expansion of business since 2026. Due to the temporary leasing, there was no tenancy agreement signed. However, payment receipts of rental fee of each months are all attached at Appendix 3.

The total area of Area A, B, C and D is about 67,000 s.f (i.e. about 6,225 s.m.) which is similar to the site area (i.e. 6,454 s.m) of the subject site under Application No. A/NE-MKT/70.

All logistic data and rental payments are given to justify the expansion of the business for the consideration of the Dev B to further justify our needs for the subject site area under the current application.

The officers of Lands Department or Dev B have investigated the subject site in mid of October 2026 in relation to the actual operation in terms of area . The manager of the Company has explained fully to your officers about our operation and actual needs (in terms of area)under our current operation.