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Adrian Tsz Hin TAM/PLAND

From: king king <[REDACTED]>

Sent: Tuesday, February 3, 2026 10:00 PM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: Timothy Wai Pui WU/PLAND <twpwu@pland.gov.hk>

Subject: A/NE-TKL/830

Dear Sir,

Please see attached letter. Thank you.

Best Regards,

Patrick Tsui

Mobile: [REDACTED]

Total: 3 pages

Date: 3 February 2026

TPB Ref.: A/NE-TKL/830

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 Tea Leaves and Associated Filling of Land for a Period of 3 Years at Lot 184 RP (Part) in D.D.79, Ta Kwu Ling, N.T.

DLO/YL informed the applicant to relocate his affected business no later than 29.11.2025 as shown on the attached letter from New Development Area Section of Lands Department. However, the applicant is applying for S.16 planning permission to relocate his affected business to the captioned site so that he cannot discontinue the operation at the affected site at the moment.

We write to confirm that no dangerous goods will be stored at the application site. The proposed land filling is intended for site formation to meet the operation need of the proposed development.

We confirm that the site area should be 555m². As such, para 2.1.7 in the planning statement should be read as follows:

2.1.7 The Site at the application site is deemed suitable for relocation as it's size is most suitable for the relocation of the warehouse for storage of tea leaves at Tong Yan San Tsuen. The site area of the site at the application site (i.e. 555m²) is the most closely to the area of the original site at Tong Yan San Tsuen (i.e. about 770m²).

The applicant confirmed that he will implement relevant mitigation measures listed in the Recommended Pollution Control Clauses for Construction Contracts issued by EPD.

The applicant refers to the similar applications for the relocation of affected business in D.D.90 along Lin Ma Hang Road such as A/NE-MKT/34 & 37 so that he wishes to apply for proposed structures not higher than 8.5m. Also, it is noted that the application site is even smaller than the affected site at Tong Yan San Tsuen so that the applicant proposes to build 8.5m high temporary structures to meet his operation needs.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED]
[REDACTED].

Yours faithfully,



Patrick Tsui

c.c. Sha Tin, Tai Po and North District Planning Office (Attn: Mr. Timothy WU) – By Email

電話 Tel: 3615 1474

圖文傳真 Fax: 3565 4270

電郵地址 Email: laonda@landsd.gov.hk

本署檔號 Our Ref: (/ 7) in LD NDA/YLS/CCLT/Q/SPD/2

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.landsd.gov.hk

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先生／女士：

遷出通知

短期租約第 25 號

租賃位於新界元朗唐人新村丈量約份第 121 約的政府土地

本人現根據 1975 年 4 月 22 日你獲准租賃上述土地的書面租賃協議，並經在 2009 年 7 月 17 日、2018 年 12 月 20 日及 2024 年 12 月 27 日向你發出信件作出修訂，代表行政長官，為及代香港特別行政區政府(下稱「政府」)向你發出遷出通知。你須於 2025 年 11 月 29 日 遷出你向政府承租位於新界元朗唐人新村丈量約份第 121 約，面積約 8,300 平方呎的土地，並向本人或本人委派的人員交回該幅土地。

總產業測量師／新發展區

謝秀麗女士

2025 年 8 月 28 日

副本送： 差餉物業估價署署長
總地政主任／土地執管(元朗地政處)
高級經理／清拆(清拆總部)
經理／清拆小組(新發展區組)
元朗地政處
元朗測量處
個案檔號: DLOYL 151/YAT/71