

Our Ref. : DD104 Lot 3719 S.P RP & VL  
Your Ref. : TPB/A/YL-NSW/344

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

**By Email**

25 March 2025

Dear Sir,

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-NSW/344)**

We write to submit further information to provide clarifications on subject application **(Appendix I)**.

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

Louis TSE  
**Tai Wah Development Consultants Limited**

cc DPO/FSYLE, PlanD

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

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

**1<sup>st</sup> Further Information**

**Proposed Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years in “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” Zone, Various Lots in D.D. 104, Tai Sang Wai, Yuen Long, New Territories**

**(Application No. A/YL-NSW/344)**

1. **United Power Asset Management Limited**, the applicant, is authorized by **Jaguar Cool Chain Co., 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 I.** 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 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 Ngau Tam Mei New Development Area (NTM NDA) (**Plan A1**). Details of the existing business operator and the affected premises are enclosed at **Annex II**.
- 1.2 The affected premises falls within an area zoned “Comprehensive Development Area” (“CDA”) on the Approved Ngau Tam Mei Outline Zoning Plan (OZP) No.: S/YL-NTM/14 (**Plan A1**). Besides, the affected premises situates within an area indicated as ‘Comprehensive Residential Neighbourhood’ on the Broad Land Use Concept Plan in the development proposal of NTM NDA (**Plan A2**). As the concerned land parcel is 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 III**). 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

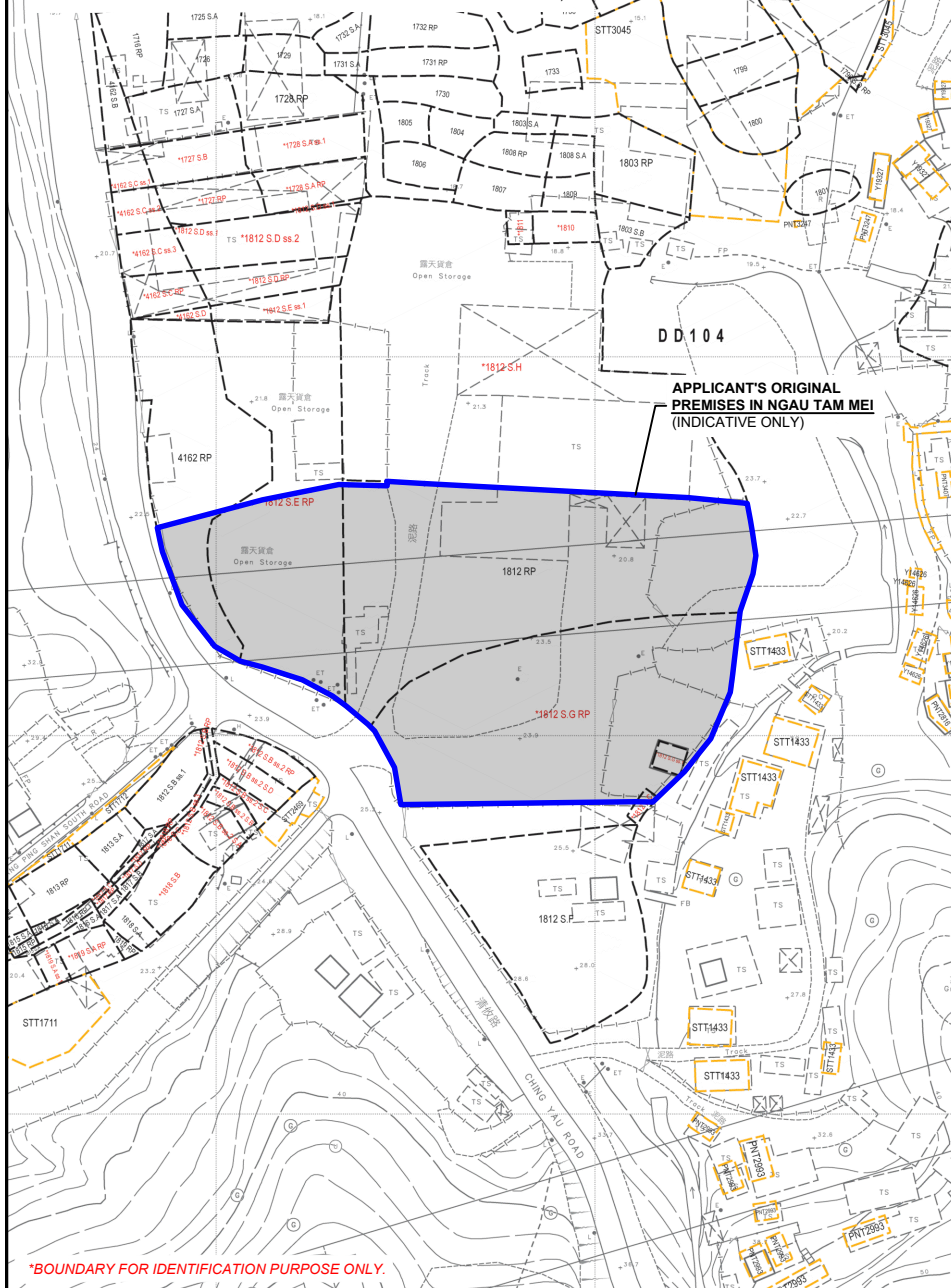
|                  | <b>Affected Premises<br/>(a)</b> | <b>The Site<br/>(b)</b> | <b>Difference<br/>(b) – (a)</b> |
|------------------|----------------------------------|-------------------------|---------------------------------|
| <b>Site Area</b> | 10,050 m <sup>2</sup>            | 15,878 m <sup>2</sup>   | +5,828 m <sup>2</sup> , +58%    |

- 1.5 Although the area of the Site (i.e. 15,878m<sup>2</sup>, +58%) is larger than 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. This 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.

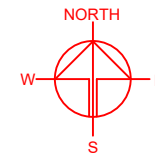
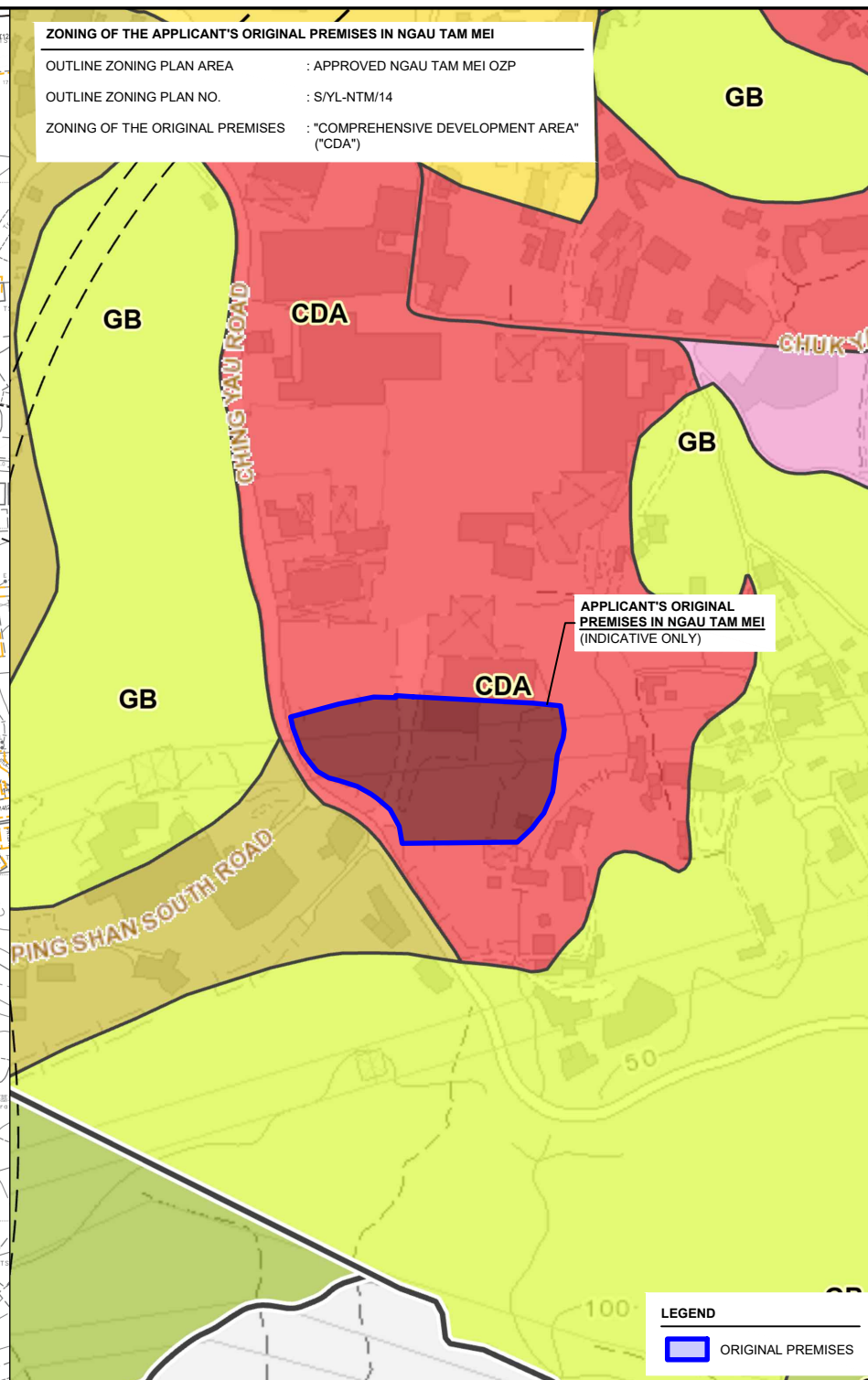
**To echo with Government's policy on upgrading and restructuring the open storage industry**

- 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 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.

|                               |   |
|-------------------------------|---|
| ORIGINAL PREMISES LOCATION    | : VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES  |
| AREA OF THE ORIGINAL PREMISES | : 10,050 m <sup>2</sup> (ABOUT)                                       |
| USE OF ORIGINAL PREMISES      | : OPEN STORAGE YARDS AND WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) |



|                                 |   |
|---------------------------------|---|
| OUTLINE ZONING PLAN AREA        | : APPROVED NGAU TAM MEI OZP                   |
| OUTLINE ZONING PLAN NO.         | : S/YL-NTM/14                                 |
| ZONING OF THE ORIGINAL PREMISES | : "COMPREHENSIVE DEVELOPMENT AREA"<br>("CDA") |



PLANNING CONSULTANT

TAI  
WAH

DEVELOPMENT  
CONSULTANTS  
LIMITED

PROJECT

PROPOSED TEMPORARY  
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

DATE \_\_\_\_\_

20.3.2025

CHECKED BY \_\_\_\_\_

DATE \_\_\_\_\_

APPROVED BY

DATE \_\_\_\_\_

|            |                        |
|------------|------------------------|
| DWG. TITLE | OP (LOCATION & ZONING) |
|------------|------------------------|

DWG NO.  
PLAN A1

|      |     |
|------|-----|
| VER. | 001 |
|------|-----|

## LEGEND



## ORIGINAL PREMISES



DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 10,050 m<sup>2</sup> (ABOUT)  
SOURCE OF BASE MAP : LEGISLATIVE COUNCIL  
LEGISLATIVE COUNCIL PAPER NO. : CB(1)1487/2024(04)

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

SCALE - 1 : 5000

新田市中心  
San Tin  
Town Centre

連接至新田科技城的擬議道路\*  
Proposed road connection  
to San Tin Technopole\*

Ngau Tam Shan  
牛潭山

大學城@牛潭尾  
UniTown@NTM

連接至新田公路  
的擬議道路\*  
Proposed road  
connection to  
San Tin Highway\*

上竹園村  
Sheung Chuk  
Yuen Tsuen

已規劃的牛潭尾站  
Planned  
Ngau Tam Mei Station

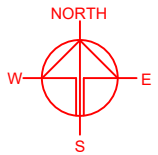
綜合住宅社區  
Comprehensive  
Residential  
Neighbourhood



綜合醫教研醫院及第三所醫學院  
Integrated Medical Teaching  
and Research Hospital  
and Third Medical School

- Revitalised River  
北潭線主線 (已規劃)  
Northern Link (NOL) Main Line  
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  
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 (包含認可葬葬區)  
Green Belt  
(with Permitted Burial Ground)

備註 Remarks:  
\*擬議道路走線僅供參考。  
Proposed alignments is for reference 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

SITE LOCATION

VARIOUS LOTS IN D.D. 104, TAI SANG WAI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 10000 / 5000 @ A4

DRAWN BY

MN

DATE

20.3.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

NGAU TAM MEI NDA

DWG. NO.

PLAN A2

VER.

001

LEGEND

ORIGINAL PREMISES

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



**Annex I**

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 )      | : | 嘉達倉儲有限公司<br>Jaguar Cool Chain Co., Limited          |
| 公司註冊證明書 / 商業登記證號碼 | : | 59534905-000-03-24-8                                |
| 規劃許可申請人 ( 乙方 )    | : | 合力資產管理有限公司<br>United Power Asset Management Limited |
| 公司註冊證明書 / 商業登記證號碼 | : | 3155945   |

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 O 分段 ( 部分 )、第 3719 號 P 分段第 1 小分段 B 分段、第 3719 號 P 分段第 1 小分段餘段、第 3719 號 P 分段第 2 小分段 A 分段、第 3719 號 P 分段第 2 小分段餘段、第 3719 號 P 分段第 4 小分段 ( 部分 ) 及第 3719 號 P 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 ( 為期 3 年 ) 及相關填土及填塘工程」。

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。

For and on behalf of  
Jaguar Cool Chain Co., Limited  
嘉達倉儲有限公司

嘉達倉儲有限公司 ( 甲方 )  
業務經營者簽署

合力資產管理有限公司 ( 乙方 )  
規劃許可申請人簽署

2025 年 3 月 10 日

## **Annex II**

### Details of the Affected Business Premises







Source: Google Map



Source: Google Map

### **Annex III**

#### Details of Alternative Sites for Relocation



**Annex III – Details of Alternative Sites for Relocation**

| Alternative Sites/<br>The Site             | Site 1  | Site 2  | Site 3   | Site 4  | Site 5   | The Site   |
|--|---|---|--|---|--|--|
| <b>Location</b>                            | Various Lots in D.D. 86,<br>Man Kam To, N.T.  | Various Lots in D.D. 93,<br>Ma Tso Lung, N.T.   | Various Lots in D.D. 122,<br>Ping Shan, N.T.   | Various Lots in D.D. 129,<br>Lau Fau Shan, Yuen Long, N.T.  | Various Lots in D.D. 103,<br>Kam Tin, Yuen Long, N.T.  | Lots 3719 S.O (Part), 3719 S.P<br>ss.1 S.B, 3719 S.P ss.1 RP, 3719<br>S.P ss.2 S.A, 3719 S.P ss.2 RP,<br>3719 S.P ss.4 and 3719 S.P RP<br>in D.D. 104, Tai Sang Wai, Yuen<br>Long, N.T.                      |
| <b>Site Area</b>                           | 3,678 m <sup>2</sup> (about)  | 30,190 m <sup>2</sup> (about)   | 2,815 m <sup>2</sup> (about)   | 10,740 m <sup>2</sup> (about)   | 540 m <sup>2</sup> (about)   | 15,878 m <sup>2</sup> (about)  |
| <b>Accessibility</b>                       | Accessible from Lin Ma Hang<br>Road via a local access  | Accessible from Ma Tso Lung<br>Road via a local access  | Accessible from Long Ping Road<br>via a local access   | Accessible from Deep Bay Road<br>via a local access   | Accessible from Kam Tin Road<br>via a local access   | Accessible from Kam Pok Road<br>East via Kam Pok Road  |
| <b>Distance from<br/>Original Premises</b> | 14.9 km (about)   | 10.1 km (about)   | 7.8 km (about)   | 16.4 km (about)   | 3.9 km (about)   | 3.3 km (about)   |
| <b>Outline Zoning Plan</b>                 | Draft Man Kam To<br>OZP No. S/NE-MKT/5  | Approved Ma Tso Lung & Hoo<br>Hok Wai OZP No. S/NE-MTL/3  | Approved Ping Shan OZP<br>No. S/YL-PS/20   | Approved Lau Fau Shan & Tsim<br>Bei Tsui OZP No. S/YL-LFS/11  | Approved Kam Tin South OZP<br>No. S/YL-KTS/15  | Draft Nam Sang Wai OZP<br>No. S/YL-NSW/9   |
| <b>Zoning</b>                              | “Green Belt” (“GB”)   | “Conservation Area” (“CA”)  | “CA”   | “GB”  | “Agriculture”  | “OU(CDWRA)”  |
| <b>Existing Condition</b>                  | Covered by tree groups and<br>vegetation  | Mostly vacant, covered by<br>vegetation and occupied by<br>fishpond   | Woodland and partly vacant   | Covered by vegetation and<br>woodland   | Vacant and covered with<br>vegetation  | Generally flat and vacant,<br>entirely covered with concrete   |
| <b>Surrounding Area</b>                    | Surrounded by residential<br>development and woodland   | Surrounded by vegetation,<br>pond, some residential and<br>G/IC uses  | Surrounded by woodland and<br>graves   | Surrounded by tree groups,<br>temporary structures for open<br>storage and residential uses   | Surrounded by open storage,<br>some G/IC uses, woodland and<br>residential structures  | Surrounded by open storage<br>and temporary structures for<br>warehouse use  |
| <b>Suitability for<br/>Relocation</b>      | <u>Not suitable</u> for relocation:<br>- much smaller than the<br>original premises<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Not suitable</u> for relocation:<br>- much larger than the<br>original premises<br>- within the “CA” zone<br>- tenancy for portion of<br>the site is not feasible<br>- not compatible with the<br>surrounding area | <u>Not suitable</u> for relocation:<br>- much smaller than the<br>original premises<br>- not compatible with the<br>surrounding area<br>- within the “CA” Zone<br>- tree felling is required | <u>Not suitable</u> for relocation:<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Not suitable</u> for relocation:<br>- in close proximity to<br>residential developments<br>- tree felling is required<br>- not compatible with the<br>surrounding area<br>- active agricultural<br>activities in the vicinity | <u>Suitable</u> for relocation:<br>- flat and vacant<br>- no agricultural activity<br>- in close proximity to the<br>original premises<br>- easily accessible<br>- no sensitive receivers in<br>the vicinity |