

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**

17 March 2025

Dear Sir,

**Supplementary 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 supplementary information for the 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 )

**Supplementary 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. 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 I**.
- 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 II**). 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:

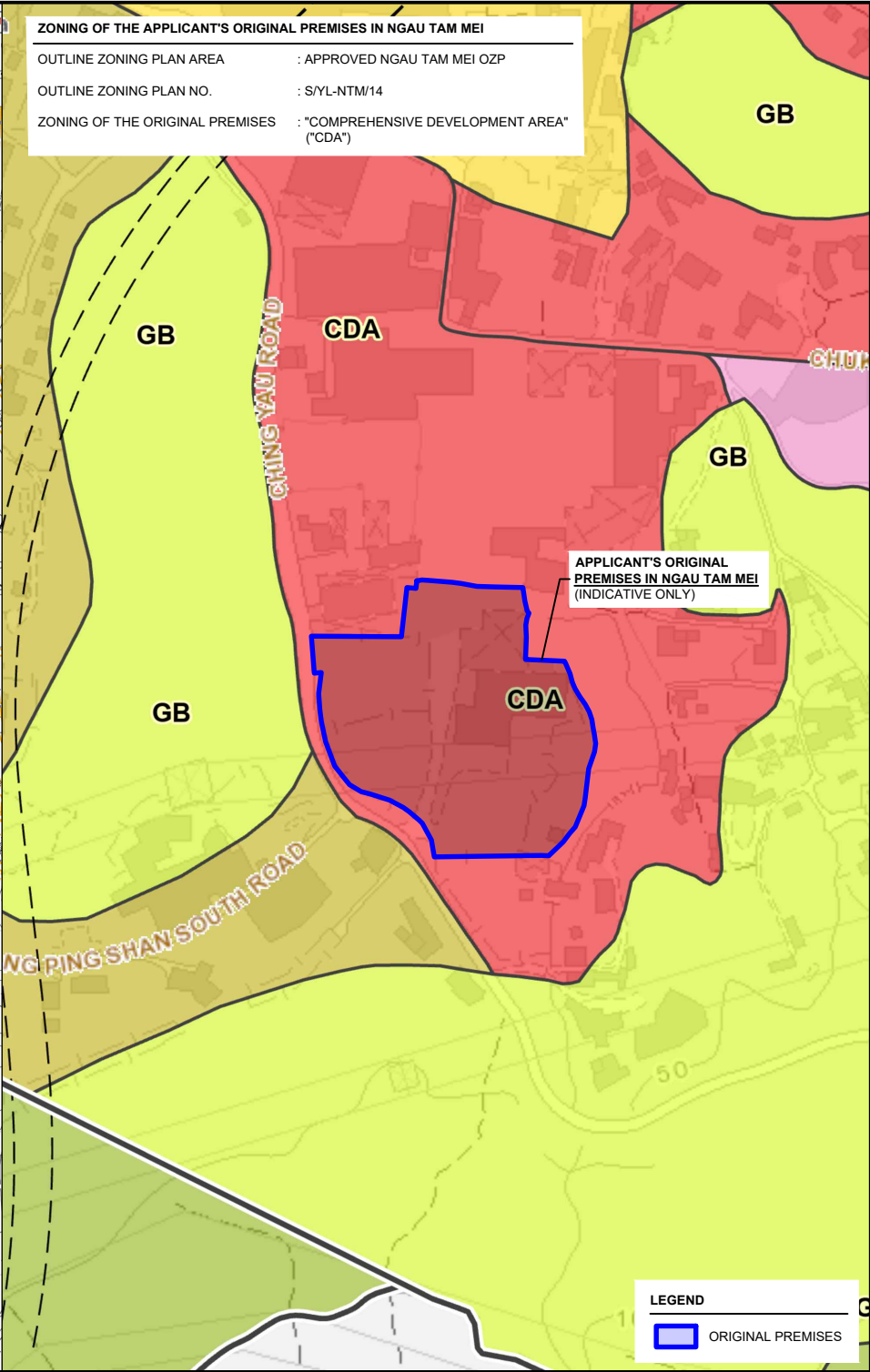
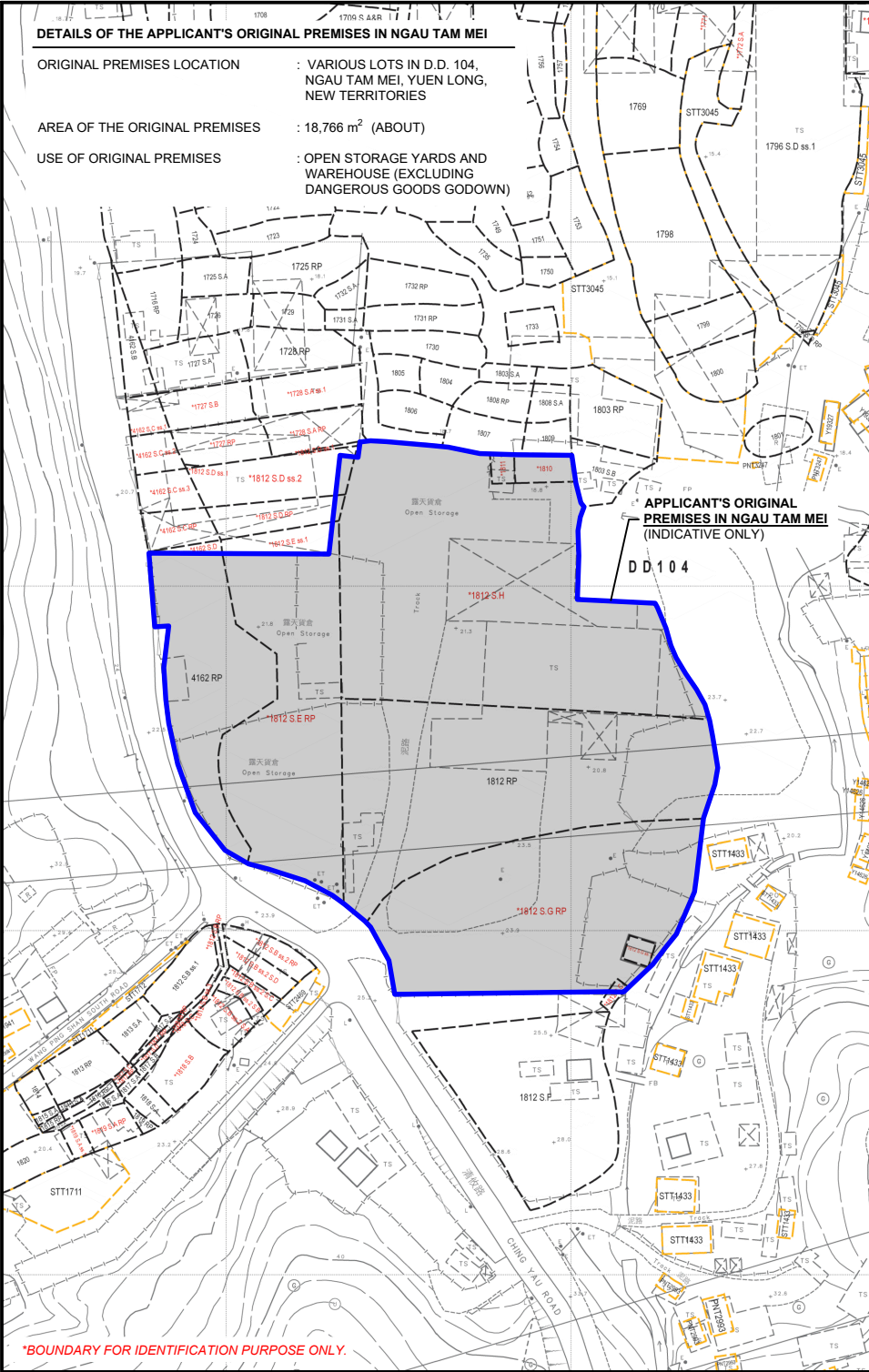
**Table 1:** Difference between the affected premises and the Site

	<b>Affected Premises (a)</b>	<b>The Site (b)</b>	<b><i>Difference (b) – (a)</i></b>
<b>Site Area</b>	18,766 m <sup>2</sup>	15,878 m <sup>2</sup>	-2,888 m <sup>2</sup> , -15.4%

- 1.5 The area of the Site (i.e. 15,878m<sup>2</sup>, -15.4%) is similar to the original premises. The proposed 2-storey warehouse is intended to provide additional space 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.



**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 : 2000 / 4000 @ A4

**DRAWN BY** MN **DATE** 26.2.2025

**CHECKED BY** **DATE**

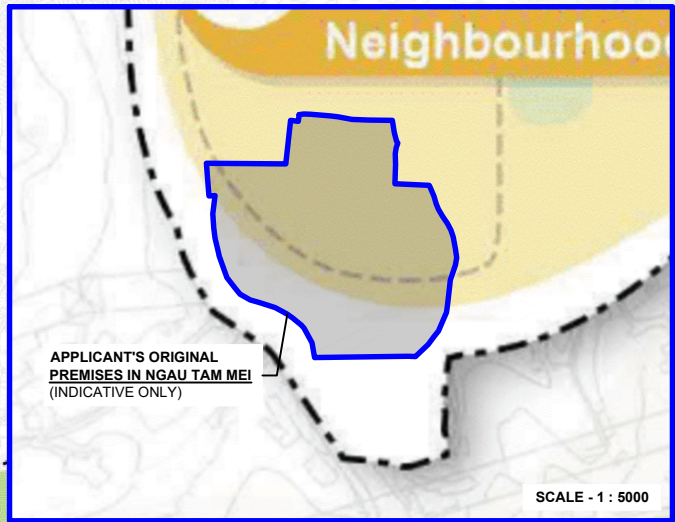
**APPROVED BY** **DATE**

**DWG. TITLE** OP (LOCATION & ZONING)

**DWG. NO.** PLAN A1-1 **VER.** 001

DEVELOPMENT OF NGAU TAM MEI NEW DEVELOPMENT AREA

AREA OF THE ORIGINAL PREMISES : 18,766 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

新田站(規劃中)  
San Tin Station  
(under planning)

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\*

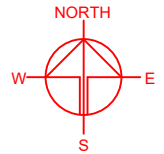
LEGEND

- 研究範圍  
Study Area
- 結合活化河道的藍綠走廊  
Blue-Green Spine integrated with  
Revitalised River
- 北環線主線 (已規劃)  
Northern Link (NOL) Main Line (planned)
- 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 Neighbourhood
- 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 (包含認可墳葬區)  
Green Belt  
(with Permitted Burial Grounds)

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 26.2.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE NGAU TAM MEI NDA	VER. 001
DWG. NO. PLAN A1-2	

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## **Annex I**

### **Details of the Affected Business Premises**





Source: Google Map



Source: Google Map

## **Annex II**

### Details of Alternative Sites for Relocation

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

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