

Our Ref. : DD117 Lot 1339 S.A & VL  
Your Ref. : TPB/A/YL-TT/645

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

**By Email**

2 May 2024

Dear Sir,

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

**Proposed Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years  
and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 117  
and Adjoining Government Land, Tai Tong, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-TT/645)**

We are writing to submit Further Information to provide justifications for the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Louis TSE at [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Property Consultants Limited**

 

**Matthew NG**  
Planning and Development Manager

cc DPO/TMYLW, PlanD

(Attn.: Ms. Eva TAM  
(Attn.: Mr. Bosco YUNG

email: ekytam@pland.gov.hk )  
email: btkyung@pland.gov.hk )



## **Appendix I – Justifications for the Proposed Development**

### 1) Background of the Application

#### *Affected by the Implementation of Kwu Tung North New Development Area (KTN NDA)*

- 1.1 The current application is intended to facilitate the relocation of their construction materials trading business from Ma Tso Lung, Kwu Tung North. Their previous operation falls within the KTN NDA and the concerned land (i.e. Lot 2240 S.B (Part) in D.D. 96) had already been resumed by the Government in February 2022. Thus, there is an imminent need for the applicant to secure a relocation site to continue their affected operation.

#### *Applicant's Effort in Identifying Suitable Site for Relocation*

- 1.2 Whilst the applicant has spent effort to relocate their original premises to a number of alternative sites in various districts (including Man Kam To, Kwu Tung, Kong A Leng, Pat Heung, Ping Che and San Tin, etc.), however, those sites were considered not suitable or impracticable due to various shortcomings such as geographical constraints, high construction/acquisition costs, potential right-of-way disputes, traffic concerns and potential local objections, etc.
- 1.3 After a lengthy site search process, the Site in Tai Tong is considered suitable for relocation as it is highly accessible; the local track connecting the Site does not involve private land; the Site (i.e. about 3,109 m<sup>2</sup>) is similar in size to the applicant's original premises in Ma Tso Lung (i.e. about 2,800 m<sup>2</sup>); and the Site is currently hard-paved.

#### *Importance to the Local Construction Industry*

- 1.4 The applicant is one of the few remaining major timber/plywood suppliers in Hong Kong, and plays a vital role in supporting large-scale public/private projects throughout the territory. The applicant accounted for about 33% and 16% of the imported timber/plywood of Hong Kong in 2020 and 2021 respectively. Successful relocation to the Site would help sustain the operation and help support the upcoming development projects, such as those in the Northern Metropolis Development Strategy and Lantau Tomorrow Vision.

#### *The Site is Unsuitable for Agricultural Rehabilitation*

- 1.5 The Site had not been put to its intended agricultural use for a considerable period of time and there are open storage/storage yards in the vicinity. Overall, the Site is considered unsuitable for agricultural rehabilitation. Therefore, approval of the current application would better utilize precious land resources in the New Territories.

2) Status of the Compliance with Approval Conditions of the Previous Application No. A/YL-TT/544

2.1 During the planning approval period of the previous application (No. A/YL-TT/544), the applicant has shown effort to comply with the approval conditions.

*Provision of Boundary Fencing*

2.2 Regarding the approval condition (c), the application site of the previous application (No. A/YL-TT/544) comprises both private lots (i.e. about 2,228 m<sup>2</sup>) and Government Land (GL)(i.e. about 942 m<sup>2</sup>). Since the GL portion of the Site could not be fenced by the applicant without permission of the Government, the applicant submitted Short Term Tenancy (STT) application to the Lands Department for the occupation of GL.

2.3 Although approval of the STT was granted by LandsD on 31/1/2024, the applicant did not have sufficient time (i.e. 20 days) to complete the construction works for the provision of boundary fencing within the designated time period (i.e. 20/1/2024), which led to revocation of the application. The applicant will commence the works for the provision of boundary fencing after planning permission for the current application has been granted from the Town Planning Board (the Board).

*Implementation of the Run-in/out Proposal*

2.4 Regarding approval conditions (e), the applicant will implement the accepted run-in/out proposal of the previous application (No. A/YL-TT/544) after planning approval has been obtained from the Board.