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Audrey Hiu Tung SOO/PLAND

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主旨: [PLG10315] Planning Application No. A/NE-FTA/264 - Replacement pages of the planning statement
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Dear Audrey,

As discussed earlier, enclosed the replacement pages of the planning statement for your processing please. Para 4.1.1 and 4.2.2 have been amended accordingly.

We apologize for any inconvenience this may have caused. Thank you.

Best regards,
Isa Yuen Town Planner

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4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 16,604m² (including about 6,886m² of Government land). The application site consists of six temporary structures (including 5 nos. of enclosed structures and one open-sided structure), with a maximum height of 15m, providing a gross floor area (GFA) of about 4,927m² for the proposed use. The uncovered land area would be served as open storage purposes and circulation/manoeuvring space as well as provision of 10 parking spaces for private cars, 12 loading and unloading (L/UL) bay for light goods vehicles (LGVs) and 12 L/UL bays for medium/heavy goods vehicles (M/HGVs). The Indicative Layout Plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.2 Access to the application site will be provided through an ingress/egress point (in about 11m) located at the northwestern boundary (**Figure 5** refers), which is connected to a local access leading to Kong Nga Po Road (**Figure 1** refers). Should the current application be approved, the existing fencing will be adjusted, and new fencing of about 3m will be erected along the periphery of the application site. The proposed use would make use of the internal circulation road to supports distribution and efficient vehicle maneuvering.
- 4.1.3 A majority part of the application site has been paved to serve the pigsty, and it is proposed to raise the ground level feasible traffic flow and heavy vehicle access. Considering the existing topographic profile of the application site, the current level of the site ranges from about +22.1mPD to about +27.8mPD, with the majority portion being approximately 1 to 4m lower than Kong Nga Po Road the access road to the south. The ground level is proposed to be raised to a level between +24.0mPD to 27.0mPD. The application site will be filled with soil and concrete, covering the entire application site (16,604m²) and with a depth of not more than 3m. (**Figure 4** refers).
- 4.1.4 The western and eastern portions of the application site is currently connected by a platform structure with pipe underneath to maintain streamflow (**Illustration 1-III** refers). According to the applicant, this structure has been in place since the pigsty operation. To facilitate future operation and ensure safety, the structured platform area is proposed to be filled. An 800mm diameter concrete pipe is proposed to replace the existing concrete pile and install underneath a structured platform to ensure no disturbance to the existing drainage performance of the drainage system. (**Appendix III** refers).

4.2 Operation

- 4.2.1 The proposed use (i.e. temporary warehouse (excluding dangerous goods godown) and open storage of construction material and machineries with ancillary facilities)

will provide a well-managed venue for storage of goods and construction materials and machinery.

- 4.2.2 Structure A and Structure C are designated as warehouses of not more than 2-storey for storage of goods. All goods stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. The operation hours of the proposed use are from 9:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. Structures B, D and E are designated as ancillary office and storeroom to support the proposed use. Open area with sufficient manoeuvring space will be served as open storage purposes.
- 4.2.3 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancy (STT) and the Short-Term Waiver (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.