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Esther Hiu Laam LI/PLAND

寄件者: Isa Yuen <[REDACTED]>
寄件日期: 2026年05月07日星期四 17:04
收件者: tpbpd/PLAND
副本: Esther Hiu Laam LI/PLAND
主旨: [PLG10339] Planning Application No. A/NE-FTA/276 - Supplementary Information
附件: ADCL_PLG_10339_L002.pdf

類別: Internet Email

Dear Sir/Madam,

We refer to our submission and would like to provide supplementary information to facilitate considerations by relevant departments and the Town Planning Board. Enclose a self-explanatory letter for your processing please.

Thank you for facilitating the planning application and should you have any queries, please feel free to contact us.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited
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Date : 7th May, 2026
Our Ref. : ADCL/PLG-10339/L002

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Proposed Temporary Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lot No. 317 in D.D. 87 and adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories (Planning Application No. A/NE-FTA/276)

We refer to the captioned application and would like to submit the following supplementary information to facilitate considerations for the Town Planning Board's consideration.

- i. Replacement pages of the Planning Statement (p. 8 and 9);
- ii. A letter from the Lands Department confirming the Applicant's status as an affected operator under the Kwu Tung North/Fanling North New Development Area project.

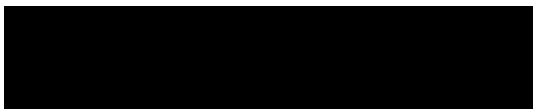
Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. [REDACTED]

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas LUK

Encl.
c.c. Client

Address 地址 :



4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration, Layout and Operation

- 4.1.1 The application site has a total area of about 1,285m² (including 450m² of Government Land) and it is intended to utilize the application site for the applied use. A 1.8m high fencing will be erected along the application site boundary.
- 4.1.2 Three temporary structures, including a vehicle repair workshop, guard kiosk and meter room are proposed within the application site, providing a gross floor area (GFA) of about 320m². The remaining uncovered area would be served as circulation/manoeuvring space and provision of 2 parking space for private cars and heavy goods vehicles (HGVs) as well as a loading and unloading (L/UL) area. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the applied use are detailed in **Table 2 and 3**.
- 4.1.3 The vehicle repair workshop would be used for routine maintenance, vehicles check, and minor vehicle repair works on company cars whenever required. The vehicle repair workshop would support the relocated operations of the open storage of containers approved under application No. A/NE-FTA/273. With its close proximity to the relocated operations, it would substantially reduce the likelihood of delays to the Applicant's daily operations caused by vehicle repairs being carried out at remote locations. The operation hours are between 8:00 a.m. and 10:00 p.m. from Monday to Sunday, including public holidays.
- 4.1.4 The application site is mostly paved, and the current application intends to regularise any prior filling of land. To fulfil the operational needs of the applied use, filling of land is proposed for creating a flat surface for manoeuvring or vehicles and erection of temporary structures. The application site (about 1,285m²) would be filled with concrete/soil with a depth of about 0.2m. The proposed ground level after filling of land is about +30.7mPD. The extent of the land filling area has been kept to minimal to meet the operational need (**Figure 5** refers).
- 4.1.5 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the modification of Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 2: Key Development Parameters

Applied Use	Proposed Temporary Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 8:00a.m. to 10:00p.m. from Monday to Sunday, including public holidays
Site Area	1,285m ² (including 450 m ² of Government Land)
Covered Area	About 320m ² (About 25%)
Uncovered Area	About 965m ² (About 75%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	3 Not more than 1 storey Not more than 7m About 320m ²
Ingress/Egress	11m-Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W)) HGVs (11m(L) x 3.5m(W))	2 1 1
Loading/Unloading (L/UL) Area (16m(L) x 3.5m(W))	1
Proposed Filling of Land Area Depth Materials	1,285m ² Not More than 0.2m Concrete/Soil

Table 3: Key Development Parameters for the Proposed Structures

Structure	Uses	Floor Area (About)	No. of Storey	Building Height (Not More Than)
A	Vehicle Repair Workshop (Open-shed Structure)	300m ²	1	7m
B	Guard Kiosk	15m ²	1	4m
C	Meter Room	5m ²	1	4m
	Total	320m ²		

4.2 Traffic Considerations

4.2.1 The application site can be accessed via local access leading to Kong Nga Po Road, featuring an ingress/egress point of about 11m wide. Within the application site, 2 parking spaces for private cars and HGVs are provided. A loading and unloading area is designated with the application site. Adequate space is allocated for goods vehicles to maneuver easily within the application site, ensuring that no vehicle needs to reverse onto the local access roads.

4.2.2 Trip generation/attraction are estimated based on the existing operation. It is estimated the development traffic will be 1 vehicles per hour (1pcu/hour) of one-way or 2 vehicles per hour (4 pcu/hour) of two way. Since the application site will be

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新發展區組
NEW DEVELOPMENT AREA SECTION
LANDS DEPARTMENT

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Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories.

網址 Website: www.landsgov.hk

掛號郵遞

[REDACTED]
興仁行有限公司
(經辦人: [REDACTED] 先生)

盧先生:

古洞北／粉嶺北新發展區餘下階段發展

業務經營者: 興仁行有限公司

清拆編號 [REDACTED]

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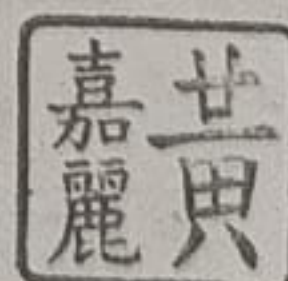
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地政總署

總產業測量師／新發展區

(黃嘉麗



代行)

副本送：

地政總署新發展區組清拆小組(經辦人：傅裕平先生)

2025年4月2日先遷離，後收單