



Date : 13<sup>th</sup> September, 2023  
Your Ref : TPB/A/NE-LYT/804  
Our Ref. : ADCL/PLG-10265/L003

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

**By Email**

Dear Sir/Madam,

**Re: Section 16 Planning Application for Renewal Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories**



We refer to our submission dated 27.7.2023 (Ref. ADCL/PLG-10265/L001), we would like to substantiate the following points.

- The application site is subject to 8 previous planning approvals under applications No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631 and 731 for manufacture and warehouse uses. Given that the nature of the current application in terms of approval period sought and proposed use is the same as that proposed in the last approved application (No. A/NE-LYT/731), and there has been no material change in planning circumstances since the approval of the previous application, the current application is considered in line with the Town Planning Board Guidelines (TPB PG-No. 34D) and entitled to be considered as an application of renewal of planning approval.
- The application site has been occupied for workshop and warehouse purposes and similar use since 2003. It has been maintained and operated effectively, with no significant changes over the years. Under the current application, the operational activities will remain unchanged, consistent with the previous planning approval. In addition, the proposed use is solely for the storage of non-polluted and non-dangerous goods, which will remain stagnant at all times. It is anticipated that there will be no adverse impacts on the adjacent environment.
- While it is noted that a minor portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI"), it is essential to note that this area is occupied by an existing local road, namely Dao Yang Road. The current proposal does not involve any alterations, construction, or excavation on or underneath this road and it would continue to be a major access road for local residents in the vicinity. As an existing local road, there is no structure erecting above the concerned area. The applicant is willing to allow access to staff from the Antiquities and Monuments Office (AMO) at any time for investigation and inspection purposes.

Should you have any queries, please do not hesitate to contact the undersigned at  
for your kind attention.

. Thank you

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

Encl.

c.c. Client

DPO/STN, PlanD (Attn: Ms. Carman CHEUNG)