

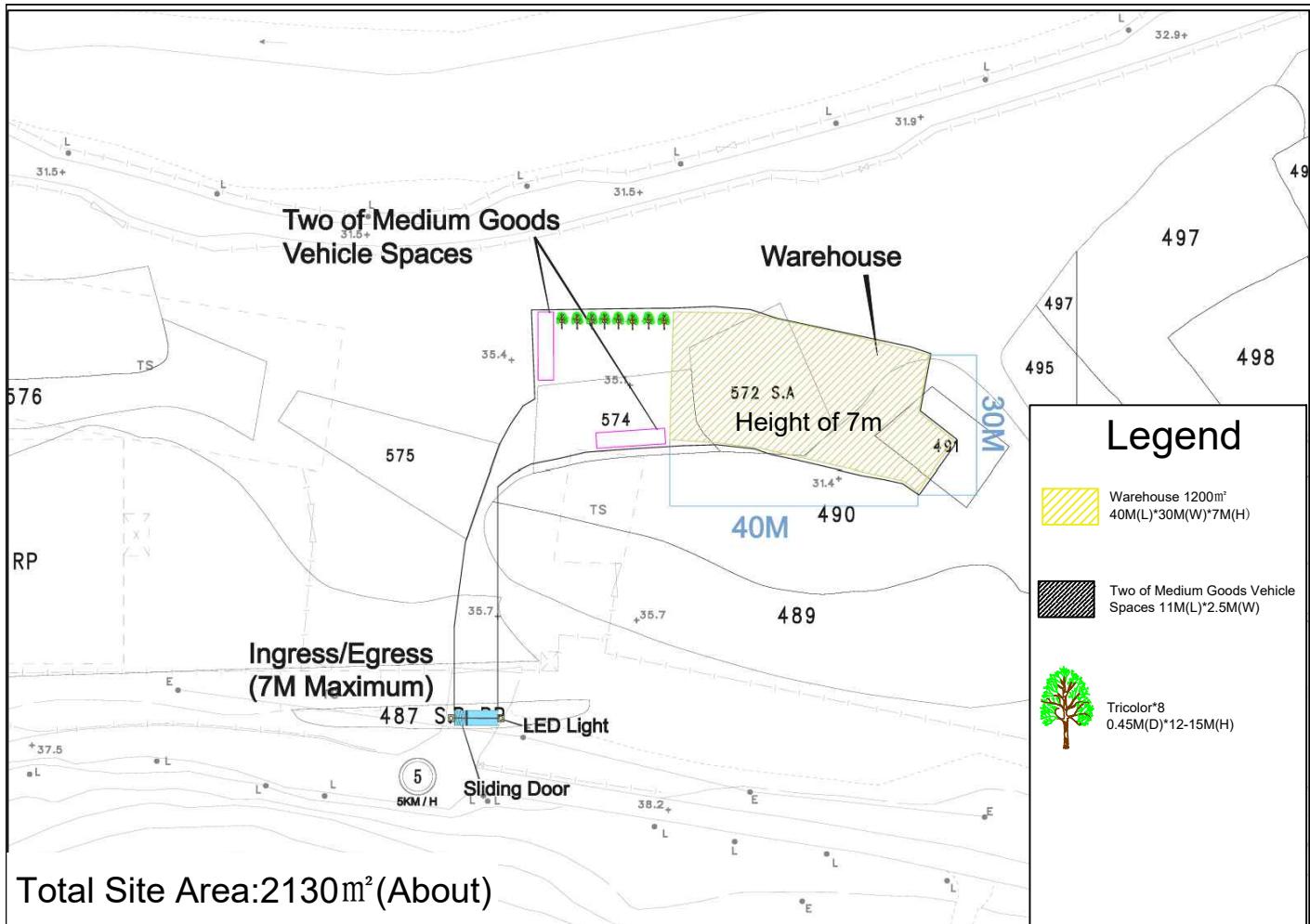
Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Timothy Wai Pui WU/PLAND

寄件者: December Huang <[REDACTED]>
寄件日期: 2026年02月10日星期二 16:33
收件者: Timothy Wai Pui WU/PLAND
主旨: Ref:A/NE-TKLN/109
附件: Fl.pdf

類別: Internet Email

Dear Mr.Wu,
Please find the following attachment for further information. Thank you.
Regards,
December Huang



Layout Plan

February
2026

1:1000

Proposed Temporary Warehouse for Storing Car Parts for a Period of 3 Years at Lots 487 S.B RP(Part), 490(Part), 491, 572S.A and 574 in D.D. 80 and adjoining Government Land, Lin Ma Hang, Ta Kwu Ling, NT

YING SHING
(HOPEWELL)
ENGINEERING
CO.LTD.

Annex 1

Two of Medium Goods
Vehicle Spaces

Warehouse

Ingress/Egress
(4M Maximum)

LED Light
Sliding Door
5
5KM / H

40M

30M

520 RP

497

498

495

496

494

492

490

493 RP

+39.6

39.7+

+39.6

39.7+

G

32.9+

31.9+

31.5+

31.5+

TS

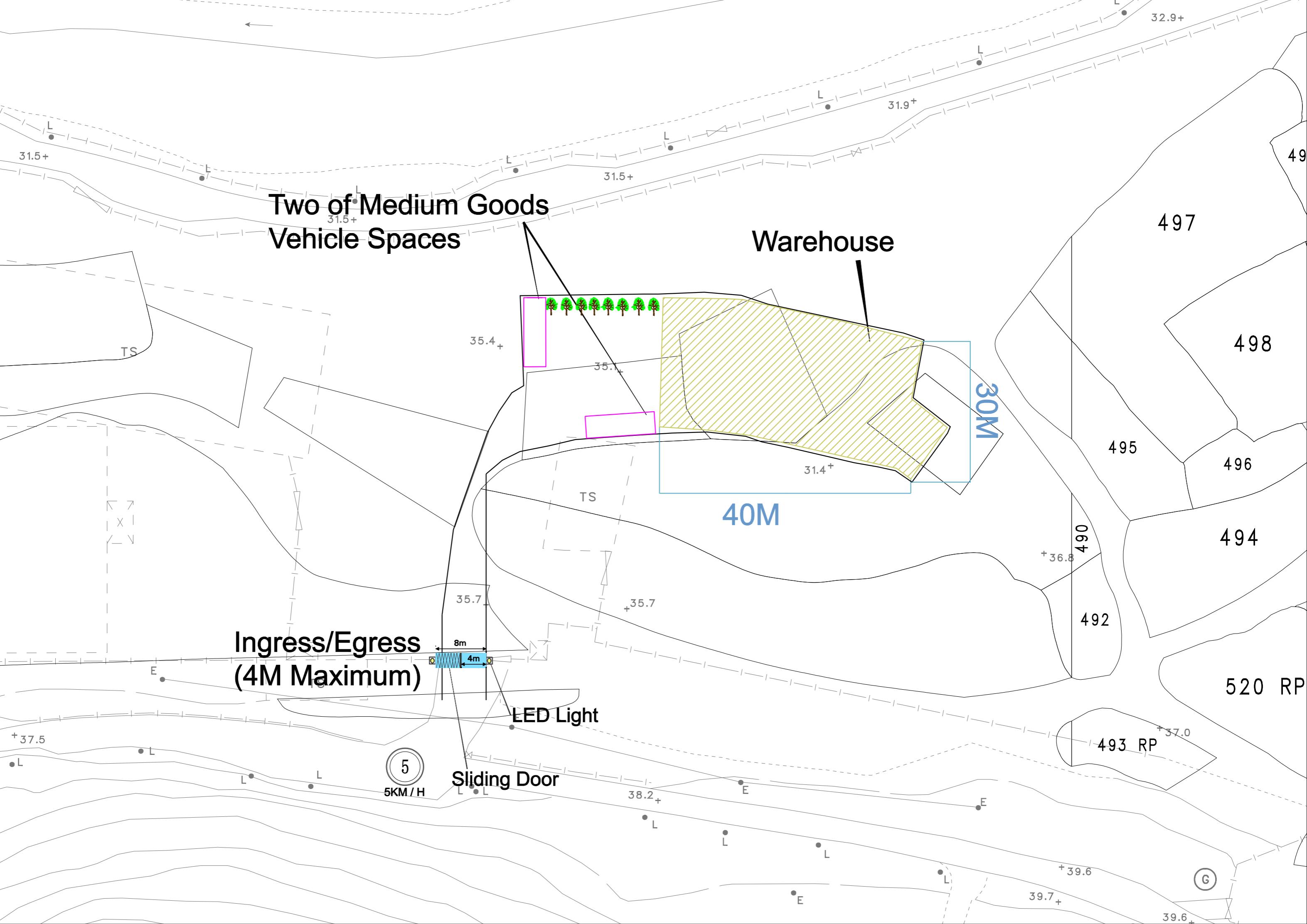
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+35.7

35.4+

35.7

31.4+



Two of Medium Goods
Vehicle Spaces

Warehouse

Ingress/Egress
(4M Maximum)

Sliding Door

LED Light

5KM/H

35.4+

TS

35.7

+35.7

8m

4m

11m swept path

40M

30M

31.5+

31.9+

497

498

495

496

494

490

492

520 RP

493 RP

+39.6

39.7+

39.6+

49

32.9+

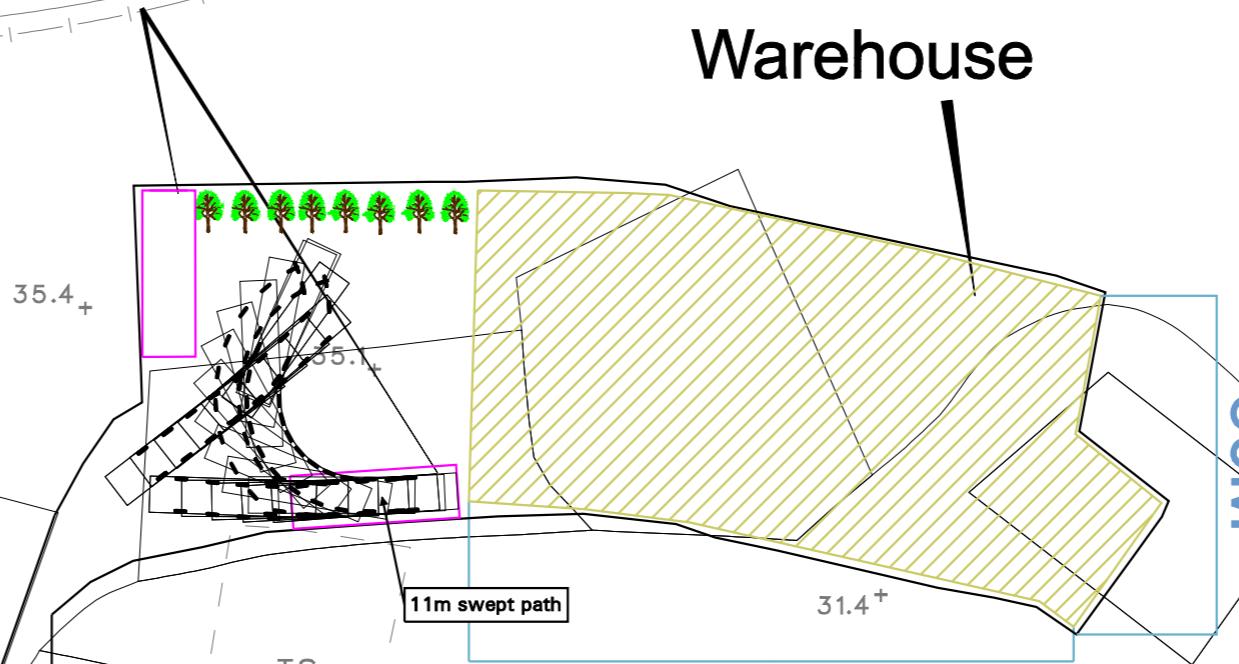
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Two of Medium Goods
Vehicle Spaces

Warehouse

Ingress/Egress
(4M Maximum)

LED Light
Sliding Door
5
5KM / H



520 RP

496

494

495

497

498

490

492

493 RP
37.0

39.6
39.7+

G

32.9+

31.9+

31.5+

31.5+

TS

TS

+35.7

+37.5

38.2+

39.6

39.7+

39.6+

49

497

498

496

494

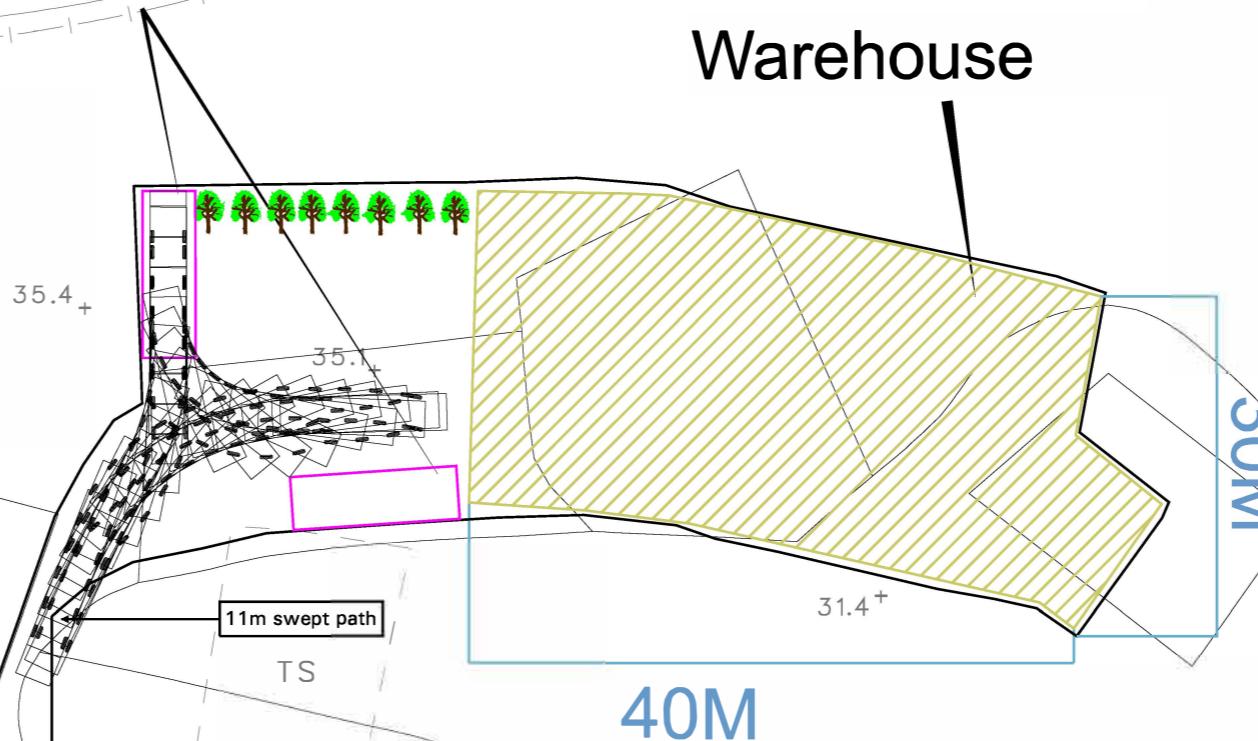
520 RP

Two of Medium Goods
Vehicle Spaces

Warehouse

Ingress/Egress
(4M Maximum)

LED Light
Sliding Door
5
5KM / H



Re: Application No. A/NE-TKLN/109 — Responses to Clarification Requests

Further to your enquiry, we respond as follows:

Former Ha Tsuen Operation and Nature of Business

The former Ha Tsuen premises was operated up to the expiry of the tenancy / land arrangement in July 2025, after which the operation has temporarily ceased pending the necessary planning approval. The business has therefore been suspended since July 2025 while awaiting the Town Planning Board's approval and the Planning Department's S.16-III consent for the current application.

For clarification, the nature of business at the former Ha Tsuen premises was also for storage of automobile parts, which is the same as the proposed use under the current application, i.e. a temporary warehouse for storing car parts. Subject to approval, the use will resume solely as a temporary warehouse for storing car parts. No repair/maintenance, dismantling, cleansing or paint-spraying activities will be undertaken.

Current Condition of Application Site / Demolition of Structures

The previous on-site structures are being demolished. A photo record of the works is enclosed for reference. Any remaining remnants will be removed before the commencement of the approved use.

Whether the Site Will be Fenced Off

The site will not be fenced off. Visibility to/from the local road will therefore be maintained.

Regarding the "Alternative Sites" list, please note our email of 12.9.2025 presented a preliminary working shortlist. The Revised Planning Statement submitted on 16.9.2025 is the definitive record and supersedes the email list. It documents eight alternatives (Sha Tau Kok, Hung Lung Hang, Lin Ma Hang, Pat Heung Ha Che, Shum Wan Road) with reasons for rejection. In particular, the site previously labelled "Alternative Site 6" in our email (DD82 Lot 792, Ping Che Road) was not carried forward; in the Planning Statement Alternative Site 6 is DD129 Lot 64 (CPA, Shum Wan Road). Kindly take the Planning Statement list as final for assessment.

Should you require any further information, please let us know.

Regards,
December Huang
YING SHING (HOPEWELL) ENGINEERING CO.LTD.

To Development Department:

Increased site area (current application vs. original premises in HSK/HT NDA)

The original premises within the HSK/HT NDA occupied an area of about 1,136 m².

Under the current application, the proposed site area is about 2,130 m², representing an increase of about 994 m² (approximately 87.5%).

The proposed warehouse (covered) area is about 1,200 m². The remaining site area is required mainly for functional and compliance purposes, including internal manoeuvring, loading/unloading, and site management measures to ensure vehicles can operate within the Site without causing obstruction or queuing on public roads. In this regard, the increase in site area is primarily to provide necessary open operational space rather than to intensify the covered warehouse component.

Occupation periods of the original premises

The Applicant occupied and operated at the original premises in the HSK/HT NDA during the period from 2022 to 2025 (approximately 3 years).