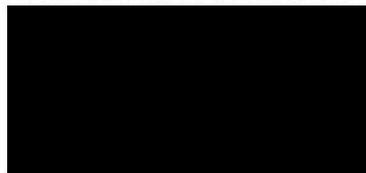




The Secretary,  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road,  
North Point, Hong Kong  
(Attn: Ms. Corey NG)



Your Ref.: TPB/ A/STT/31

Dear Sir/ Madam,

4 March 2026

**Section 16 Planning Application for Temporary Vehicle Repair Workshop  
(Heavy Goods Vehicles) with Ancillary Open Storage for a Period of 3 Years,  
Lots 461 and 3373 (Part) in D.D. 102 and adjoining Government Land,  
near Ka Lung Road, Ngau Tam Mei, San Tin, Yuen Long**

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We refer to the captioned application submitted on 4.12.2025.

In response to the queries from District Planning Office/ Fanling, Sheung Shui & Yuen Long East (DPO/FSS&YLE), we would like to provide the following clarifications for your attention:-

- Previously the application site was used as open storage of construction materials, but now the main operation within the application site is vehicular repair workshop for heavy goods vehicle with ancillary storage, thus the proposed uses for the captioned application to be revised to "*Section 16 Planning Application for Temporary Vehicle Repair Workshop (Heavy Goods Vehicles) with Ancillary Open Storage for a Period of 3 Years, Lots 461 and 3373 (Part) in D.D. 102 and adjoining Government Land, near Ka Lung Road, Ngau Tam Mei, San Tin, Yuen Long*". Relevant pages of the application form have been updated and attached;
- The legend of **Plan D** in the Planning Statement has been slightly revised (see attached);
- The open storage area will only be used for storing vehicle services related use, i.e. spare parts of a vehicle such as tires and batteries, tools and equipment such as stands and drills, etc. and will be confined in the area shown in Plan D;
- No car washing, paint spraying and dismantling of vehicles will be conducted within the application site;
- Mitigation measures of soundproofing materials (such as soundproof foam) and activated carbon adsorption system will be installed within the semi enclosed structure to reduce any potential noise and air nuisance;
- There are four double stack containers covered by 2 canopy (i.e. Workshop A and B), hence it is counted as two numbers of structure; and
- Regarding the sewage and environmental arrangement, the Applicant will follow the environmental mitigation measures as set out in the latest "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites" issued by the Environmental Protection Department and other ordinances such as the Water Pollution Control Ordinance.

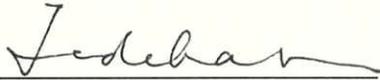
Furthermore, in response to the comments from Transport Department sent to us via DPO/FSS&YLE's email dated 27.2.2026, we would like to provide the following clarifications for your attention:-

- 2 private car parking spaces for the workers have been provided within the site (see attached updated **Plan D**); and
- According to site photo included in the updated **Plan D**, there is no kerb along the subject location. The subject location also forms part of the vehicular access. Nevertheless, the swept path has been regenerated to show that the Heavy Goods Vehicle can avoid most of the subject location.

In view of the recent Chinese New Year holidays, there was a delay in delivering the 17 support letters during the public consultation period, which include supporters from a nearby operator and the local residents, therefore we would like to submit these support letters as part of this submission.

Yours faithfully,

Toco Planning Consultants Ltd.



Ted Chan  
Managing Director



*c.c. DPO/FSS&YLE (Attn.: Ms. CHAN Kei Yee, Karen)*