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Kanic Chung Kit KWOK/PLAND

寄件者: [REDACTED]
寄件日期: 2026年01月22日星期四 10:13
收件者: tpbpd/PLAND
副本: Kanic Chung Kit KWOK/PLAND; [REDACTED]
主旨: RE: [PLG10326] Planning Application No. A/YL-HTF/1206 - Supplementary Information
附件: ADCL_PLG_10326_L003.pdf
類別: Internet Email

Dear Sir/Madam,

We would like to supersede the submission in our preceding email with the enclosed self-explanatory letter.

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
Estate Agent's License (Company): C-045740

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From: [REDACTED]
Sent: Wednesday, January 21, 2026 10:00 AM
To: tpbpd <tpbpd@pland.gov.hk>
Cc: kckkwok@pland.gov.hk; [REDACTED]
Subject: [PLG10326] Planning Application No. A/YL-HTF/1206 - Supplementary Information

Dear Sir/Madam,

We refer to the captioned application and would like to enclose a self-explanatory letter for your onward processing please.

Thank you for your attention.

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Best regards,

Isa Yuen Town Planner

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Date : 22nd January, 2026
Our Ref. : ADCL/PLG-10326/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 Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150(Part), 151, 152(Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories

We refer to our submission dated 9.1.2026 (Ref.: ADCL/PLG-10326/L001), we would like to submit the following items for your consideration.

- Replacement Pages of Planning Statement and Figure 4.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at

Yours faithfully,
For and on behalf of
Man Chi Consultants and Construction Limited

Edward LIT
Managing Director

Encl.

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the Current Application”) for **Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories (hereinafter referred to “the Application Site”). The Application Site has a total area of approximately 3,755m². The current application seeks to provide a temporary pre-delivery inspection center and ancillary open storage for new vehicles with ancillary facilities for storage of vehicle parts and site office. This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Ha Tsuen Fringe Outline Zoning Plan (OZP) No. S/YL-HTF/12 which was exhibited on 26.10.2018 (hereinafter referred to as “the Current OZP”). According to the Notes of the OZP for the “R(D)” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board. In this connection, the Applicant intends to seek planning permission for the applied use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The Current Application intends to provide a secure location for a pre-delivery inspection centre for new vehicles which is in need in the territory, the applied use shall promote the use of the electric vehicles by enhancing the supply chain;*
- (b) The Current Application involves no substantial change in physical setting when compared to the previously approved application since the existing structures would be retained in the Current Application;*
- (c) The applied use will be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the applied use;*
- (d) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (e) No adverse traffic impact shall be anticipated since the number of trips generated by the applied will not be significant, there are minimal daily trips generation to /from the Application Site for the applied use;*
- (f) No adverse drainage impact nor flooding problems are anticipated since on site drainage facilities have been implemented; and*
- (g) No adverse environmental impact shall be anticipated since applicant will adhere to the latest “CoP” and comply with relevant environmental protection/ pollution control*

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」），作擬議臨時新車交付前檢驗中心及附屬露天存放待售車輛連附屬設施作零件儲存及地盤辦公室(為期三年)（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗廈村丈量約份第 128 約地段第 146 號 B 分段 1 小分段、第 149 號、第 150 號(部分)、第 151 號、第 152 號(部分)及第 153 號（以下簡稱「申請地點」）。申請地點的面積約為 3,755 平方米。該申請旨在設立臨時新車交車前檢驗中心，並附設車輛露天存放區連附屬設施作零件儲存及地盤辦公室。此規劃報告書提供該申請的背景資料及規劃理據以支持申請用途供城規會考慮。

申請地點於 2018 年 10 月 26 日供公眾查閱的廈村邊緣分區計劃大綱核准圖編號（編號：S/YL-HTF/12）內被劃為「住宅（丁類）」用途（以下簡稱「大綱核准圖」）。根據大綱核准圖的註釋，除註釋所列用途外，所有其他用途或發展均須獲得城市規劃委員會批准。因此，申請人希望申請規劃許可作擬議用途為期三年。此規劃報告書內詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 該申請旨在為本港亟需的新車交付前檢驗中心提供安全場地，申請用途將透過強化供應鏈促進電動車使用；
- (二) 相較於先前核准的申請，該申請對實體環境並無重大改變，因現有結構物將保留於該申請中；
- (三) 申請用途與鄰近長期用作露天貯存、倉庫及其他類似非正式工業活動的現有土地用途相容；
- (四) 申請用途之申請屬臨時性質，將不會佔有或阻礙政府於申請地點覆行「住宅（丁類）」的長遠規劃意向或其他基礎建設發展（如有）；
- (五) 預期不會產生負面交通影響，因申請用途產生的交通流量微乎其微，且申請地點每日進出流量極低；
- (六) 預期不會造成排水問題或水浸風險，因場內排水設施已完善實施；及
- (七) 預期不會產生負面環境影響，因申請人將遵循最新作業守則並遵守所有環保 / 污染管制條例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員批准該擬議用途作為期三年之規劃申請。

4 THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The Application Site has a site area of approximately 3,755m², comprising of 6 private lots (i.e., Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153).
- 4.1.2 It is proposed to utilise the application site for the applied use (i.e., Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years). While its storage and non-dangerous nature within the Application Site was ever in existence in the mid-1980s to early 1990s, and the warehouse structures have long been existed and utilised for related industrial use, the Applicant aims to make use of existing site configurations without excessive changes.
- 4.1.3 There are 9 structures within the application site, including 2 existing warehouse structures and 7 ancillary structures (i.e., B3, B4, B5, B6, B7, B8 and C1). It is proposed to retain the building envelopes of the existing warehouses and ancillary structures within the Application Site for the applied use. The warehouse structures serve as pre-delivery inspection centres providing an indoor environment for inspection of vehicles, provision of ancillary charging stations and storage of vehicles parts. The 7 ancillary structures (i.e., B3, B4, B5, B6, B7, B8 and C1) will serve as site office, store room and toilet, electricity substation, ancillary general storage, water tank, and canopy. The electricity substation (i.e., B5) will supply power to the charging stations at the pre-delivery inspection centers through above-ground cabling, no excavation of land for cable installation is required under the Current Application. The majority of the open area within the Application Site serves as open storage of new vehicles which are pending for inspection or delivery. The remaining area would be reserves for manoeuvring, staff parking and loading and unloading activities.
- 4.1.4 The pre-delivery inspection centres have a building height of about 7.3m (excluding about 1.3m existing elevated platform) and a built over area of a total of about 1,219m². The ancillary uses that comprises of about 317m² are for general administrative work and supporting use. The applied use shall make use of existing open area for manoeuvring, parking and L/UL activities which have long been utilizing by goods vehicles of existing industrial use. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area.

Table 2: Key Development Parameters

Proposed Use	Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	About 3,755m ²
Covered Area	About 1,491m ² (40%)
Uncovered Area	About 2,264m ² (60%)
Total Gross Floor Area	About 1,536m ²
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	9 (Including 1 canopy structure) Not More Than 2 Storeys About 7.6m About 1,536m ²
Open Storage Area	340m ²
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	2
No. of Loading/Unloading (L/UL) Bays M/HGVs (11m(L) x 3.5m(W))	1

Table 3: Details of the Proposed Structures

Structure No.	Proposed Use	Floor Area (About) (m²)	No. of Storeys	Max. Height (About) (m)
B1	Pre-delivery Inspection Centre/ Storage of Vehicle Parts	506	1	7.3*
B2	Pre-delivery Inspection Centre/ Storage of Vehicle Parts	713	1	7.3*
B3	Site Office	90 [#]	2	7.6
B4	Store Room and Toilet	16 [#]	1	4
B5	Electricity Substation	20	1	3.5
B6	Ancillary General Storage	31	1	4
B7	Ancillary General Storage	105	1	4*
B8	Water Tank	40	1	5*
C1	Canopy	76	N.A.	7.6
	Total	1,536		

Remarks:

- * excluding about 1.3m elevated platform
- # structures located underneath the existing canopy (i.e., Structure C1), only the ground floor of Structure B3 for site office (i.e., about 45m²) is counted towards floor area calculations

Table 4: Comparison of Development Parameters with the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/YL-HTF/1137)	Current Application	Difference
Applied Use	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) for a Period of 3 Years	Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years	N.A
Site Area	About 3,755 m ²	About 3,755 m ²	No Change
Total Floor Area	About 1,493 m ²	About 1,536 m ²	+ 43 m ²
No. of Structures	7	9	+2
No. of Parking Spaces	2	2	No Change
No. of Loading and Unloading	2	1	-1
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)	No Change

4.2 Operation

4.2.1 The applied use is intended for pre-sale inspection of new electric vehicles (private cars only), ancillary open storage of new vehicles (private cars only) and its supporting functions.

4.2.2 The new vehicles arrived will be store within the Application Site for pre-delivery inspection services, including quality checks, compliance assessments, and technical evaluations. The pre-delivery inspection centres would provide an indoor venue for vehicle inspection, provision of charging stations and storage of vehicles parts. The ancillary open storage is for storage of unlicensed new vehicles pending inspection/delivery purposes. There are 7 temporary ancillary structures to support to the applied use. No workshop activities will be carried out on the Application Site. 2 parking spaces are designated for staff and visitors and one loading/unloading bay for M/HGVs are designated. The operation hours are from 9:00 a.m. to 8:00 p.m. from Monday to Saturday and there will be no operation on Sundays and public holidays.

4.2.3 The new vehicles are expected to be delivered to the Application Site monthly,

6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Board in support of a planning application for Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years at Lot Nos. 146 S.B ss.1, 149, 150 (Part), 151, 152 (Part) and 153 in D.D. 128, Ha Tsuen, Yuen Long, New Territories. The current application seeks to provide a temporary pre-delivery inspection center and ancillary open storage for new vehicles with ancillary facilities for storage of vehicle parts and site office.

6.1.2 The Application Site currently falls completely within an area zoned “Residential (Group D)” (“R(D)”) on the Current OZP. According to the Notes of the OZP for the “R(D)” zone, all uses or development except those specified in the Notes require permission from the Town Planning Board. In this connection, the Applicant intends to seek planning permission for the applied use on a temporary basis of 3 years. As detailed throughout the Planning Statement, the applied use is well justified on the grounds that:-

- (a) The Current Application intends to provide a secure location for a pre-delivery inspection centre for new vehicles which is in need in the territory, the applied use shall promote the use of the electric vehicles by enhancing the supply chain;*
- (b) The Current Application involves no substantial change in physical setting when compared to the previously approved application since the existing structures would be retained in the Current Application;*
- (c) The applied use will be compatible with the existing land uses in the immediate vicinity which have long been utilized by open storage, warehouses and other informal industrial activities that are similar to the applied use;*
- (d) Temporary nature of the applied use will not jeopardize nor pre-empt the long-term planning intention of “R(D)” zone or any planned infrastructural development (if any) in future;*
- (e) No adverse traffic impact shall be anticipated since the number of trips generated by the applied will not be significant, there are minimal daily trips generation to /from the Application Site for the applied use;*
- (f) No adverse drainage impact nor flooding problems are anticipated since on site drainage facilities have been implemented; and*
- (g) No adverse environmental impact shall be anticipated since applicant will adhere to the latest “CoP” and comply with relevant environmental protection/ pollution control ordinances.*

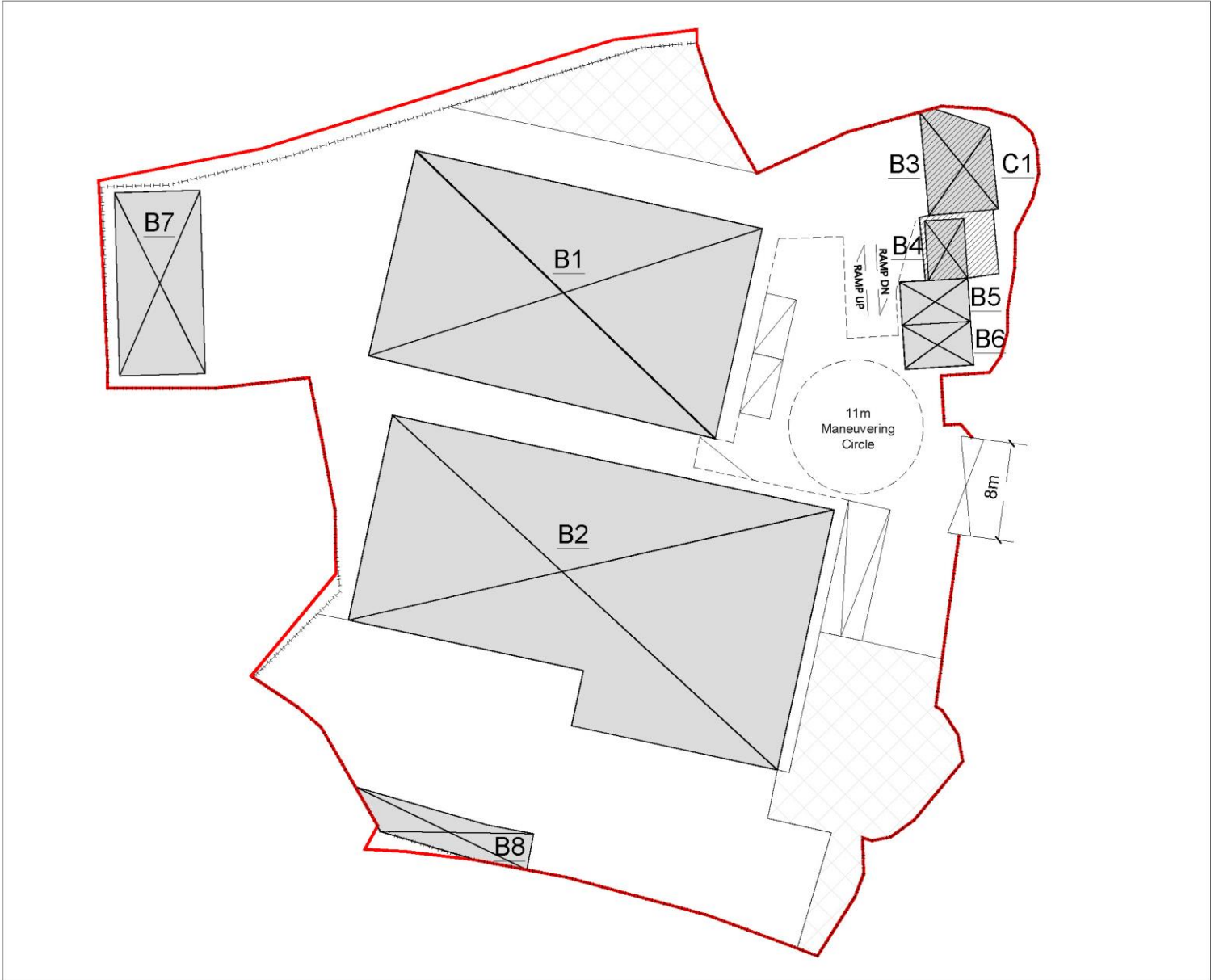
6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the Current Application for the applied use for a temporary period of 3 years.

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	Pre-delivery Inspection Centre/ Storage of Vehicle Parts	506 sqm (ABOUT)	506 sqm (ABOUT)	7.3m (ABOUT) (1- STOREY)*
B2	Pre-delivery Inspection Centre/Storage of Vehicle Parts	713 sqm (ABOUT)	713 sqm (ABOUT)	7.3m (ABOUT) (1- STOREY)*
B3	Site Office	N.A [#]	90 sqm (ABOUT) [#]	7.6 (ABOUT) (2- STOREY)
B4	Store Room and Toilet	N.A [#]	16 sqm (ABOUT) [#]	4m (ABOUT) (1- STOREY)
B5	Electricity Substation	20 sqm (ABOUT)	20 sqm (ABOUT)	3.5m (ABOUT) (1- STOREY)
B6	Ancillary General Storage	31 sqm (ABOUT)	31 sqm (ABOUT)	4m (ABOUT) (1- STOREY)
B7	Ancillary General Storage	105 sqm (ABOUT)	105 sqm (ABOUT)	4m (ABOUT) (1- STOREY)*
B8	Water Tank	40 sqm (ABOUT)	40 sqm (ABOUT)	5m (ABOUT) (1- STOREY)*
C1	Canopy	76 sqm (ABOUT)	76 sqm (ABOUT)	7.6m (ABOUT)
TOTAL		1,491 sqm (ABOUT)	1,536 sqm (ABOUT)	

Remarks :

* excluding existing elevated platform (about 1.3m)

structures located underneath the existing canopy (i.e., Structure C1), only the ground floor of Structure B3 for site office (i.e., about 45m²) is counted towards floor area calculations



Development Parameters

Site Area: 3,755 sqm (ABOUT)

Covered Area: 1,491 sqm (ABOUT)

Uncovered Area: 2,264 sqm (ABOUT)

Site Coverage: about 40% (ABOUT)

Total GFA: 1,536 sqm (ABOUT)

Provision of Parking and L/UL

Parking for Private Cars (2 nos)

Loading and Unloading Bay (1nos)

Legend (for identification only)

- Application Site Boundary

Existing Fencing

Existing Structure

Existing Elevated Platform

Open Storage Area

Canopy
- Loading and Unloading Bay for M/HGVs (1nos)

Parking for PCs (2nos)

Ingress/Egress (8m)



Project: Section 16 Planning Application for Proposed Temporary Pre-Delivery Inspection Centre and Ancillary Open Storage for New Vehicles with Ancillary Facilities for Storage of Vehicle Parts and Site Office for a Period of 3 Years at Various Lots in D.D. 128, Ha Tsuen, Yuen Long, New Territories	Title: Indicative Layout Plan	Figure: 4	Man Chi Consultants and Construction Ltd. 敏志顧問及建築工程有限公司
	Ref.: ADCL/PLG-10326-R001/F004	Scale: 1:500	
		Date: Jan 2026	