



Date : 25th April, 2025
Our Ref. : ADCL/PLG-10300/L004

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

By Email


Dear Sir/Madam,

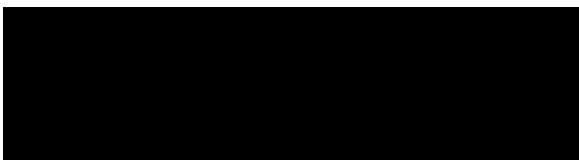
Re: Section 16 Planning Application for Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (Planning Application No. A/YL-SK/406)

We refer to the departmental comments received from the Transport Department and Lands Department regarding the subject application and would like to provide a Responses-to-Comments Table and clarifications to address the abovementioned departmental comments and facilitate considerations by the Board.

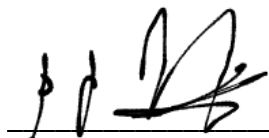
In addition, we would like to clarify on the following points:

- The proposed use is “*Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years*”, please refer to the attached Replacement Page of the Application Form and Planning Statement.
- The application site is a paved flat land, as such, no filling or excavation of land is involved for the temporary structures.
- The proposed use is not intended to support port back-up uses and it does not involve storage of dangerous goods.
- To the south of Kam Sheung Road are predominated by temporary structures and industrial uses, such as open storage and warehouse uses. There is also a sewage treatment work situated to the further south of Kam Sheung Road. Hence, the proposed use is considered compatible with the surroundings land uses.
- It is clarified that Structure B2 is proposed for office use, please refer to the Replacement Page of the Planning Statement.
- The current application seeks to resume operations that have been ongoing since 2014, which play a vital role in supporting local operators by providing necessary vehicle conversion and assembly services. The discontinuation of these operations would not only disrupt the services relied upon by local businesses but also negatively impact the local economy. It could lead to delays in vehicle modifications essential for various industries, resulting in increased costs and inefficiencies.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned .



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

A handwritten signature in black ink, appearing to be 'Thomas Luk', written over a horizontal line.

Thomas Luk
Planning Consultant

Encl.
c.c. DPO/ FSS&YLE
Client



Date

28th April, 2025

Our Ref. : ADCL/PLG-10300/L005

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 Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years at Lot Nos. 803 (Part), 804 (Part) and 851 RP in D.D. 114 and adjoining Government Land, Shek Kong, Yuen Long (Planning Application No. A/YL-SK/406)

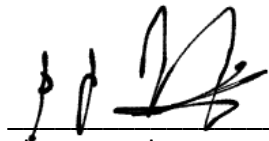
We refer to the subject application and would like to provide the following clarifications to facilitate considerations by the Board.

- The proposed use is “*Proposed Temporary Vehicle Assembling and Conversion Centre with Ancillary Maintenance Workshop and Office for a Period of 3 Years*”. Please refer to the revised Figure 4.
- It is proposed to retain most of the existing building envelope of Structure B3.
- The existing structure to the east of the Application Site will be replaced by a two-storeys ancillary structure (i.e., Structure B1).
- The existing two-storeys structure located to the north of Structure B3 will be removed. A new ancillary office will be erected at the northern portion of the Application Site (i.e. Structure B2), such that sufficient manoeuvring space (20m diameter) could be provided within the Application Site, ensuring no queuing back of vehicles along Kam Sheung Road and further minimising any traffic impact.
- The Application Site is a paved flat land, as such, no filling or excavation of land is involved for any new temporary structures.
- The maximum number of vehicles for assembly/alteration at the Application Site is 4 nos. At any time, the maximum number of vehicles engaged in the assembly/alteration process within Structure B3 will be two. Upon completion of the assembly/alteration process, there will be a maximum of two temporary parking in the open area. Hence, the Application Site will accommodate a maximum of four vehicles for the proposed use, which involves a maximum of two finished vehicles, and a maximum of two vehicles undergoing assembling and conversion process within Structure B3. The Applicant will ensure that the short-stay vehicles will not give rise to any internal traffic conflict within the open area. After the assembly/alteration process is completed, the vehicles will be collected and driven away during non-peak hours to avoid traffic impact on Kam Sheung Road.
- To minimize visual and environmental impact, all workshop activities will be conducted within Structure B3, which will be equipped with sound insulation panels. Additionally, the Application Site will be surrounded by a 3.5m boundary fencing to further reduce visual and environmental impacts.
- All storage of materials and equipment will be ancillary to the proposed use.

- Upon approval of the current application, the Applicant will comply with the relevant Fire Service Installation proposal and adhere to relevant departmental guidelines.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned

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

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Thomas Luk
Planning Consultant

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