



Date : 4th November, 2025
Our Ref. : ADCL/PLG-10314/L006

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

By Email

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Temporary Open Storage of Construction Machinery and Materials, Vehicle Repair Workshop and Recyclable Collection Centre (Waste Paper) with Ancillary Facilities for a Period of 3 Years at Lots 929, 930 RP and 932 (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1325)**

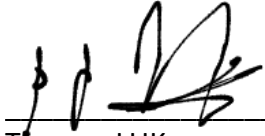
We refer to the captioned application and would like to provide clarifications to facilitate considerations by the Planning Department and the Town Planning Board.

The current application seeks to relocate existing brownfield operations at the application site which is currently zoned "Residential (Group D)" under the Current OZP. While there are agricultural activities in adjoining areas, the applicant has proposed mitigation measures by incorporating planting areas with tree planting at the periphery of the application site to minimise potential visual impact and enhancing overall compatibility with surrounding areas. The applicant is also committed to ensuring that all activities of the proposed use will only be confined within the application site, without affecting the neighbouring uses. Furthermore, the applicant will strictly follow Environmental Protection Department's latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposed development. Additionally, the applicant will implement adequate fire service installations to mitigate any fire risks on application site.

Given that the application seeks planning approval for a temporary period of 3 years only to facilitate the use of the application site while a more suitable permanent relocation is identified, there will be ample opportunity to revert to agricultural use if necessary. Approving the current application should facilitate the efficient use of land resources to support the imminent need for relocation without inducing adverse impact nor jeopardizing long-term development.

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

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

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

Thomas LUK

Encl.
c.c. Client