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Date : 23<sup>rd</sup> January, 2026  
Our Ref. : ADCL/PLG-10328/L002

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 Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot Nos. 340 RP (Part), 341 RP (Part), 342 RP (Part), 343 RP, 344 (Part) in D.D. 87 and adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories**

We refer to our submission dated 31.12.2025 (Ref.: ADCL/PLG-10328/L001), we would like to submit the following items for your consideration.

- Replacement Pages of the Application form; and
- Replacement Pages of the Planning Statement, Figure 3 and Figure 5.

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

Thomas LUK

Encl.  
c.c. Client

Address 地址：

[REDACTED]  
[REDACTED]

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

**(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))**

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development  
擬議用途/發展**Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years**

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for  
申請的許可有效期 year(s) 年 ..... **3** ..... month(s) 個月 .....(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	..... <b>5,295</b> .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... <b>919</b> .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... <b>6</b> .....	
Proposed domestic floor area 擬議住用樓面面積	..... <b>N/A</b> .....sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... <b>1,243</b> .....sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... <b>1,243</b> .....sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

**Please refer to the attached Planning Statement**

## Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	..... <b>1</b> .....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... <b>1</b> .....
Others (Please Specify) 其他 (請列明)	.....

## Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	..... <b>1 (Container Vehicle, 16m x 3.5m)</b> .....



the livelihoods of its employees, the Applicant was compelled to select part of the application site for the initial phase of its relocation. The applicant submitted a planning application (No. A/NE-FTA/245) which was approved with condition on 20.12.2024. Site formation works has been implementation with construction works in progress. However, since this site only measures approximately 3,060m<sup>2</sup>, which is about 10% of current operating space, the Applicant has continued to search for additional locations to fully accommodate its existing spatial needs.

- 1.2.4 A subsequent round of land searching concluded that other sites were unsuitable, failing criteria such as location, size/area, proximity to the border/suppliers, and statutory planning context. While site works at the site has been carried out and it is considered suitable to relocate some of the remaining part of the existing operations to the application site to meet immediate operational needs. Recognizing the application site's operational suitability, the Applicant acquired adjoining private lots and plans to incorporate the adjacent vacant government land to better utilize land resources. The application site covers 6,214m<sup>2</sup> which constitutes approximately 22% of the existing operational area.

### 1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) *To fully utilise the land resources falling within "AGR" zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of "AGR" zone; and*
- (b) *To induce no additional adverse environmental or infrastructural impacts on the surrounding areas.*

### 1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

### 3. PLANNING CONTEXT

#### 3.1 Statutory Planning Context

3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 2** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to ‘*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*’. It is also intended to “*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.

3.1.2 As stipulated in the Notes of the Current OZP, “*...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*”. The Remarks of “AGR” zone of the Current OZP also stated “*...any filling of land shall not be undertaken...without the permission from the Town Planning Board...*”. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

#### 3.2 Previous Application

3.2.1 The application site is subject to a previous application (No. A/NE-FTA/245) which was approved by the Board for the same use and nature. The applicant is diligently complying with relevant approval conditions and site formation works has been implemented according to the approved scheme.

#### 3.3 Similar Applications

3.3.1 There are similar applications for similar uses within the “AGR” zone(s) on the same Outline Zoning Plan. Details of the similar applications are tabulated in **Table 1** below.

*Table 1: Similar Planning Applications*

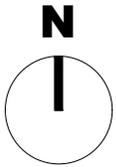
Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/195	Proposed Temporary Warehouse and Open Storage of Containers for a Period of 3 Years	"AGR"	Rejected on 6.3.2020
A/NE-FTA/242	Proposed Temporary Vehicle Repair Workshop (Private Car) and Open Storage of Vehicles for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (20.9.2024)
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (25.10.2024)

Table 2: Key Development Parameters

<b>Applied Use</b>	Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years
<b>Operation Hours</b>	From 8:00a.m. to 10:00 p.m. from Monday to Sunday
<b>Site Area</b>	6,214m <sup>2</sup> (including 2,565 m <sup>2</sup> of Government Land)
<b>Covered Area</b>	About 919m <sup>2</sup> (About 15%)
<b>Uncovered Area</b>	About 5,295m <sup>2</sup> (About 85%)
<b>Open Storage Area</b>	About 1,440m <sup>2</sup>
<b>No-Built Zone (No Roof Over Area)</b>	About 976m <sup>2</sup>
<b>Temporary Structure</b> No(s). No. of Storey Maximum Height Total Floor Area	6 Not more than 2 storey Not more than 7m About 1,243m <sup>2</sup>
<b>Ingress/Egress</b>	11m-Wide
<b>No. of Parking Spaces</b> Private Car (5m(L) x 3.5m(W)) HGVs (11m(L) x 3.5m(W))	2 1 1
<b>Loading/Unloading (L/UL) Area</b> Container Vehicle (16m(L) x 3.5m(W))	1
<b>Proposed Filling of Land</b> Area Depth Materials	5,639 m <sup>2</sup> Not More than 2m Concrete
<b>Proposed Filling of Pond</b> Area Depth Materials	275m <sup>2</sup> Not More than 2.8m Concrete

Table 3: Key Development Parameters for the Proposed Structures

<b>Structure</b>	<b>Uses</b>	<b>Roof Area (About)</b>	<b>Floor Area (About)</b>	<b>Building Height (Not More Than)</b>
A	Consolidation Area for Freight and Goods (Open-shed Structure)	299m <sup>2</sup>	299m <sup>2</sup>	7m (1 storey)
B	Vehicle Repair Workshop (Open-shed Structure)	273m <sup>2</sup>	273m <sup>2</sup>	7m (1 storey)
C	Ancillary Site Office/ General Storage Uses	162m <sup>2</sup>	324m <sup>2</sup>	7m (2 storey)
D	Ancillary Site Office/ General Storage Uses	162m <sup>2</sup>	324m <sup>2</sup>	7m (2 storey)
E	Guard Kiosk	15m <sup>2</sup>	15m <sup>2</sup>	3m (1 storey)
F	Meter Room	8m <sup>2</sup>	8m <sup>2</sup>	3m (1 storey)
	<b>Total</b>	919m <sup>2</sup>	1,243m <sup>2</sup>	NA



**DEVELOPMENT PARAMETERS**

APPLICATION SITE : 6,214 SQ.M. (ABOUT)  
 COVERED AREA : 919 SQ.M. (ABOUT)  
 UNCOVERED AREA : 5,295 SQ.M. (ABOUT)

**PARKING AND LOADING/UNLOADING PROVISION**

PARKING SPACE (PC) : 1 NOS. (5 M(L) X 3.5 M(W))  
 PARKING SPACE (HGV) : 1 NOS. (11 M(L) X 3.5 M(W))  
 L/UL AREA : 1 NOS. (16 M(L) X 3.5 M(W))

**LEGEND**

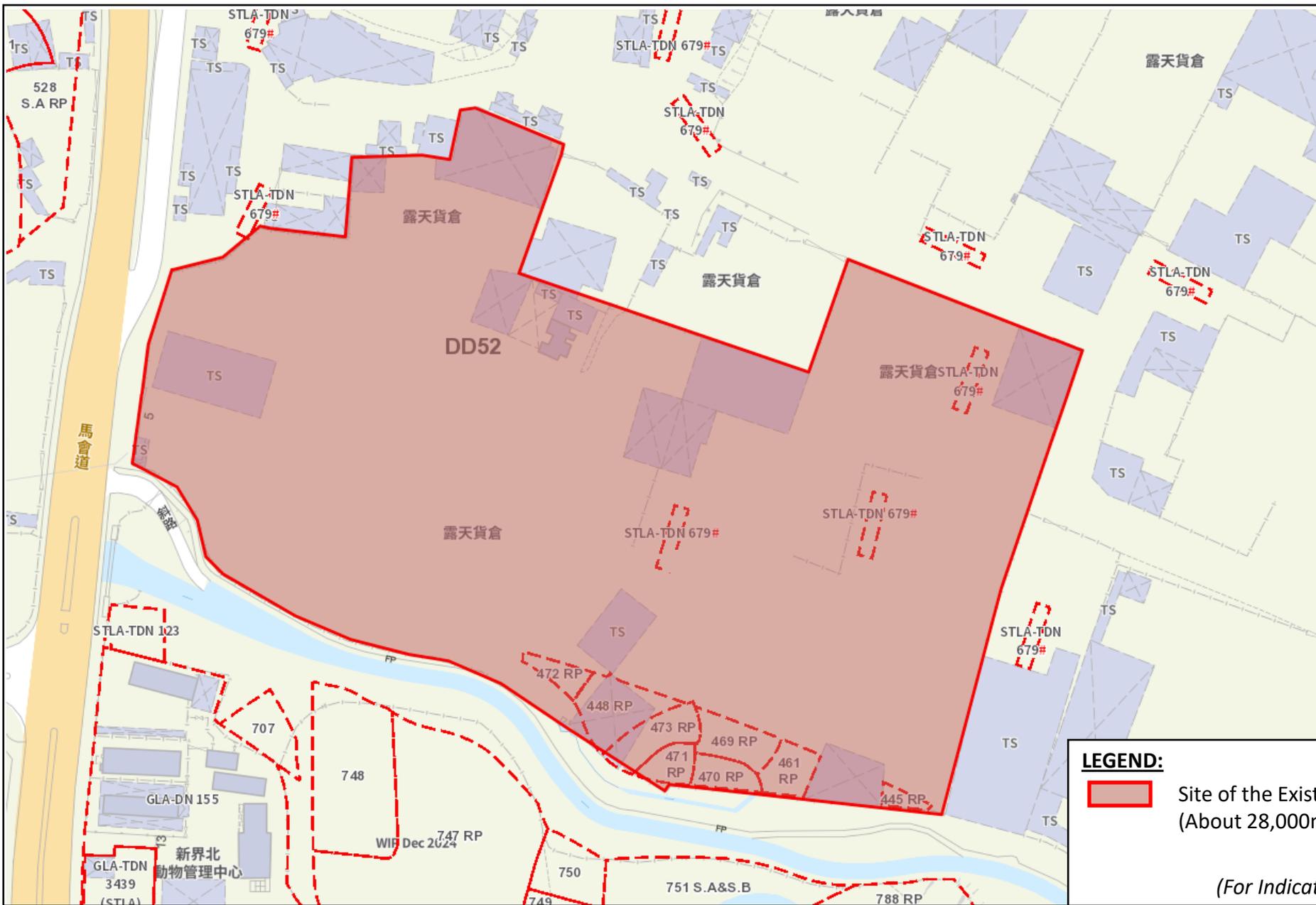
-  Application Site Boundary
  -  Proposed Boundary Fencing
  -  Proposed Structure
    - A: Consolidation Area for Freight and Goods (GFA: about 299 sq.m. / 1 Storey)
    - B: Vehicle Repair Workshop (GFA: about 273 sq.m. / 1 Storey)
    - C: Ancillary Site Office/General Storage Uses (GFA: about 324 sq.m. / 2 Storey)
    - D: Ancillary Site Office/General Storage Uses (GFA: about 324 sq.m. / 2 Storey)
    - E: Guard Kiosk (GFA: about 15 sq.m. / 1 Storey)
    - F: Meter Room (GFA: about 8 sq.m. / 1 Storey)
  -  Open Storage Area: Container Stacking (About 1,440 sq.m.)
  -  No-Built Zone (About 976 sq.m.)
  -  Proposed Pond (About 300 sq.m.)
  -  Loading/Unloading Area (Container Vehicle)
  -  Parking Space (HGV)
  -  Parking Space (PC)
- (For identification only)



**INDICATIVE LAYOUT PLAN**

SCALE 1:1000

Figure 3



**LEGEND:**

 Site of the Existing Operations (About 28,000m<sup>2</sup>)

*(For Indicative Purposes Only)*

**Project:**  
 Section 16 Planning Application for Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years at Lot Nos. 340 RP (Part), 341 RP (Part), 342 RP (Part), 343 RP, 344 (Part) in D.D. 87 and adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

**Title:**  
 Indicative Plan Showing the Location of Existing Operations

*Ref.: ADCL/PLG-10328-R001/F005*

**Figure:**  
 5

**Scale:**  
 Not to Scale

**Date:**  
 Dec 2025

