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Date : 15th July, 2026
Our Ref. : ADCL/PLG-10312/L002

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 Vehicle Repair Workshop and Open Storage of Vehicles with Ancillary Facilities for a Period of 3 Years at Lot Nos. 702 RP (Part), 710 RP, 711, 712 RP, 713 RP, 714 RP (Part), 715 (Part), 716 (Part), 717 (Part), 718 (Part), 719 (Part), 720 (Part), 721 (Part), 723, 747 RP, 748, 749, 750, 751 RP, 752, 753 RP and 754 RP in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

We refer to our submission and would like to provide clarifications to facilitate considerations by the Development Bureau and the Town Planning Board.

We would like to clarify that due to the rapid pace of government land resumptions to make way for New Development Areas (NDAs) in recent years, operators of affected brownfield businesses face extreme difficulties in securing alternative land that is suitable for relocation.

Following an extensive site search and a thorough evaluation of prohibitive rental costs, land availability, accessibility, and infrastructure compatibility (see attached Table), the existing operator found it highly difficult to identify another viable standalone site that is immediately available for relocation. As a tenancy for only a portion of the site is not feasible, the existing operator intends to utilize the entire site for relocation while absorbing the high rental costs. In the meantime, the Applicant, acting as a collaborative partner, is actively screening other local operators displaced by government resumptions who are well-suited to co-utilize and share parts of the application site, thereby establishing a consolidated cluster for displaced businesses.

Under the current application, the proposed increase in site area allows for operations upgrade and scale expansion at the application site in view of the growing business demand driven by infrastructural development in the region. The proposed upgrade will provide a safer, more spacious working environment, enhancing the capacity to deliver essential services, to meet the needs of the expanding industrial sectors. The application site would be equipped with sufficient FSI provisions and ancillary facilities, meeting operational and relevant requirements.

Given the tight schedule for land resumption and the pressing urgency for the relocation of the existing operator, the current application serves as a practical, ready-to-implement solution. It is sincerely hoped that the Development Bureau and relevant departments will support the current application, which not only ensures business continuity for essential local operations but also facilitates the timely clearance and implementation of the Second Phase Development of the HSK/HT NDA.

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

Yours faithfully,

For and on behalf of

Aikon Development Consultancy Limited



Isa YUEN

Encl.

Site Search Exercise for Relocation

Site	Possible Site Location	Size (m ²) About	Zoning	Reasons for Unsuitable for Relocation
1	Lots 435 S.A, 435 RP, 2073, 2074 in D.D. 106, Pat Heung, Yuen Long	13,935m ²	"AGR on the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15	The site is substantially larger than the original affected operations; Zoned "AGR", tree felling is required; In close proximity with residential dwellings, not compatible with the surrounding area.
2	Lot Nos.1596, 1597, 1598 S.A,1598 S.B, 1598 S.C, 1598 RP, 1599, 1609, 1610, 1611, 1612, 1613 in D.D. 118, Shap Pat Heung, Yuen Long	4,450m ²	"AGR" on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20	Landowner withdrew site from market before commitment; Zoned "AGR", tree felling is required.
3	Lot 258 RP in D.D. 82, Ping Che	4,915 m ²	"V" on the approved Man Kam To Outline Zoning Plan No. S/NE-MKT/7	Remote location from existing operations; In close proximity with existing village, not compatible with the surrounding area; The site is not immediately available for relocation.
4	Lot Nos. 4029 and 4030 in D.D. 104, Wing Kei Tsuen, Yuen Long	1,487 m ²	Other Specified Uses (Comprehensive Development To Include Wetland Restoration Area) on the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/12	In close proximity with residential area, not compatible with the surrounding area; High rental cost; The site is smaller than the original affected operations, not sufficient to meet operational need.