



Date : 22nd July, 2026
Our Ref. : ADCL/PLG-10312/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 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 (Planning Application No. A/YL-TYST/1361)

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

The application site covers an area of approximately 4,739m², with a proposed floor area of about 1,561m² and an open storage area of about 1,000m² to meet operational requirements. The additional site area is essential to enhance internal circulation by accommodating adequate vehicle parking, manoeuvring, loading/unloading space and safe pedestrian routes within the site, while supporting the open storage use for the workshop business to suit its operational needs and improve overall operational efficiency upon relocation. The additional site area is also required to maintain the existing footpath at the east of the site and implement peripheral drainage facilities along the boundary.

By providing adequate parking, loading/ unloading and manoeuvring spaces, the proposed layout ensures that all operational and transport activities are contained entirely within the site boundary, thereby posing no adverse impact on local traffic or surrounding road capacity. Furthermore, the proposed layout creates a safer and more spacious working environment that modernizes legacy facilities to meet current safety and environmental standards, while enhancing the business's capacity to support the expanding industrial and infrastructure sectors.

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.

