

Date : 15th July, 2026
Our Ref. : ADCL/PLG-10355/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 Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Lots 755, 835 S.B ss.1 RP, 836 RP, 837, 838 RP, 841 RP, 842 RP, 844 RP and 854 in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

We refer to our captioned submission and would like to the following information to facilitate considerations by relevant departments and the Town Planning Board.

- i. Replacement Pages of the Planning Statement;
- ii. Illustration 4.

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

A handwritten signature in black ink, appearing to be "Isa Yuen", written over a horizontal line.

Isa YUEN
Encl.



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application site outside the operation hours. 5 nos. of parking spaces for Medium Goods Vehicles (MGV) and Heavy Goods Vehicles (HGV) and 5 nos. of loading/unloading bays for MGV and HGV are proposed within the application site for daily operation.

- 4.3.2 The existing daily traffic generation by the proposed use is less than 20 vehicles per day of which a maximum of 2 daily trips made mainly by HGV entering to/getting out of the application site via its ingress/egress at Dao Yang Road. Considering the nature, operation of the proposed use remain unchanged and the site configuration remains almost the same as the that in the previously approved application, it is expected that the traffic generation by the proposed use will remain unchanged as well. The Applicant would ensure that Operator would comply with the trips restriction on HGVs. If the trips restriction is not abided by the Operator in any case during the approval period of the current application, the Applicant will issue warning letters or even terminate the tenancy agreement with the Operator. Sufficient manoeuvring spaces are allowed within the application site so that no queuing of goods vehicles will occur along Dao Yang Road (mainly for HGVs) or Hai Wing Road (for LGVs/MGVs) under any circumstances.

4.4 Provision of Existing Landscape Treatment

- 4.4.1 The existing trees within the application site have been properly maintained and in good condition (**Illustration 2** refers). The Applicant will continue to properly maintain all existing trees during the approval period should the current application be approved by the Board.

4.5 Provision of Existing Drainage Facilities

- 4.5.1 As presented in the drainage condition record dated 10.6.2026 (see **Illustration 3**), the existing drainage facilities are well-maintained and there has been no flooding issue arisen. The Applicant is well committed that the existing drainage provision within the application site will be continued to be properly maintained during the approval period once the current application is approved by the Board.

4.6 Provision of Fire Service Installations

- 4.6.1 The FSI proposal for the current application **shares the same layout as** the previous one submitted on 6.12.2023 and there is no change to site configuration. The Applicant is also committed that the existing fire services installations already implemented on site when complying relevant approval conditions (**Appendix III** refers) laid down per the last planning approval under Application No. A/NE-LYT/804 will be continued to be properly maintained during the approval period once the current application is approved by the Board.

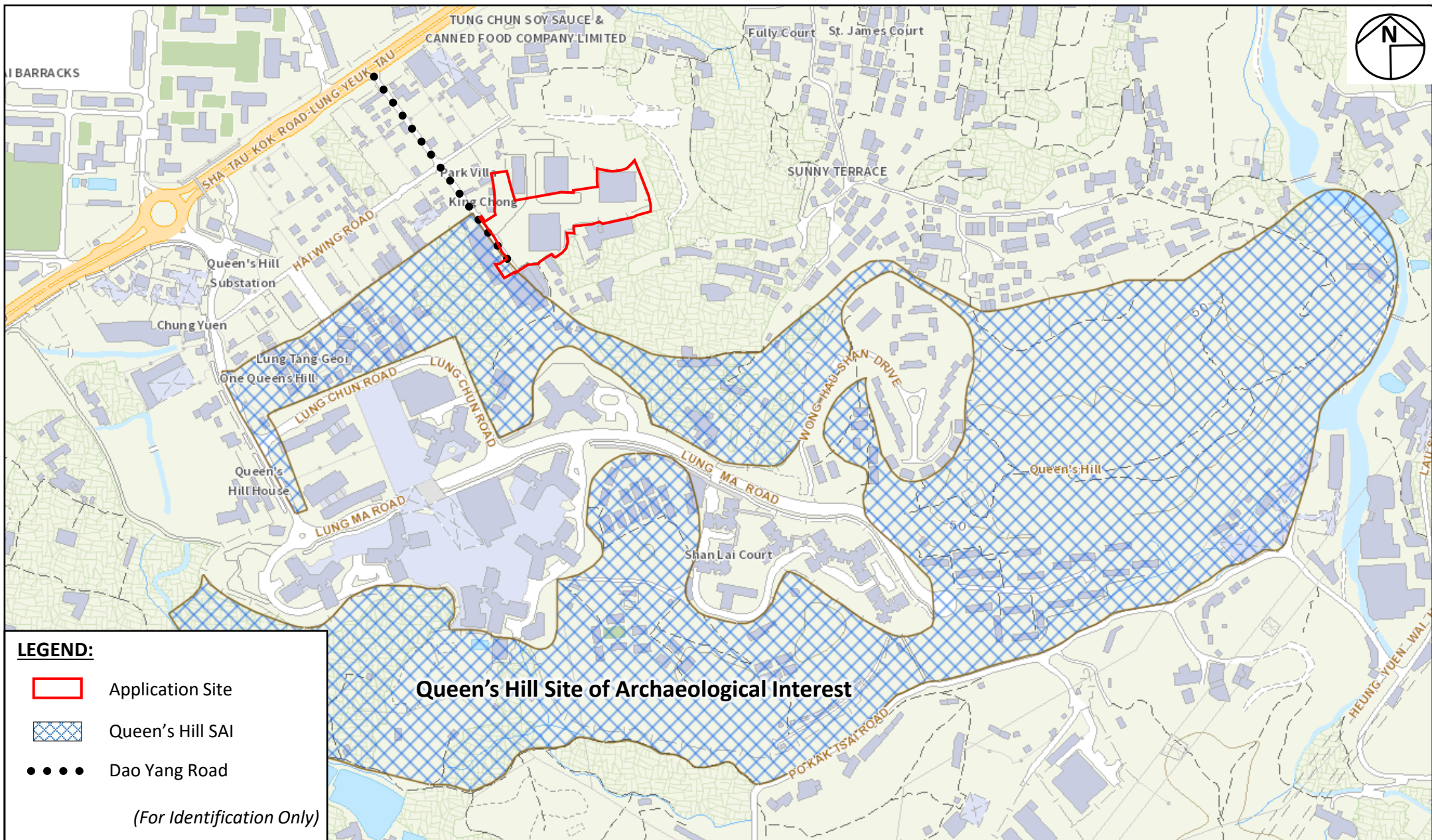
4.7 Environmental Considerations

- 4.7.1 The application site has been occupied for workshop and warehouse purposes and similar use since 2003. It has been maintained and operated effectively, with no

significant changes over the years. Under the current application, the operational activities will remain unchanged, consistent with the previous planning approval. In addition, the proposed use is solely for the storage of non-polluted and non-dangerous goods, which will remain stagnant at all times. It is anticipated that there will be no adverse impacts on the adjacent environment.

4.8 Archaeological Considerations

- 4.8.1 While it is noted that a minor portion of the application site on Lot 854 partially falls within Queen's Hill Site of Archaeological Interest ("SAI"), it is essential to note that this area is occupied by an existing local road, namely Dao Yang Road.
- 4.8.2 The current application seeks the renewal of planning permission to maintain the status quo at the application site. The proposal does not involve any works on or underneath the site, including the encroached area onto the SAI and its surroundings. Dao Yang Road will continue to serve as a major access road to local residents, as well as for the application site. As such, no adverse impact on archaeology is anticipated. The applicant remains willing to grant access to staff from the Antiquities and Monuments Office (AMO) at any time for investigation and inspection purposes.



Project:
Section 16 Planning Application for Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of 3 Years at Various Lots in D.D.83, No. 31A Ma Liu Shui San Tsuen, Fanling, New Territories

(Renewal of Planning Approval under Application No. A/NE-LYT/804)

Title:
Location of the Application Site and the Queen's Hill Site of Archaeological Interest (SAI)

Illustration:
4

Scale:
Not-to-Scale

Date:
Jul 2026

Ref.: ADCL/PLG-10355-R001/I004