

Date: 31 October 2025

TPB Ref.: A/HSK/584

By Email

Town Planning Board
15/F, North Point Government Offices
333, Java Road
North Point
Hong Kong
(Attn: The Secretary)

Dear Sir,

Proposed Temporary Open Storage of Scrap Metal for a Period of 3 Years at Lots 2938 RP (Part), 2939 RP, 2940 RP (Part), 2946, 2947 (Part), 2950 S.B (Part) & 2950 RP (Part) in D.D. 129, Ha Tsuen, Yuen Long, N.T.

We are glad to submit the updated justification in support of the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,

The block contains a handwritten signature in blue ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular official stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT CORPORATION LIMITED' around the perimeter and '都市規劃及發展顧問有限公司' in the center.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Mr. Tony LAM) –
By Email

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The application site is covered by planning permission No. A/HSK/412. The applicant wishes to solicit the approval of the Town Planning Board to continue the operation at the application site for a period of 3 years.
2. The application site subjects to 10 previous planning permissions since 2001. The last planning approval was approved for open storage use which is similar to the current application.
3. The proposed development conforms to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-NO. 13G) because the application site is subject to previous planning permissions.
4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.
5. The proposed development is not incompatible with the surrounding environment including open storage use and port back-up activities.
6. Open storage & port back-up uses adjoining the application site were granted with planning permission. Similar preferential treatment should be granted to the current application.
7. All the planning conditions imposed to the last planning permission have been complied with so that another 3 years of planning approval should be granted to the applicant.
8. Shortage of land for port back-up purpose in Ha Tsuen.
9. The planning circumstance pertaining to the application site is similar to the recent approval of adjacent open storage yards and port back-up uses.
10. Minimal traffic impact.
11. Insignificant environmental and noise impacts because no operation will be held within sensitive hours. Also, no sensitive receivers were found near the application site.
12. Insignificant drainage impact because surface U-channel has been provided at the application site.