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Date: 2nd June, 2025

TPB Ref.: A/STT/23

Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point, Hong Kong

Dear Sir / Madam,

Further Information for S.16 Application for Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

Referring to captioned application, please kindly find our response to the Departmental comments received as below:

(a) AFCD's comments: There is a watercourse located to the west of the application site. Please clarify whether any measure will be implemented to avoid disturbance to the watercourse nearby during operation.

Referring to the comments from AFCD, we would like to explain that no landfilling or construction works will be carried out and the electronic goods are stored in the existing warehouse. Besides, the electronic goods being stored in the application site are all wholesale electronic products with decent packing (e.g. refrigerator, air conditioner, television, computer, printer, etc.). Therefore, no chemicals leakage will be anticipated. Furthermore, the drainage facilities will be provided with following the standard of DSD. Only rainfall but no pollutant or sand will be discharged to the watercourse at the west. Since no pollution will be generated by the proposed development, no disturbance to the watercourse will be anticipated.

(b) TD's comments: Although the vehicular access abutting Kwu Tung Road is not managed by Transport Department, please provide information to demonstrate that the width of the vehicular access linking the application site can cater for passage of Heavy Goods Vehicle (HGV).

The swept path analysis is shown on Figure A to D. And it can be seen that the heavy goods vehicles can smoothly manoeuvre from the Kwu Tung Road to the subject site. There are sufficient width and passing areas throughout the whole vehicular access. Therefore, the vehicular access linking the application site can cater for passage of HGV.

The above information serves as a response to comments of relevant Government Departments under the Section 5(c) of the TPB Guideline No. 32, and we would like to seek an exemption from publication and recounting requirement. In case you decide that the above information is accepted but not exempted from publication and recounting requirement, we would like to proceed with the application with the further information.

Should you have any enquiries, please feel free to contact the undersigned at [REDACTED] at your convenience.

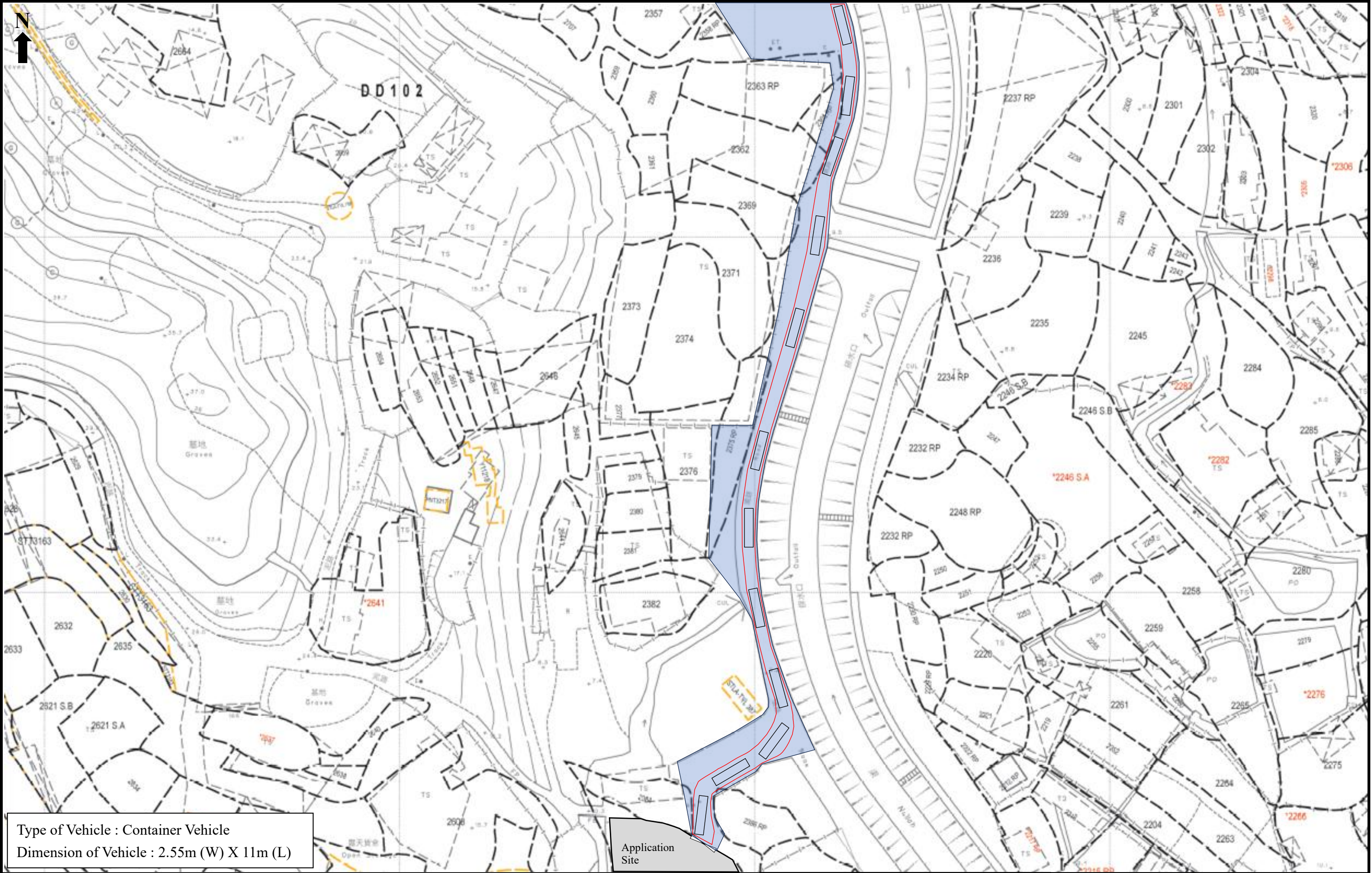
Yours faithfully,

For and on behalf of
Ever United Planning and Development Limited
恒匯規劃發展有限公司


.....
Authorized Signature(s)

Cyrus TANG


C.C. Fanling, Sheung Shui & Yuen Long East District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road,
Tsuen Wan, N.T.
(Attn.: Mr. CHAN Yuet Sang, Timothy)

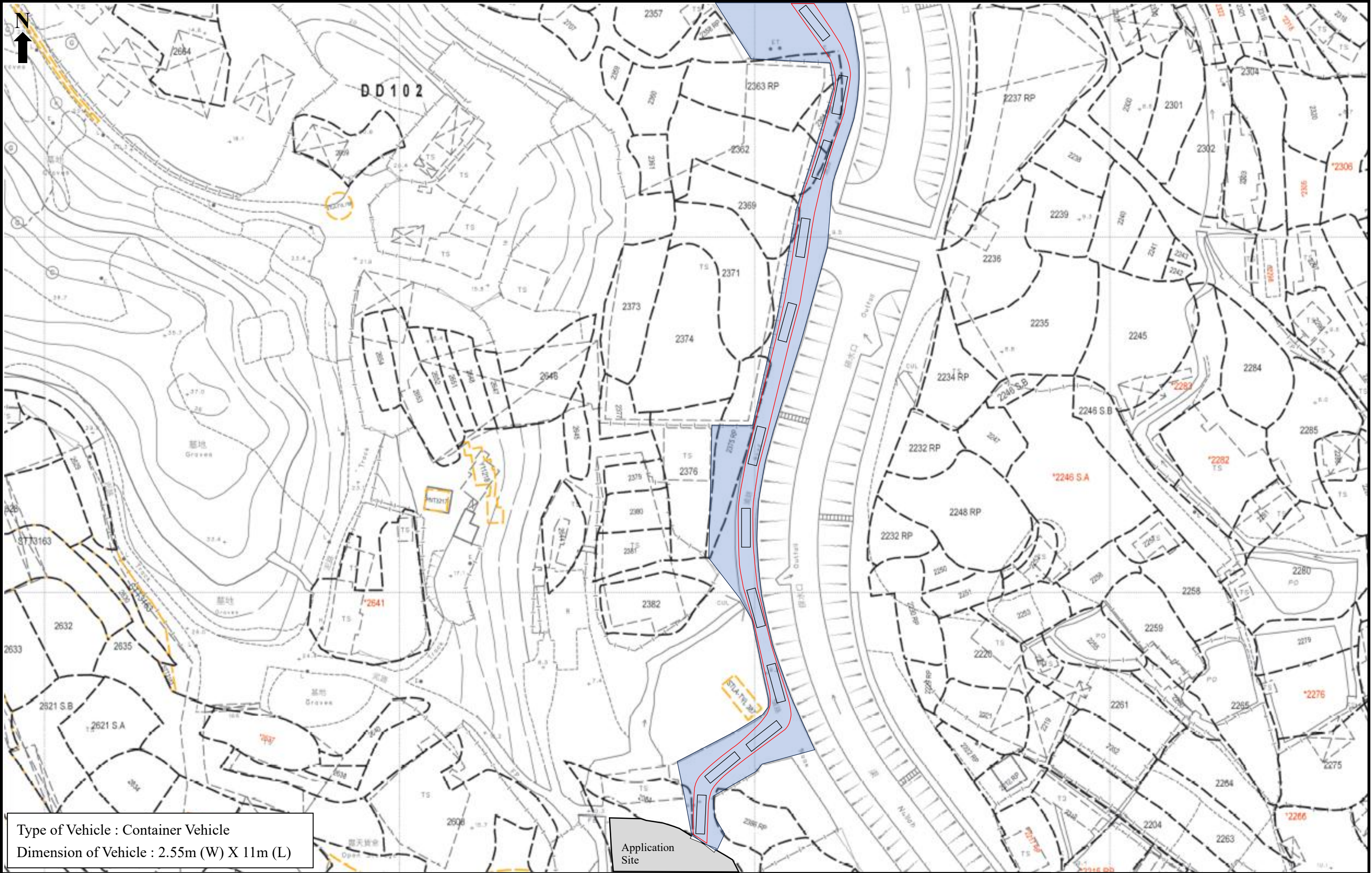


Proposed Development:
Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

Figure B:
Swept Path Analysis
(From Kwu Tung Road to Application Site – Part 2)

Scale:
1:1000

Remarks:
 Access Road



Type of Vehicle : Container Vehicle
Dimension of Vehicle : 2.55m (W) X 11m (L)

Application Site

Proposed Development:
Proposed Temporary Wholesale Trade (Electronic Goods) and Storage with Ancillary Office for a Period of 3 Years at Lots 2385 (Part) and 2400 (Part) in D.D. 102, Ngau Tam Mei, Yuen Long, N.T.

Figure C:
Swept Path Analysis
(From Application Site to Kwu Tung Road – Part 1)

Scale:
1:1000

Remarks:
 Access Road

