Total: 3 pages

Date: 29 October 2026

TPB Ref.: A/YL-HTF/1216

By Email

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

Dear Sir,

Temporary Open Storage and Warehouse for Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.

This letter intends to supersede our letter dated 28.10.2026. We are glad to submit the updated justifications and the FSI proposal in the attachment.

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

Yours faithfully,



Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Belva TONG) – 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 subject to a previous planning permission for open storage use (TPB Ref. A/YL-HTF/1186). In view of that the last planning permission has been revoked. A new planning application is submitted for the consideratioin of the Town Planning Board.

2. The applicant failed to comply with the planning conditions imposed to the last planning permission because he needs additional time to negotiate with the adjoining land owners for the discharge path of the proposed drainage facilities.

3. The applicant failed to comply with the submission and implementation of FSI proposal because the tenant wishes to amend the approved layout to meet his latest operation needs so that the FSI proposal cannot be ascertained. The tenant decided to stick to the layout of the last planning permission after rounds of consideration.

4. The adjoining land lots of the application site is characterized by the availability of a good number of port back-up and open storage activities including open storage of construction machinery and materials such that the proposed development is not incompatible with the surrounding environment.

5. The application site is treated as 'Category 2 areas' accordong to the Town Planning Board Guidelines No. 13G of which open storage and port back-up use is normally considered acceptable in the zone.

6. Minimal traffic impact.

7. Medium goods vehicle and heavy goods vehicle are proposed to access the site. No container trailer/tractor will access the application site.

8. The proposed development is compatible with the surrounding environment especially that a similar use with planning permission No. A/YL-HTF/1195 is found to the immediate west of the application site.

9. The application has submitted drainage proposal in support of his application. No significant drainage impact is expected.

10. No workshop use is proposed within the application site.

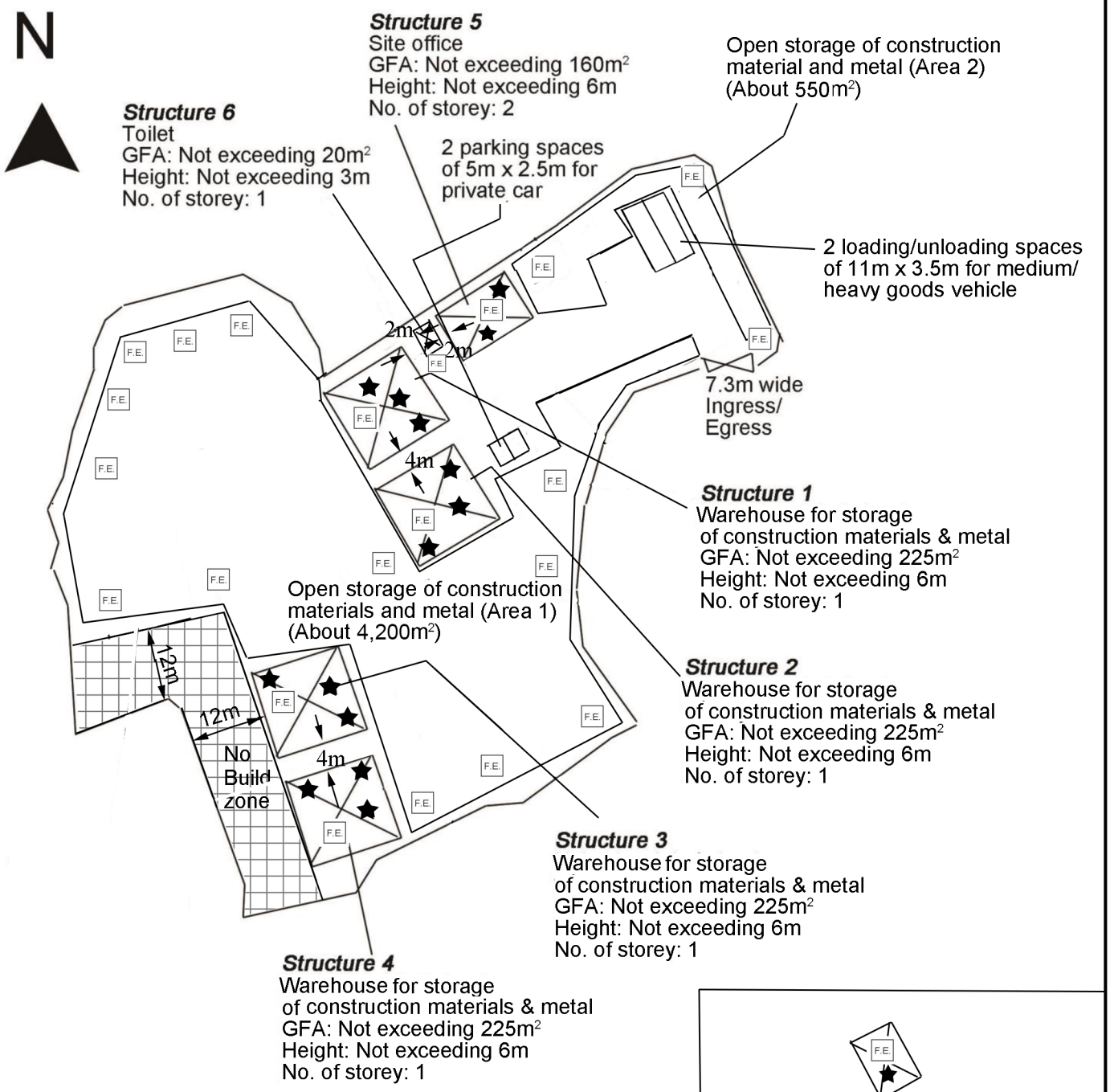
11. The construction materials and metal to be stored at the application site includes tiles, manhole covers, iron gratings and alike.

12. The proposed development is temporary in nature and it would not jeopardize the long term planning intention of the 'Residential (Group D)' ("R(D)") zone.

13. It is noted that the majority portion of the application site is zoned 'Category 2' according to the Town Planning Board Guideline No. 13G. Only a small portion of the application site is zoned 'Category 3' according to the Town Planning Board Guideline No. 13G and no open storage use will be carried out at that portion of land.

14. A no build zone in proposed layout plan (Figure 3) is proposed because of the proximity to the slope. No open storage or temporary structures would be provided within the no build zone in order not to add loading to the adjacent slope.

15. The proposed warehouses are ancillary to the open storage use at the application site and they will be enclosed. Only weather sensitive construction materials and metal will be stored within the enclosed warehouses.



F.S.NOTES:

1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"

2 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN. IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

Project 項目名稱: Temporary Open Storage and Warehouse for Storage of Construction Materials and Metal for a Period of 3 Years at Lots 175 (Part), 176 (Part), 177 (Part), 178 S.A, 178 S.B, 179 & 181 in D.D. 128 & Adjoining Government Land, Ha Tsuen, Yuen Long, N.T.	Drawing Title 圖目: Fire Service Installations Proposal Drawing No. 圖號: Figure 5	Remarks 備註: F.E. 5kg carbon dioxide fire extinguisher ★ Stand alone battery type smoke detector Scale 比例: 1:1000