

Total: 7 pages

Date: 7 January 2026

TPB Ref.: A/YL-TT/756

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 of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

This letter intends to supersede our letter dated 7.1.2026.

Our response to the comments of the DEP is found below.

DEP's comments	Applicant's response
Please confirm whether the toilet indicated in the layout plan is portable toilet, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

We are glad to submit the further supporting including the site selection process in support of the captioned application.

Filling of land is applied in the current planning application in order to meet the operation need of the proposed development.

The Site at the application site is deemed suitable for relocation as it is highly

accessible and close to Tai Shu Ha Riad West. The site area of the site at the application site (i.e. 1,250m<sup>2</sup>) is the most closely to the area of the original site at Kung Um Road (i.e. 1,338m<sup>2</sup>).

The application site is subject to a previous planning permission approved for open storage use. The previous planning permission was revoked because insufficient time is given for the response to the further comments of the CE/MN, DSD. The previous planning permission has been approved for open storage of mobile toilet. Open storage of construction materials has been carried out at the affected site at Kung Um Road so that the applicant wishes to continue the open storage of construction material at the captioned site.

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

Yours faithfully,

The image shows a handwritten signature in black ink, which appears to be 'Patrick Tsui'. To the right of the signature is a purple circular stamp. The stamp contains the text 'URBAN PLANNING & DEVELOPMENT COMPANY LIMITED' around the perimeter. In the center, there is Chinese text: '都市規劃及發展顧問有限公司'.

Patrick Tsui

c.c. Tuen Mun and Yuen Long West District Planning Office (Attn: Ms. Eva TAM) –  
By Email

**Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years  
at  
Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories**

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## **Section 1 Background**

### **1.1 Introduction**

- 1.1.1 This planning application is submitted by the land owners of the Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories.
- 1.1.2 The applicant seeks planning permission for proposed temporary open storage of mobile toilet for a period of 3 years at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories (**Figure 1**). Although the proposed use is neither a Column 1 nor 2 use in the “AGR” zone, the covering Notes of the OZP stipulate that temporary use or development of any land or buildings not exceeding a period of 3 years within the zone requires planning permission from Town Planning Board notwithstanding that the use or development is not provided for under the Notes of the OZP. The Site is currently occupied for open storage use.
- 1.1.1 The current application is to facilitate relocation of their open storage business from Kung Um Road, Yuen Long, N.T. The previous occupation falls within the Yuen Long South New Development Area (YLS NDA) and the concerned lot (i.e. Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T.) (**Figure 5**) will be resumed by the Government shortly. Thus, there is an imminent need for the applicant to secure a relocation site to continue the affected business operation.
- 1.1.2 The application site is abutting a vehicular track leading from Tai Shu Ha Road West.

## **Section 2 Planning Justifications**

### **2.1 Thorough Site Selection Process**

- 2.1.1 The applicant had undergone a thorough site selection process in identifying a suitable relocation site for their affected operation. The process had been difficult as land within Categories 1 and 2 areas of the Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G) were either unaffordable or have been occupied by other operators.
- 2.1.2 Four prospective sites in North districts and Yuen Long have been reviewed and were found to be unsuitable due to various shortcomings such as too large for the

relocation, high acquisition costs, traffic concerns and etc. The details of alternative sites for relocation of applicant's business and why they are not feasible is shown in the following:

- 2.1.3 Alternative Site 1 – Lot 502 RP in D.D.83 – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 1,800m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,500 per feet. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.4 Alternative Site 2 – Lot 175 in D.D.84 – Although the site is zoned “Category 2” area according to Town Planning Board Guidelines for “Application for Open Storage and Port Back-up Uses” (TPB PG-No. 13G), the site is about 1,850m<sup>2</sup> which is too large for the applicant. The price of the land is \$20 million of which the applicant cannot afford the cost. The site is also not directly accessible to the main road. The access leading to the site would encroach onto private lot of which the right-of-way is not ascertain.
- 2.1.5 Alternative Site 3 – Lot 1463 RP in D.D.118 – The site is zoned “AGR” and “CA” according to the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/18 of which the proposed development may not be compatible with the surrounding environment because it encroaches “CA” zone.
- 2.1.6 Alternative Site 4 – Taxlord Lot 464 S.A RP in D.D.83 – Although the site is zoned “OS” according to Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14, the site is about 3,300m<sup>2</sup> which is too large for the applicant. The said site is also unaffordable by the applicant because the seller sells it at \$2,600 per feet. The site is also covered with extensive structures of which site clearance cost is too expensive for the applicant together with the land cost.
- 2.1.7 The Site at the application site is deemed suitable for relocation as it is highly accessible and close to Tai Shu Ha Road West. The site area of the site at the application site (i.e. 1,250m<sup>2</sup>) is the most closely to the area of the original site at Kung Um Road (i.e. 1,338m<sup>2</sup>).

## **2.2 The Site is Unsuitable for Agricultural Rehabilitation**

- 2.2.1 The application site has been vacant for a long period of time and it has not been rehabilitated for agricultural activities. The adjacent land which is also zoned for ‘Agricultural’ use has been approved for open storage and vehicle repair workshop use such as A/YL-TT/583 to relocate the resumed land for Yuen Long South New Development Area. The proposal would put scarce land resources into a better use.

## **2.3 No Adverse Traffic Impacts**

- 2.3.1 Only light goods vehicle not exceeding 5.5 tonnes will access to site to deliver the mobile toilet to and from the application site. Also, the operation hours of the development will be limited to 9:00a.m. to 5:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. The operation will only bring negligible amount of traffic to the area.
- 2.3.2 The proposed development is an open storage of mobile toilet. No more than 3 staff will station at the application site and no visitors will be allowed to visit the site. The proposed open storage is not significant in size and it is only 1,250m<sup>2</sup> in size including the area for loading/unloading space, parking space and manoeuvring of vehicle within the site. As such, the approval of the current application would not bring significant amount of traffic to the area.

## **2.4 No Adverse Environmental and Visual Impacts**

- 2.4.1 The applicant undertakes that the operation hours of the development will be limited to 9:00a.m. to 5:00p.m. from Mondays to Saturdays and no operation will be held on Sundays and public holidays. That is to say no operation will be held during the sensitive hours. Secondly, no workshop activities are proposed within the application site. Storage use is inert and static in nature so that it would not affect the nearby residents. No operation use will be held at the application site which may generate noise or visually eyesore to the nearby residents. Lastly, the applicant agreed to undertake the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Use” and the Professional Persons Environmental Consultative Committee Practice Notes No. 5/93 to upkeep the environment of the application site. The applicant is full of confidence that the proposed development would not generate environmental nuisance to the nearby residents.

## **2.5 No Adverse Drainage Impacts**

- 2.5.1 The applicant has submitted a drainage proposal in support of the current application and the result of the proposal demonstrated that the drainage impact of the proposed development would be minimal.

## **2.6 The Proposed Development is Compatible with the Surrounding Environment**

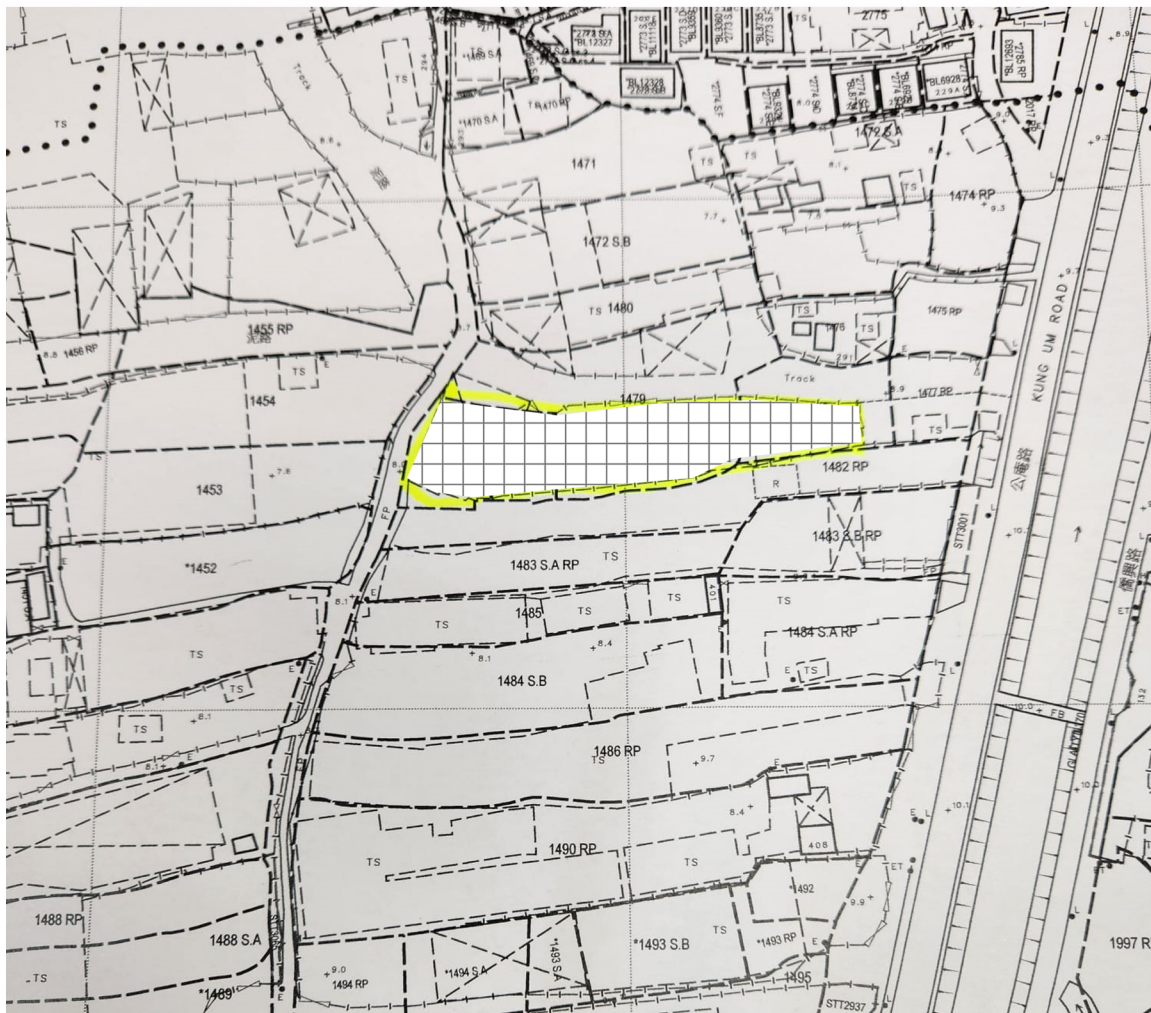
- 2.6.1 The application site is abutting a vehicular track leading from Tai Shu Ha Road West. Approved open storage and vehicle repair workshop uses (TPB Ref.: A/YL-TT/583) also within the same ‘Agriculture’ zone were found to the north so that the proposed development is not the first of its kind in the area.

## **2.7 The Size of the Application Site is about the Same as the Area of the Resumed Land**

- 2.7.1 The land to be resumed at Kung Um Road, i.e., Lots 1478 (Part), 1479 (Part) & 1481 in D.D.119, Kung Um Road, Yuen Long, N.T. (**Figure 5**), is about 1,338m<sup>2</sup>. It is about the same as the area of the application site, i.e., 1,250m<sup>2</sup>. The applicant has tried to find a similar size site for relocation and the application site is the most similar site in terms of area.

## **2.8 No Undesirable Precedent**

- 2.8.1 The proposed relocation of the applicant's operation to the application site is a direct result of the Government's land resumption of land for the Yuen Long South NDA. Successful relocation of the operation would help to maintain a stable supply of mobile toilets for different events in Hong Kong and should be considered unique from any other temporary development proposals in the subject "AGR" zone. Approval of the application would not create an undesirable precedent.



Project 項目名稱:

Temporary Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Lots 1551, 1552, 1556 (Part) & 1557 (Part) in D.D. 118, Yuen Long, New Territories

Drawing Title 圖目:

The Site to be Resumed at Kung Um Road, Yuen Long, N.T.

Drawing No. 圖號:

Figure 5

Remarks 備註:



Affected lots in the current application

Scale 比例: