

Date: 27 July 2026

TPB Ref.: A/YL-TT/790

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 Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facility and Associated Filling of Land for a Period of 3 Years at Lots 1757, 1761 S.C, 1764 & 1765 in D.D. 118, Yuen Long, New Territories

Our response to the comments of the Development Bureau (DEVB) is shown in the following:

DEVB's comments	Applicant's response
(i) details of the affected businesses, including their names, nature of operation, location, site photos showing the tenants' affected operations, electricity bills and payment record of some tenants, together with information demonstrating that they are existing operator etc.;	The name of the affected operator is Hang Sing Limited. There are two affected sites to relocate to the application site and they are Lots 1415, 1416 & 1426 in D.D.119 previously occupied for warehouse use and Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119 previously occupied for open storage use both at Shan Ha Tsuen, Yuen Long, N.T. Both of them were previously approved by Town Planning Board for temporary warehouse and open storage use under Town Planning Board's reference No. A/YL-TYST/1128 & 1135. In particular, Lots 1433 S.B (Part), 1433 S.C (Part), 1433 RP (Part), 1438 S.G (Part) & 1438 S.H (Part) in D.D.119 has been applied to relocate to Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. in January 2024 and it was approved by Town Planning Board in September 2025 under Town Planning

(ii) should the names of these affected business be different from the applicant, reason(s) for not submitting the application under the name of the existing operators and information demonstrating that the application site, if approved, will be used for accommodating the said affected businesses; and (iii) more information to justify the area required for relocation, whether it is comparable to its original operation area/premises at the affected New Development Area.	Board reference No. A/NE-MKT/34. However, the land owner of the Lots 515 RP & 524 S.B in D.D.90, Lin Ma Hang Road, Ta Kwu Ling, N.T. doesn't agree on the terms of the Hang Sing Limited so that the planning permission No. A/NE-MKT/34 was lapsed so that Hang Sing Limited wishes to relocate to the application site of the current application. The supporting from the applicant (i.e. letter from Lands Department) is attached in the attachment. The name of these affected business is the same as the applicant of A/YL-TYST/1128 & 1135 as well as the applicant of the current application. It is noted that the size of the affected site under Town Planning Board's reference No. A/YL-TYST/1128 & 1135 is 1,310m² and 818m² whereas the application site of the current application is 2,700m². The application site is larger than the sum of the two affected sites because the loading/unloading spaces as well as the manoeuvring of vehicle will be provided at the application site. There were no space for circulation of vehicle in A/YL-TYST/1128. The application site of the current application is the closest to the affected sites in terms of the site area.
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Our response to the comments of the Director of Environmental Protection (DEP) is as follows:

DEP's comments	Applicant's response
The applicant is requested to confirm whether the proposed toilet is a portable toilet, if affirmative, whether licensed collectors will be arranged to collect and	Septic tank and soakaway system will be provided. The septic tank and soakaway system will be designed 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.	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.
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Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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