

**GoldRich PLANNERS & SURVEYORS LTD.**

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Your Ref.: A/YL-TYST/1313

Our Ref.: P22071/TL25179

10 June 2025

The Secretary

Town Planning Board

15/F., North Point Government Offices

333 Java Road, North Point, Hong Kong

By Post and E-mail

tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office  
for a Period of 3 Years in “Residential (Group C)” Zone,  
Lot 1282 (Part) in D.D. 119, Yuen Long, New Territories  
(Application No. A/YL-TYST/1313)**

We write to submit FI in response to comments from the Environmental Protection Department for the captioned application.

We would also like to rectify the building height of structure No. 7 (Open Shed) from 4.6 m to 5.6 m. In view of the amendment made, we enclose a revised Layout Plan (**Plan 3a**) and revised page 2 of Planning Statement (**Appendix I**) for your consideration.

Yours faithfully,

For and on behalf of

Goldrich Planners & Surveyors Ltd.

Francis LAU

Encl.

c.c.

DPO/TM&YLW, PlanD

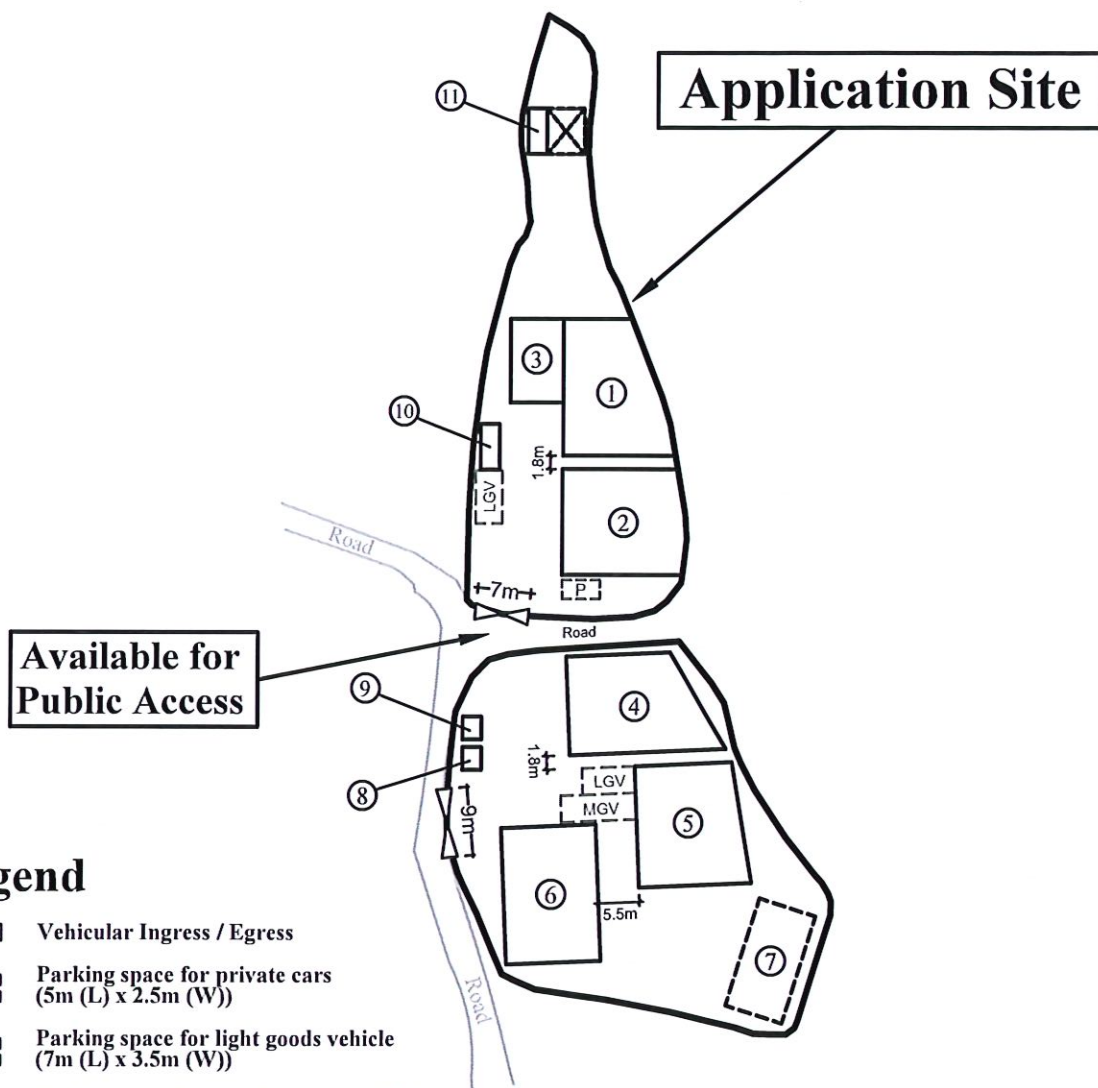
(Attn.: Mr. Edwin YEUNG)

*By E-mail only*

**Further Information for Planning Application No. A/YL-TYST/1313****Response-to-Comments****Comments from the Environmental Protection Department**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	<p>Grateful if you could ask the applicant to:</p> <p>(a) clarify whether the proposed toilet is a portable toilet, if affirmative, please clarify whether licensed collectors will be arranged to collect the sewage and waste from the Site for disposal. If not, please clarify whether septic tank and soakaway system will be provided, 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.</p>	<p>Septic tank and soakaway system will be provided, designed and constructed according to the requirements of EPD's ProPECC PN 1/23 for the proposed toilet on site.</p>

- END -



Site Area (about): 3,325 m<sup>2</sup>

No.	Structure / Use	Covered Area (about)	Floor Area (about)	Height	Storeys
1	Warehouse with ancillary office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
2	Warehouse with ancillary office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
3	Warehouse with ancillary office	77m <sup>2</sup>	154m <sup>2</sup>	9m	2
4	Warehouse with ancillary office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
5	Warehouse with ancillary office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
6	Warehouse with ancillary office	225m <sup>2</sup>	225m <sup>2</sup>	9m	1
7	Open Shed	115m <sup>2</sup>	115m <sup>2</sup>	5.6m	1
8	Toilet	7.5m <sup>2</sup>	7.5m <sup>2</sup>	4m	1
9	Toilet	7.5m <sup>2</sup>	7.5m <sup>2</sup>	4m	1
10	Toilet	15m <sup>2</sup>	15m <sup>2</sup>	4m	1
11	Container storage with canopy	45m <sup>2</sup>	45m <sup>2</sup>	4m	1
Total:		1,392m <sup>2</sup>	1,469m <sup>2</sup>		

1 : 1000

## Layout Plan

Goldrich Planners & Surveyors Ltd.

June 2025

Lot 1282(part) in D. D. 119  
Yuen Long, New Territories

Plan 3a  
( P 22071 )



No.	Use	Floor Area (ab.) (m <sup>2</sup> )	Covered Area (ab.) (m <sup>2</sup> )	Height (ab.) (m)	No. of Storey
1	Warehouse with Ancillary Office	225	225	9	1
2	Warehouse with Ancillary Office	225	225	9	1
3	Warehouse with Ancillary Office	154	77	9	2
4	Warehouse with Ancillary Office	225	225	9	1
5	Warehouse with Ancillary Office	225	225	9	1
6	Warehouse with Ancillary Office	225	225	9	1
7	Open Shed	115	115	5.6	1
8	Toilet	7.5	7.5	4	1
9	Toilet	7.5	7.5	4	1
10	Toilet	15	15	4	1
11	Container storage with canopy	45	45	4	1
<b>Total</b>		<b><u>1,469</u></b>	<b><u>1,392</u></b>		
		<b>Plot Ratio</b>	<b>Site Coverage</b>		
		0.44	41.9%		

9. The Development serves to meet the strong demand for warehouses in Yuen Long area. Construction materials such as bamboo, scaffoldings, bricks, metals, sand, etc. will be stored in the warehouses.
10. Operation hours are from 9 a.m. to 7 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
11. 1 no. of parking space for private car, 2 nos. of parking space for light goods vehicles (LGV) and 1 no. of parking space for medium goods vehicle (MGV) are provided at the Site for the daily operation of the Development. The Site is accessible by vehicles from Kung Um Road via a local track leading to the ingress to its south. Sufficient space is allowed for vehicle manoeuvring within, entering and leaving the Site (**Plan 4**).

### Similar Applications

12. There are 6 similar applications approved by the Rural and New Town Planning Committee (“the Committee”) within the “R(C)” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TYST/1233	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	11.9.2023
A/YL-TYST/1235	Proposed Temporary Warehouse for Storage of Food Provisions for a Period of 3 Years	22.9.2023
A/YL-TYST/1236	Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years	22.9.2023
A/YL-TYST/1259	Proposed Temporary Warehouse and Open Storage of Recyclable Materials, Mobile Toilets and Construction Materials for a Period of 3 Years	5.4.2024
A/YL-TYST/1276	Proposed Temporary Warehouse for Storage of Electronic Goods and Construction Materials for a Period of 3 Years	20.9.2024