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Date: 4th July, 2025

TPB Ref.: A/YL-TYST/1314

By Email

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

Dear Sir/Madam,

S.16 Application for Temporary Warehouse for Storage of Construction Materials with Ancillary Workshop and Site Office for a Period of 3 Years at Various Lots 1018 S.B, 1156, 1157 S.A, 1157 S.B and 1158 S.A & B in D.D. 119, Kung Um Road, Yuen Long, N.T.

This letter serves as the further information for S.16 planning application No. A/YL-TYST/1314 and supersedes the e-mails and documents which I submitted on 2.7.2025.

Referring to the comments by Environmental Protection Department, we would like to provide the following information:

- (i) The proposed toilet is not portable toilet. The septic tank and soakaway system will be provided, designed and constructed according to the requirements of EPD's ProPECC PN 1/23;
- (ii) The replacement page for Page 4 of supplementary planning statement is attached.

Referring to the comments by Lands Department, the applicant understood that portion of DD119 Lot 1156 is resumed during this application process and the application of STT would not be considered by the Department. It is hereby confirmed that the applicant would cease and clear the existing operation which fall within the land resumption area before commencement of relevant Government works. The applicant would set out the portion of Government Land upon request by the relevant Department. The applicant would not affect the development progress of Yuen Long South New Development Area.

Furthermore, as advised by the applicant, the construction materials being stored in the site are mainly bricks, wood board, metallic raw materials or semi-finished materials for construction works, etc.

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. Tuen Mun and Yuen Long West District Planning Office
14/F, Sha Tin Government Offices,
1 Sheung Wo Che Road,
Sha Tin, N.T.
(Attn.: Mr. YEUNG Wai Shing, Edwin)

2.1.9 2.5m high site hoarding has been erected along the site periphery to differentiate the site from adjacent land lots.

2.1.10 The proposed layout of the proposed development is illustrated in **Figure 3**.

2.2 Vehicular Access Arrangement

2.2.1 The proposed development is serviced by a vehicular track leading from Kung Um Road. Site ingress/egress is arranged at the eastern part of the application site.

2.2.2 As shown in the estimated traffic flow for the applied use at **Section 3.6**, it is remarkably that the proposed development would generate an insignificant increase in traffic flow. Therefore, the proposed development is deemed to have no significant impact on the traffic condition of the vicinity.

2.3 Environmental Commitments

2.3.1 Being aware of the Government's ambition to upgrade the environmental condition of the area, the applicant would like to propose the following additional ameliorative measures in accordance with the '*Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites*' (August 2005) to seek the Environmental Protection Department's consent:

Air

The surface of the application site and access road are hard paved to avoid any fugitive dust impact due to vehicle movements.

Storage materials at the application site are clean and tidy which will not generate dust to the environment.

Noise

The application site is surrounding by numerous open storage yards and temporary warehouses for storage purposes. No noise sensitive receivers are found in the vicinity.

No operation will be held in-situ during sensitive hours from 6:00 p.m. to 8:00 a.m. next morning. No operation will be held on Sunday and public holidays.

2.4 Visual Commitments

2.4.1 The application site is situated to the west of Kung Um Road. In brief, the