

Date: 17 October 2025

TPB Ref.: A/YL-TYST/1334

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 Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Lots 366 RP (Part), 371 S.B (Part), 372 S.A, 372 S.B, 373, 374, 375 RP (Part), 376 (Part), 377 (Part), 378 (Part), 379, 380, 381 RP (Part), 458 (Part), 459, 460, 461, 462, 463, 464, 471, 472, 1323 (Part), 1324, 1325 (Part), 1337 (Part), 1338 (Part), 1339, 1340 (Part), 1341, 1342, 1344 (Part), 1345 (Part), 1346 (Part), 1349 (Part), 1350 (Part), 1351 (Part), 1353 (Part), 1354, 1355 (Part), 1356 S.A (Part), 1356 S.B, 1357, 1358 RP, 1359, 1360, 1361, 1362, 1363 RP, 1365 (Part), 1366 RP (Part) in D.D.119 & Adjoining Government Land, Yuen Long, N.T.

We are glad to submit the FSI plan and the vehicular access plan with ingress/egress herewith in support of the captioned application. The applicant failed to comply with the FSI proposal for the last planning permission No. A/YL-TYST/1213 because there were changes in the location and number of temporary structures in the approved layout so that a fresh planning application is submitted for the consideration of the Town Planning Board.

Our response to the comments of the DEP is shown below:

DEP's comments	Applicant's response
(a) Clarify whether the workshop activities under the proposed use will involve any burning or melting of recyclable materials.	The workshop activities under the proposed use will not involve any burning or melting of recyclable materials.
(b) Confirm whether all workshop activities will be conducted within solid structures equipped with a mechanical ventilation system. If affirmative, please advise whether	All workshop activities will be conducted within solid structures equipped with a mechanical ventilation system. The exhaust outlet of the mechanical ventilation system is located

the exhaust outlet of the mechanical ventilation system is located as far as practicable from the nearby sensitive uses.	as far as practicable from the nearby sensitive uses.
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Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

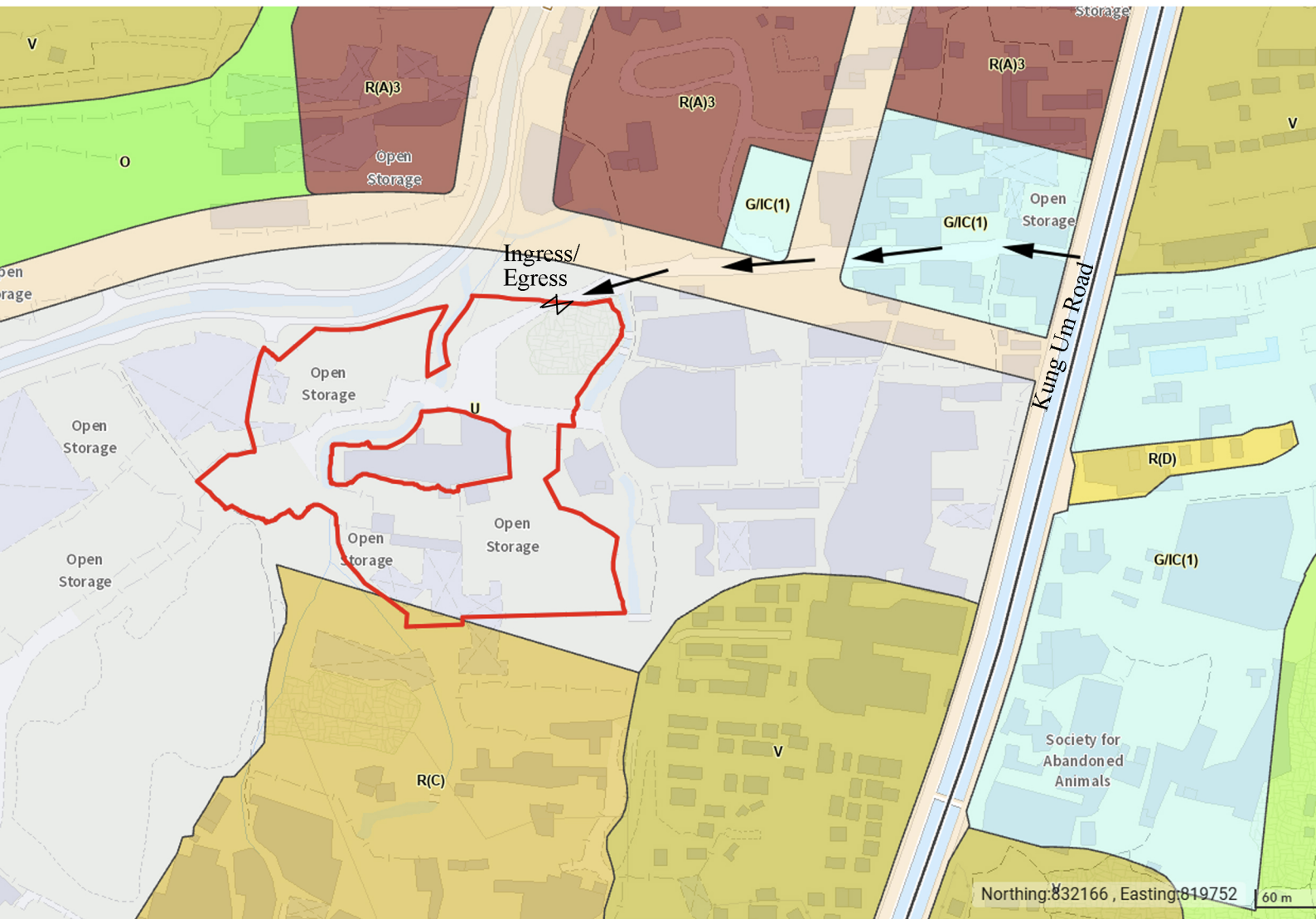
Yours faithfully,



Patrick Tsui

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

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Vehicular access plan

→ Vehicular access leading from Kung Um Road

F.S. NOTES:

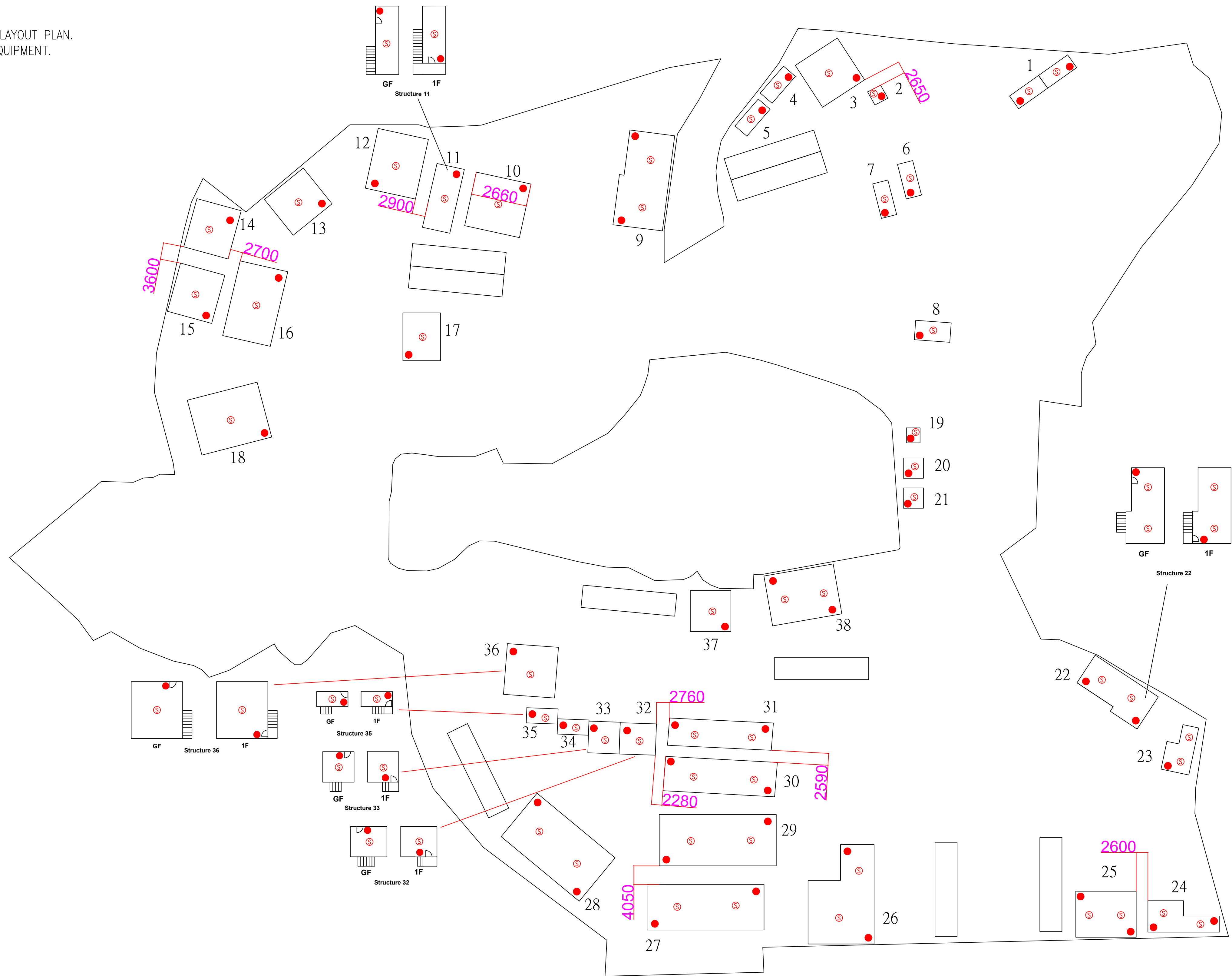
- 1 THE STAND-ALONE FIRE DETECTOR SHALL BE PROVIDED IN ACCORDANCE WITH THE "STAND-ALONE FIRE DETECTOR GENERAL GUIDELINES ON PURCHASE, INSTALLATION & MAINTENANCE [SEP 2021]"
- 2 PORTABLE FIRE FIGHTING APPLIANCES SHALL BE PROVIDED AT POSITIONS AS INDICATED ON LAYOUT PLAN.
IN ACCORDING TO CODES OF PRACTICE FOR MINIMUM FIRE SERVICES INSTALLATIONS AND EQUIPMENT.

LEGEND

-  5KG DRY POWDER
FIRE EXTINGUISHER
-  STAND ALONE BATTERY TYPE
SMOKE DETECTOR

Table 1: Details of structures at the application site

Structure	Proposed use	GFA (m ²)	Covered area (m ²)	Height (m)	No. of storey
1	Guard room & Meter room	42	42	4	1
2	meter room	9	9	3	1
3	workshop	100	100	9	1
4	Site office	21	21	4	1
5	Site office	21	21	4	1
6	storage	21	21	4	1
7	storage	21	21	4	1
8	Storage	28	28	4	1
9	workshop	181	181	9	1
10	workshop	121	121	9	1
11	Site office	143	71.5	7	2
12	workshop	120	120	9	1
13	workshop	90	90	9	1
14	workshop	90	90	9	1
15	workshop	90	90	9	1
16	workshop	143	143	9	1
17	Storage	150	150	6	1
18	Site office & workshop	154	154	9	1
19	meter room	7.5	7.5	4	1
20	meter room	16	16	4	1
21	Storage	16	16	4	1
22	Site office & workshop	208	104	8	2
23	Storage	143	143	9	1
24	workshop	6	6	4	1
25	workshop	108	108	9	1
26	workshop	208	208	9	1
27	workshop	207	207	9	1
28	workshop	220	220	9	1
29	workshop	230	230	9	1
30	workshop	154	154	9	1
31	workshop	100	100	9	1
32	Site office & workshop	84	42	9	2
33	Site office & workshop	72	36	9	2
34	workshop	18	18	9	1
35	Staff break room	36	18	9	2
36	Site office & storage	200	100	9	2
37	workshop	64	64	9	1
38	workshop	140	140	9	1
Total		3,782.5	3,411		



PROJECT :
Proposed Open Storage of Construction Machinery and Construction Materials, Recycling Materials and Used Electrical Appliances with Ancillary Workshop for a Period of 3 Years at Various Lots in D.D. 119 and Adjoining Government Land, Yuen Long, N.T.

DRAWING TITLE :

**F.S. Notes, Legend,
Fire Service Installation
Layout Plan**

REV	DESCRIPTION	DATE

ARCHITECT :

CONSULTANT :

FIRE SERVICE CONTRACTOR :

**Century Fire Service
Engineering Co., Ltd.**

	NAME	DATE	DRAWING NO : FS-01	REV. 0
DRAWN BY	C.K.NG	15 Oct 2025		
CHECKED BY			SCALE : 1:500 (A1)	
APPROVED BY			SOURCE : B.O.O. Ref. F.S.D. Ref.	