

Date : 17 November 2025
Our Ref. : PPCL/PLG/10190/L005

Town Planning Board Secretariat,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email and Hand

Dear Sir/Madam,

Planning Application No. A/YL-TYST/1338

Section 16 Application for Proposed Temporary Industrial Uses (Manufacturing, Store and Use of Inert Gases and Fire Suppression Agents, Servicing and Filling of Fire Extinguishers and Compressed Gas Cylinders with Inert Gases and Fire Suppression Agents and Hydraulic Pressure Testing); Class 2 Dangerous Goods Godown (Storage of Idle Fire Extinguishers and Gas Cylinders); Workshop, Ancillary Services and Parking of Vehicles for a Period of Three Years in "Industrial" and "Other Specified Uses (Petrol Filling Station)" Zone, Lot 1945 RP in DD121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Submission of Further Information 2

We refer to the comments from Chief Engineer/Mainland North of the Drainage Services Department ("DSD") received via email from the Tuen Mun and Yuen Long West District Planning Office ("DPO") dated November 14, 2025.

In response to the DSD's comments and considering that a chemical toilet will be utilized for the proposed temporary use, we would like to clarify that the proposed temporary use will not generate any sewage. Therefore, a connection to the public sewerage system for discharging foul water is not required. Consequently, the Applicant hereby withdraws the Foul Water Assessment appended to the Planning Statement, while retaining the stormwater assessment.

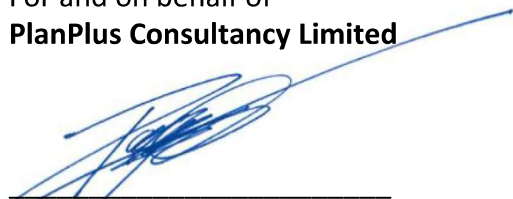
Additionally, we wish to clarify that the Applicant is a tenant/operator of several sites in DD121 that are affected by the Yuen Long South development (Phase 1). These sites include, but not limited to, Lot 1092 S.B ss.7 RP (about 469.8 m²), Lot 2008 S.M RP (about 683.6 m²) and Lot 1105 RP (about 351 m²), totalling about 1,504.4 m². The combined area of all the affected site is comparable to the site area of the current application. We would like to emphasize that the resumed Lot 1105 RP in D.D. 121 was previously occupied by the Applicant's dangerous goods godown and manufacturing facility, which is similar in use to the current application.

Furthermore, a 2.2-meter high chain link fence will be erected along the western and southern boundaries of the application site. There is an existing concrete wall along the northern boundary adjacent to the petrol station, and a corrugated metal wall along the eastern boundary facing Tong Yan San Tsuen Road. Therefore, additional fencing along the northern and eastern boundaries is unnecessary.

We believe that the above submissions do not result in a material change to the nature of the captioned application. Consequently, we request that this supplemental information be accepted by the Secretary of the Town Planning Board for inclusion and processing as part of the application, in accordance with the relevant provisions of the Town Planning Ordinance.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. - The Applicant – by email
- Mr. Edwin Yeung (Town Plnr/Yuen Long W 2)

[REDACTED]