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Date: 2 November 2026

TPB Ref.: A/YL-TYST/1380

By Email

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

Dear Sir,

Temporary Shop & Services and Wholesale Trade for a Period of 3 Years at Lots 1140 S.D RP, 1141 S.C, 1141 S.D ss. 2, 1141 S.D RP, 1142 S.G, 1142 S.H, 1142 S.I, 1142 S.K (Part) and 1152 S.C RP in D.D. 121 & Adjoining Government Land, Tong Yan San Tsuen Road, Yuen Long, N.T.

We are glad to submit the updated justifications for your further processing of the captioned planning application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui [redacted] at your convenience.

Yours faithfully,



Patrick Tsui

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

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

1. The proposed development is a wholesale trade and shop & services of household products including small household electrical appliances, kitchen cabinet and alike. The last tenant for wholesale and retail of carpet has been left the application site.

2. The application site subjects to six planning permissions since 2009. The applied use of the current application is about the same as the approved use of the previous planning permission since 2009.

3. The proposed development would benefit the residents in the vicinity by catering their demand for household products especially that the adjoining land is occupied for low to medium density residential neighbourhood.

4. The proposed development is a temporary use for a period of 3 years which would not jeopardize the long term planning intention of the current zoning.

5. The proposed development is not incompatible with the surrounding environment including residential developments.

6. Similar shop and services nearby were granted with planning permission. Similar preferential treatment should be granted to the current application.

7. The applicant has complied with all the planning conditions imposed to the last planning permission.

8. The planning circumstance pertaining to the application site is similar to the approval of the last planning permission at the application site.

9. Minimal traffic impact.

10. Insignificant environmental and noise impacts because the applied use is housed within an enclosed structure.

11. Insiginificant drainage impact because surface U-channel has been provided at the application site.

12. Wholesale trade is a column 1 use in the 'Government, Institution or Community' ("G/IC") zone.

13. Shop and services is a column 2 use in the 'Residential (Group B)1' ("R(B)1") zone and G/IC zone.

14. Septic tank and soakaway system will be provided. 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.