Total: 3 pages

Date: 2 November 2026

TPB Ref.: A/YL-TYST/1381

By Email

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

Dear Sir,

Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years at Lots 921 RP, 922 RP (Part), 923 (Part), 924 (Part), 925 (Part), 926 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories

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

The letter by Lands Department concerning the resumption of the affected site is attached in support of the captioned application.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [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 applicant and the affected business at Lot 1368 (Part) in D.D.119 and adjoining Government land, Pak Sha Tsuen, Yuen Long, N.T. (Chou Pine Group Limited) has agreed via an attached memorandum that the applicant will rent the application site for the relocation of the affected business upon planning approval.

2. The proposed development is temporary in nature and it would not jeopardize the planning intention of "R(D)" zone in the long run. Also, similar relocation of business has been approved in adjoining lots. (A/YL-TYST/1323).

3. The nature, layout, form and scale of the proposed development is not incompatible with the surrounding environment especially the similar development at Long Hon Road.

4. Similar precedence were approved in "R(D)" zone within the same Outline Zoning Plan at adjoining land.

5. Minimal traffic impact as shown in the attached estimated traffic generation.

6. Insignificant environmental impact because no operation will be held between 7:00p.m. to 9:00a.m. The warehouse will also be housed within an enclosed structure.

7. Insignificant impact to the surrounding environment.

8. The applicant will comply with planning conditions if the Town Planning Board see fits.

9. The applicant will follow the relevant mitigation measures and requirements as shown in the revised "Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites".

10. The applicant agrees to submit drainage proposal upon planning approval.

11. The applicant has contacted Development Bureau for the proposed relocation of his business from Pak Sha Tsuen to the application site and preliminary comments were received and addressed in the current application.

12. The application is intended to store mainly construction materials and electronic goods including metal, sanitary wares, brand new mobile phones, tablets and alike.

13. No open storage and workshop activities will be carried out at the application site.

14. In view of that a footpath was existed inside the application site, the applicant has retreated from the occupied lots to relocate the footpath to the immediate south of the application site for the public use.

15. 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.