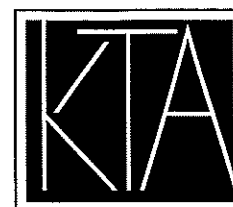


By Email & Hand

Our Ref: S3040b/WYSE/21/003Lg

10 July 2026

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses
and Minor Relaxation of Plot Ratio and Building Height Restrictions
at 21-35 Wang Yip Street East in Yuen Long
(Planning Application No. A/YL/332)
- Further Information No. 1 -**

***This supersedes the Further Information submitted on 3 July 2026 vide our letter ref.:
S3040b/WYSE/21/002Lg***

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 15 May 2026 and the comments received from the Tuen Mun and Yuen Long West District Planning Office between 15 June 2026 and 18 June 2026.

In response to the departmental comments received, please find attached the Further Information ("F.I.") submission. The submission document consists of:

- Response-to-Comment Table
- Revised Supporting Planning Statement
- Revised pages of the Application Form

Please be kindly confirmed that the attached revised Supporting Planning Statement contains a revised development scheme that has the following major development parameters:

Major Development Parameters of the Proposed Development Scheme (rev)			
Total Site Area	7,271m ² (approx.)		
	Domestic	Non-domestic	Total
Maximum Plot Ratio	6.0	0.22*	6.22
GFA (approx.)	43,626m ²	1,600m ² *	45,226m ²





Major Development Parameters of the Proposed Development Scheme (rev)	
No. of Blocks	2
No. of Units	1,068
Average Flat Size	About 40.8m ²
Building Height	29 – 31 storeys/ 105.7 – 112.7mPD
Domestic Site Coverage	Not more than 33%
Non-domestic Site Coverage	Not more than 92%
Anticipated Population	2,777
Private Open Space	Not less than 2,777m ²
Internal Transport Provision – Residential and Commercial Portion	
Private Car Parking Spaces	150
Motorcycle Parking Spaces	13
L/UL Bay	3 HGV and 1 LGV
Bicycle parking spaces	143
Internal Transport Provision – Proposed Welfare Facilities**	
Light Bus Parking Spaces	1 space for Home Care Services (HCS) for Frail Elderly Persons
Ambulance / Private Light Bus Lay-by	1
L/UL Bay (for shared use)	1 HGV

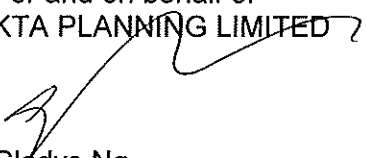
* GFA that is constructed or intended for use solely as GIC facilities (about 422.1m²), as required by the Government, has been disregarded

** Required by Social Welfare Department for operational needs

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Gladys Ng

Encl. (4 hard copies).

cc. TM&YLW DPO – Ms Zoe Lau/ Ms Carmen Cheung (By Email)
the Applicant & Team

KT/GN/vy

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
<u>Comments of Director of Lands:</u> (Contact Person: Ms Ida WONG, Tel.: 2155 2443) General Comments i. The Site falls within Yuen Long Town Lot No. 362 (“the Lot”), which has an area of 7,271m² (about). The Lot is held under New Grant No. 3121 dated 27.11.1981 as varied and modified by a Modification Letter dated 22.1.1987 and a Modification Letter dated 11.6.2026 (collectively referred to as “the New Grant”). Under the New Grant, the Lot is permitted to be used for non-industrial (excluding godown, hotel and petrol filling station) purposes and is subject to a maximum total gross floor area of 45,226m², of which the total gross floor area for private residential purpose shall not exceed 43,626m². ii. According to the subject planning application, the owner of the Site (i.e. the applicant) has applied for relaxation of domestic plot ratio from 5.0 under the Outline Zoning (“OZP”) to 6.5 (involving domestic gross floor area of 47,262m²) and building height restriction from 85mPD under the OZP to 114.8mPD to facilitate the development of a commercial-cum-residential development with social welfare facilities on the Site. The proposed development parameters are in contravention of the development restrictions under the New Grant. Advisory Comments i. Should the planning application be approved by the TPB, the	Noted. Noted. Noted.

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Comments	Response
applicant is required to apply for a lease application of the Lot for the proposed development. Such application will be considered by LandsD acting in its capacity as the landlord at its sole discretion and there is no guarantee that such application will be approved. If such application is approved, it will be subject to such terms and conditions including among others, the payment of such appropriate fees and premium, as may be imposed by LandsD. ii. The proposed schematic design would only be examined in detail during the building plan submission stage upon completion of the lease modification in taking forward the planning approval in the future (if any). There is no guarantee that the schematic design as presented in the planning application if reflected in future building plan submission(s) will be acceptable under lease.	Noted.
<u>Comments of Chief Highway Engineer/New Territories West, Highways Department:</u> (Contact Person: Mr Stanley CHOI, Tel.: 2762 4905) no in principle objection to the captioned planning application, please find the following comments from the highway maintenance point of view: (a) It is noted that there are two vehicular access points, at Wang Yip Street East and Po Yip Street respectively, proposed by the applicant. The proposed access arrangement of the application site should be commented and approved by TD.	The no in principle objection is noted. Noted.

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(b) If the proposed access points are approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement. (c) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.	Noted. Noted.
<u>Comments of Director of Fire Services:</u> (Contact Person: Mr YUEN Tsz-fung, Tel.: 2733 7781) i) Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority. ii) The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.	Noted. Noted.

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Comments	Response
<u>Comments of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department:</u> (Contact Person: Ms Celia YANG, Tel.: 2762 5372) 3. Please remind the applicant of the requirements of making necessary submission(s) of the proposed building works to the Buildings Department for approval as required under the provision of the Building Ordinance if found applicable. 4. Please remind the application that the subject site is located within Scheduled Area No.2 and may be underlain by cavernous marble. Depending on the nature of the proposed foundation, if necessary, of the new development at the subject site, extensive geotechnical investigation may be required. Such investigation may require a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of the geotechnical works required in the subject site.	Noted. Noted.
<u>Comments of the Director of Food and Environmental Hygiene:</u> (Contact Person: Mr Raymond CHAN, Tel.: 3141 1231) i) No Food and Environmental Hygiene Department's (FEHD) facilities should be affected.	Noted.

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Comments	Response
ii) Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.	Noted.
iii) Pursuant to section 4 of the Food Business Regulation (Cap. 132X), the expression of "food business" does not include any club.	Noted.
iv) Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more,	Noted.

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Comments	Response
capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, a bazaar, a dance part or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.	
v) A swimming pool licence must be obtained from FEHD for any artificially constructed pool used for swimming or bathing and to which the public have access (whether on payment or otherwise) or which is operated by any club, institution, association or other organization. A swimming pool licence is not required for any swimming pool which serves not more than 20 residential units and to which the public have no access.	Noted.
vi) There should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should	Noted.

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Comments	Response
arrange disposal properly at their own expenses. vii) If provision of cleansing service for new public roads, streets, cycle tracks, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided to us. viii) If domestic waste collection service of FEHD is required in future, prior comments from this Department on the waste collection plan, including the accessibility and maneuverability of RCV to RCP, should be sought.	Noted. Noted.
<u>Comments of the Director of Electrical and Mechanical Services:</u> (Contact Person: Mr HT CHEUNG, Tel.: 2808 3113) Electricity Safety Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable (and overhead line, where applicable) under the mentioned document should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhea line alignment drawings, where applicable) to find out whether	The no particular comment from electricity supply safety aspect is noted.

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Comments	Response
there is any underground cable and/or overhead line in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines. We have no particular comment on the document as far as electricity supply safety is concerned.	Noted.
<u>Comments of the Director of Environmental Protection:</u> (Contact Person: Mr William WONG, Tel.: 2835 1267) <u>Air Quality</u> 1. Section 2.1.1 (a) The potential odour impact should be assessed. Please supplement. (b) Please revise “constraint” in line 1 to “impact”. 2. Table 2.1 - Suggest to supplement the full name of pollutants (e.g. Sulphur Dioxide (SO₂), etc.).	<i>Appendix IV of the revised Supporting Planning Statement refers</i> Relevant information has been supplemented. Noted, corresponding text has been revised accordingly. Relevant information has been supplemented.

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Comments	Response
3. Section 2.3.1 and Table 2.4 - there should be no exceedance of annual average of RSP, peak season O₃ and CO, please revise Section 2.3.1 and update Table 2.4. 4. Section 2.3.2 and Table 2.4 (a) Please delete “hourly” in line 2. (b) The PATH grids should be (25,47) and (26,47) instead of (25,47) and (28,47), please revise. (c) The PATH data shown in Table 2.4 and the exceedances presented in Section 2.3.2 are incorrect, please check and update. 5. Section 2.4.1 (a) Please revise “Traffic Census” in line 3 to “latest Annual Traffic Census (ATC)”. (b) Please add “while the road types of Po Yip Street, Keung Yip Street and Wang Yip Street East are not available in the latest ATC” after “Primary Distributor” in the last line. 6. Section 2.4.2 (a) Please provide the previous reply from TD. According to Section 1.4.4, the previous advice from TD is contained in Appendix 3.1 but no	S.2.3.1 and Table 2.4 have been updated. Noted, corresponding text has been deleted accordingly. S.2.3.2 and Table 2.4 have been revised accordingly. Relevant data have been checked and updated. Noted, corresponding text has been revised accordingly. Noted, text has been added accordingly. Reply from TD has been supplemented in Appendix 2.2.

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Comments	Response
relevant information can be found. 7. Section 2.4.4 (a) Please confirm if “the residential towers of the proposed development” in lines 3-4 can be revised as “the nearest air sensitive uses of the Application Site”. (b) Please confirm if “the proposed development” in line 5 can be revised as “the nearest air sensitive uses of the Application Site”. (c) Please confirm if “the Proposed Development” in line 7 can be revised as “the nearest air sensitive uses of the Application Site”. (d) Please confirm if “and no opening will be located within the 5m buffer zone” in lines 9-10 can be revised as “such that no air sensitive uses of the Application Site including openable window, fresh air intake and recreational use in open space shall be located within the 5m buffer zone”. 8. Section 2.4.6 - Please add “only” after “planters” in line 3.	Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been added accordingly.

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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Comments	Response
9. Section 2.4.7 (a) ProPECC PN 2/96 Control of Air Pollution in Car Parks should be observed and followed for the proposed carpark, please supplement and replace with the 2nd sentence. (b) Also please supplement more information of the proposed carpark (e.g. no. of parking space for private cars, motorcycles against heavy goods vehicles, etc.) to justify if the potential air quality impact is limited. (c) Please revise “not considered significant” in line 6 to “expected to be limited”. (d) Please indicate the location and direction of the potential mechanical ventilation exhaust in a figure to support it will be located away from the nearby air sensitive uses as far as practicable, if the information is available.	Noted, the proposed car park will comply with the ProPECC PN 2/96. S.2.4.7 has been updated accordingly. Noted, the no. of parking spaces for different vehicle classes have been provided in Table 2.6. Noted, relevant text has been updated accordingly. The location and direction of the potential mechanical ventilation exhaust have been indicated in Figure 2.2.
10. Section 2.5.1 (a) Suggest to delete “covering area around the Application Site (walking along public roads)),” in lines 3-4. (b) Please revise “from” in line 5 to “assessment area of”.	The relevant text has been deleted accordingly. Noted, relevant text has been updated accordingly.

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Comments	Response
(c) Please confirm if there is no existing and planned chimney/industrial emission identified within the 500m assessment area. If affirmative, please add “and existing and planned chimney/industrial emission identified” after “designated industrial area” in line 4, and delete the 2nd sentence “There is also no industrial undertaking and chimney observed within 200m from the Application Site.”. (d) Based on the preliminary review, the Application Site is surrounded by some industrial buildings with some vehicle repair workshops. Please review and confirm if there is any heavy industrial operation or dusty use identified such that adverse I/R interface problem will be anticipated. 11.Section 2.5.2 (a) Please add “chimney/industrial” before “emission” in line 1, and revise “at the vicinity” in line 1 to “within the 200m buffer distance”. Also please supplement that the HKPSG buffer distance requirement can be fulfilled. (b) We would like to remind the applicant that it should be the responsibility of the applicant and their consultant to ensure the validity of the chimney data. Should the information of industrial chimneys be subsequently found to be incorrect, the assessment results as presented in the submission would be invalidated.	Noted, relevant text has been updated accordingly. Noted. Discussion on I/R interface problem has been supplemented in S.2.5. It is confirmed that no heavy industrial operation or dusty use identified at the adjacent areas based on site surveys. Thus, no adverse I/R interface problem will be anticipated. Noted, relevant text has been updated accordingly. Noted.

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Comments	Response
12.Odour impact (a) The odour impact should be assessed. Please review if there is any potential odour emission source (e.g. Shan Pui River, nullahs, livestock farms, STW/SPS and temples with joss paper burning, etc.) within the 500m assessment area and assess their odour impacts by referring to the buffer distance requirements under Sections 3.3.5 to 3.3.9 of HKPSG Chapter 9 Environment. (b) Please advise if there is any potential odour emission source (e.g. on-site SPS, refuse collection points, etc.) within the Application Site, their odour impacts should also be assessed accordingly. (c) Please supplement the odour impact in a new sub-section, e.g. Section 2.6. 13. Section 2.6.1 - Please revise “significant” in the 2nd last line to “adverse”. 14.Section 6.1.1 - Please revise “dust” in line 2 to “air quality”. 15.Section 6.2.2 (a) Please supplement the estimated size of works area to support the scale of the construction works.	Noted. Potential odour emission sources within 500m assessment area have been identified. Odour impact for identified sources within 200m buffer distance has been assessed in S.2.6. It is confirmed that no potential odour emission source (e.g. on-site SPS, refuse collection points, etc.) has been proposed within the Application Site. Noted. Odour Impact Assessment has been supplemented in S.2.6. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. The estimated size of works area would be approximately 3100m².

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Comments	Response
(b) Please revise “avoid adverse fugitive dust impact” in the last line to “control the construction air quality impact”. 16. Section 6.2.3 (a) For the concurrent projects, please identify all potential concurrent projects within the 500m assessment area and consider if close liaison with the contractors of concurrent projects to avoid overlapping of heavy or dusty construction works will also be implemented to minimize the cumulative construction air quality impact. (b) Please correct the typo “Regulations” in line 15 to “Regulation” (c) Please correct the typo “adaptation” in line 16 to “adoption”, and revise “good practices” to “the above measures”. (d) Please revise “can be kept at an acceptable level” in the last line to “can be controlled”. 17. Section 6.2.4 - Please supplement the estimated no. of PME to be used at a time to support the scale of the construction works. 18. Section 6.3.1 (a) Please correct the typo “Regulations” in line 5 to “Regulation”, and	Noted, relevant text has been updated accordingly. Potential concurrent projects within 500m assessment area have been identified and discussed in S.6.2.3. Locations of potential concurrent projects have been shown in Figure 6.2. Close liaison with the contractors of concurrent projects will be required. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted. It is estimated that about 5 on-site diesel/ petroleum fuelled machineries will be used for construction works. Noted, relevant text has been updated accordingly.

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Comments	Response
revise “good practices” in lines 5-6 to “the above measures”. (b) Please revise “can be kept at an acceptable level” in lines 6-7 to “can be controlled”. 19. Figure 2.1a - Please add a remark “No air-sensitive use including openable window, fresh air intake and recreational use in open space shall be located within the buffer zone”. 20. Figure 2.1b (a) Please add a remark “No air-sensitive use including openable window, fresh air intake and recreational use in open space shall be located within the buffer zone”. (b) Please add a remark in the zoom-in figure to specify that for the portions of the proposed development encroaching into the buffer zone, there shall be no air-sensitive use including openable window, fresh air intake and recreational use in open space.	Noted, relevant text has been updated accordingly. Noted, a remark has been added accordingly. Noted, a remark has been added accordingly. Noted, a remark has been added accordingly.
<u>Noise Impact</u> 1. Please obtain TD’s endorsement on the traffic forecast. 2. Appendix 3.3 - Please review and check the stated incident angle, for example for N2-73 and N2-74 stated 90 degree in the appendix. These	<i>Appendix IV of the revised Supporting Planning Statement refers</i> Noted, TD’s endorsement will be provided once available. Noted, relevant text has been updated accordingly.

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Comments	Response
two points do not appear to be perpendicular to either Long Yip Street or Po Yip Street. Kindly verify and correct as necessary to ensure accuracy. 3. Fig. 3.2a – 3.2d and appendix 3.2 (mitigated case) - Please ensure consistency between the figures and appendix regarding the floor levels where noise mitigation measures are proposed. For instance, the floor numbers proposed at N2-44 and N2-45 differ between the figures and appendix 3.2. 4. Section 4.2.2 - Please state that the ASR is only for indicative and they are used for assessment only. It should be noted that the noise from fixed noise sources is controlled under section 13 of the Noise Control Ordinance. The assessment of noise impacts due to fixed noise sources in this report would not bind the Noise Control Authority in the context of law enforcement against any of the noise from fixed noise sources being assessed. 5. Section 4.4.1 - Please obtain an updated letter from MTRC to confirm the operational information regarding the Tuen Ma Line. 6. Completion Year Consistency - It has been noted that Year 2045 is projected as the worst-case peak-hour traffic scenario within the 15-year following the tentative project completion date. However, Section 1.1.4 indicates that the tentative completion year would be shifted, while	Noted, relevant text has been updated accordingly. Noted, relevant text has been supplemented accordingly. Request for information has been sent to MTRC and awaiting response. Relevant information will be supplemented once available and the railway noise impact assessment will be updated if necessary. It is confirmed that the completion year is 2030. S1.1.4 has been revised accordingly.

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Comments	Response
Section 1.3.3 continues to reference Year 2030 — same tentative completion year cited in the most recent NIA submitted under A/YL/304. Please review and confirm the intended project completion year, as it is related to whether Year 2045 remains the chosen reference for the worst-case traffic scenario. 7. Section 4.8 - As there are fixed glazing along the side of the selected NAP for rail noise assessment at Tower 2 from N2-49 to N2-85, please supplement the thickness of the fixed glazing / auto-closed door to justify the noise criteria of the internal location of the building (i.e. ANL – 10) can also be meet. 8. Fig. 7.1a and appendix 7.1 - There is a discrepancy regarding the upper floor level for which mitigation measures are applied at N2-72: the figure indicates measures up to 31/F, while the appendix lists up to 28/F.	Noted, relevant text has been updated accordingly. Noted, Fig7.1 has been revised.
<u>Water Quality</u> 1. Section 6.5.4 - Please clarify “<u>Liquid spillage, e.g. oil, diesel, solvents etc.</u> Demolition and construction runoff...” 2. Section 6.5.6 - Suggest revise as “...<u>negative adverse</u> water quality impact.”	<i>Appendix IV of the revised Supporting Planning Statement refers</i> Formatting error. “Liquid spillage, e.g. oil, diesel, solvents etc.” has been moved to S6.5.3 as the last bullet. Noted, relevant text has been updated accordingly.

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Comments	Response
3. Section 6.5.7 - Please clarify if it should be “... well maintained and goods <u>s</u> site practice..”	Noted, relevant text has been updated accordingly.
4. Section 6.5.8 – part B 4 th bullet - Suggest to remove “with backfill”	Noted, relevant text has been removed accordingly.
<u>Waste Management</u> 1. Section 1.4.15 - Suggest to amend as “With reference to Plate 2.7 of Based on Waste Statistics for 2024, the per capita disposal rates of municipal solid waste, domestic waste, commercial & industrial waste are assumed to be respectively 1.40kg/person/day, 0.86kg/person/day and 0.53kg/person/day respectively (Plate 2.7 of Waste Statistics for 2024).” 2. Section 1.4.16 - The residential population and working population (i.e. 3,078 and 140) are inconsistent with Table 2.1 of the SIA. Please check and revise as appropriate. 3. Section 6.6.1 - Hong Kong Planning Standards and Guidelines was last updated in December 2025, please update this section accordingly. Please ensure that the waste impact assessment is conducted in accordance with the latest versions of all relevant legislation, standards, and guidelines. 4. Section 6.6.2, 6.6.6 & 6.6.7 - The estimated amounts of general refuse generated by the workforce and chemical waste mentioned in	<i>Appendix IV of the revised Supporting Planning Statement refers</i> Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly. Noted, relevant text has been updated accordingly.

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
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(Planning Application No: A/YL/332)

Comments	Response
Section 6.6.2 are inconsistent with that stated in Section 6.6.6 and Section 6.6.7. Please check and revise accordingly. 5. Table 6.3 – It is noted that the estimated generation of inert and non-inert C&D materials in the current submission is significantly larger than the estimates in the approved environmental assessment under the previous planning application (No. TPB/A/YL/304). For instance, the Inert C&D materials from demolition increased from ~11,000 m³ to ~24,970 m³. Please clarify the reasons for this difference and provide the calculations of both inert and non-inert C&D materials for our reference. 6. Apart from the inert and non-inert C&D materials identified during the demolition and superstructure stages, please clarify whether any inert and non-inert C&D materials would be generated from excavation works such as site clearance. <u>Sewerage</u> 1. It is noted that a sewerage impact assessment (SIA) was conducted and approved under the previous planning application A/YL/304. Please briefly summarize and compare the key design parameters such as sewage estimates and sewer connection arrangements between the approved SIA and this current submission. 2. Section 1.3.4 & Appendix 1.1 - Appendix 1.1 is missing in the SIA. Please review and supplement as appropriate.	Table 6.3 has been revised which the Inert C&D materials from demolition would be similar to the previous planning application. There is no plantation onsite and entire site is currently occupied by an existing building. The proposed scheme does not include basement floors. Therefore, inert and non-inert C&D materials generated from excavation works such as site clearance is negligible. <i>Appendix V of the revised Supporting Planning Statement refers</i> A summary table has been included in Section 1.1.3. Noted, Appendix 1.1 has been added.

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Comments	Response
3. Section 2.4.3 - Please delete “Error! Reference source not found”. 4. Table 2.1 - The assumed residential population is inconsistent with Appendix 2.1 Table 1b. Please check and revise. 5. Appendix 2.1 (a) Table 1a - Typo of Lai Sun “Yeun” Long Centre. Please revised. (b) Table 2 - Ks of manhole S1-S2 & S2-S3 are inconsistent with Remark (2). Please check and revise. (c) Table 3 - Catchment A16, B1 & C3 (Public Toilet): Please check the total number of WC, single urinal with cistern and basin in the remarks.	Noted, relevant text has been deleted accordingly. The assumed residential population has been updated accordingly. Noted, relevant text has been deleted accordingly. Noted, relevant text has been deleted accordingly. Noted, relevant text has been deleted accordingly.
The following departments have no comment on the S.16 application: • District Officer (Yuen Long), Home Affairs Department • Chief Engineer/Construction, Water Supplies Department • Project Manager (West), Civil Engineering and Development Department • Chief Architect/Advisory and Statutory Compliance, Architectural Services Department • Director of Leisure and Cultural Services • Commissioner of Police	Noted.

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Comments	Response
• Director-General of Trade and Industry • Director of Social Welfare	
<u>Comments of the Chief Engineer/Mainland North, Drainage Services Department:</u> (Contact Person: Mr Terence TANG, Tel.: 3965 8927) Specific Comment on SIA report 1. The sewage flow estimation and proposed sewerage connection should be agreed with Sewerage Infrastructure Group (SIG) of Environmental Protection Group, the planning authority of sewerage infrastructure. 2. Figure 2.1 – Please indicate the gradient and state the pipe material for the proposed 300mm sewerage pipe. With reference to Sewerage Manuel Corrigendum No. 1/2024, PE pipes (PE100-RC) should be used for sewers with diameter not exceeding 375mm for corrosion protection. 3. Figure 2.1 – Please indicate the type of proposed Foul water manhole and provide relevant details (e.g. C.L., I.L. and D.T.L.) in the figure for the proposed and existing foul water manholes. Please be reminded that the cover level of terminal manhole should be higher than that of the downstream public manhole.	<i>Appendix V of the revised Supporting Planning Statement refers</i> Noted. Gradient and the pipe material have been indicated in the Figure 2.1. The type of the terminal manhole will be provided in detailed design stage. The cover level of 4.45mPD will be higher than the downstream public manhole.

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Comments	Response
4. Standard details should be provided to indicate the sectional details of the proposed foul water manholes.	Standard details and sectional details will be provided in detailed design stage.
5. Please submit the pool water discharge proposal for approval. Relevant drainage and sewerage impact assessments shall also be submitted for approval. Reference should be made to DSD TC No.1/2023, EPD’s ProPECC PN 5/93 and ProPECC PN 3/97 on discharge from swimming pool.	Noted. The pool water discharge proposal will be submitted in detailed design stage.
6. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Cross section will be given in detailed design stage.
7. For the hydraulic assessment of existing sewer, please also incorporate the existing flow for assessment completeness.	The surrounding flow have been included in the Table 3 of the Appendix 2.1.
8. The SIA report needs to meet the satisfaction of SIG/EPD, the planning authority of sewerage infrastructure. Please seek EPD's comment in this regard.	Noted.
<u>General Comment on SIA report</u>	
1. The applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains or sewers from the site. The applicant shall monitor the internal conditions of the existing	Noted.

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public drains/sewers running adjacent to the site with CCTV surveys (or other agreed alternatives) prior to commencement and upon completion of his/her works to our satisfaction. The applicant shall also provide details of all discharge point(s) in the discharge licence approved by EPD and make necessary arrangement/agreement with this Department for the scope of CCTV surveys (or other agreed alternatives). Nevertheless, such CCTV surveys (or other agreed alternatives) serve no intention to relieve the applicant's liabilities on other drains/sewers that are not included in these surveys. Any pipe blockage or damage arising from the construction works shall be made good at the cost of the developer and to our satisfaction.	
2. All proposed drainage connection may be carried out by the developer at the developer's cost. The applicant is reminded to submit a duly completed Form HBP1 together with a cheque to DSD for either a technical audit by DSD or self-certification by registered professional at the developer's cost on the completed connection works. All drainage/sewerage works to be handed over to this Department shall conform to the requirements stipulated in Stormwater Drainage Manual, Sewerage Manual, DSD Standard Drawings, DSD Technical Circulars, Practice Notes and Guidelines, etc.	Noted.
3. The applicant is reminded to submit a duly completed declaration form (Form HBP1_CC) and to provide latest approved and certified as-built drainage plans as well as relevant construction	Noted.

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records to DSD at least 9 days before each technical audit by DSD.	
4. The applicant shall refer to DSD Advice Note No.2 - How to make Drainage Connections which is available on DSD's homepage.	Noted.
5. For connection works involving special designs, features and/or materials such as couplings, rising mains, welded joints or the like, 2-staged technical audits would be required prior to backfilling and after completion of the connection works.	Noted.
6. This Department will only take over those public drainage facilities constructed on government land and located downstream of the terminal manhole.	Noted.
7. The applicant is required to liaise with relevant utility undertakers to obtain the latest records, plans and alignments of their utilities in order to ensure the feasibility of the proposed drainage works. The applicant is also required to excavate inspection pits and conduct utility detection to verify the alignments of utilities shown in such utility records if considered necessary.	Noted.
8. Under the Water Pollution Control Ordinance (Cap 358), discharge of wastewater into stormwater drains is not permitted.	Noted.

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Comments	Response
The applicant shall ensure that the proposed sewerage works shall convey all wastewater, including but not limited to those wastes generated by the domestic use of toilets, water closets, baths, showers, sinks, basins and other sanitary and kitchen fitments, through the sewage terminal manhole(s) to the public sewers. Besides, to ensure the sustainability of the public sewerage network, the applicant shall ensure that the surface runoff within the development site will be collected and discharged via a stormwater drainage system and not be drained to the public sewerage network. General Comments Despite of the above, he has no objection in principle to the proposed development from the public drainage point of view. For any change of existing ground level and associated works proposed by the applicant that could affect adjacent land and cause other impacts and/or other issues to public, please consider to require the applicant to submit technical assessment(s) in other aspect(s) and seek comment from relevant departments as necessary. Should the Town Planning Board consider that the application is acceptable from the planning point of view, conditions should be stipulated in the approval letter requiring the applicant (i) the submission of a drainage proposal and SIA report and (ii) the implementation and maintenance of the drainage proposal and SIA report for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.	The no objection in principle is noted.

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Comments	Response
<u>Comments of the Chief Building Surveyor/New Territories West, Buildings Department:</u> (Contact Person: Mr Connie WONG, Tel.: 2626 1440) (i) The site is not a corner site that abuts on 2 specified streets of not less than 4.5m wide, i.e. Wang Yip Street East and Po Yip Street and could be classified as Class A sites under Regulation 18A of Building (Planning) Regulations [B(P)R]. Its development intensity shall not exceed the permissible as stipulated under the First Schedule of B(P)R; (ii) The proposed social welfare facility with Gross Floor Area (GFA) of about 422.1m² shall be included in GFA calculation under Buildings Ordinance (BO). Otherwise GFA exemption may be granted in accordance with Joint Practice Note 4 at the building plan submission stage; (iii) The development intensity shall not exceed the permissible as stipulated under the First Schedule of Building (Planning) Regulations [B(P)R]. The proposed non-domestic S.C. is 65% which exceeds the max. permitted non-domestic S.C. for Class A site, i.e. 60%. (iv) The site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with	Noted, this shall be confirmed upon GBP submission stage. Noted. Noted, this shall be confirmed upon GBP submission stage. Noted.

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Regulations 5 and 41D of the B(P)R respectively; (v) If the applicant applies for gross floor area (GFA) concession under Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151, compliance with the SBD guidelines on building separation, building setback and site coverage of greenery under PNAP APP-152, where applicable, is required. Particular attention is drawn to the compliance with building separation requirements for buildings in close proximity to site boundary; (vi) For any carparking spaces to be disregarded from GFA calculation under Regulation 23(3)(a) of B(P)R, the applicant shall comply with PNAP APP-2; (vii) The proposed social welfare facility with GFA of about 1,779.3m² should be GFA accountable under Buildings Ordinance unless exempted; (viii) Presumably the roofs would be used as the refuge floor; otherwise, an additional refuge floor would be required and the building height might be affected; (ix) The proposed noise barriers and vertical acoustic fins are	Noted. Noted. Noted. Please kindly note that the proposed scheme has included a refuge floor. Noted, this shall be confirmed upon GBP submission stage.

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accountable for GFA and site coverage calculation under the BO unless exempted. Joint Practice Notes Nos. 1 & 2 refer. (x) Detailed checking under the BO will be carried out at building plan submission stage.	Noted.
<u>Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:</u> (Contact Person: Ms May CHAN and Mr Jason KO, Tel.: N/A) Urban Design and Visual (i) the application site (the Site) is located in the southeastern fringe of the Tung Tau Industrial Area (TTIA) which primarily consists of industrial/industrial-office and commercial/residential buildings with building heights (BHs) ranging from about 12mPD to 96mPD. While low-rise village settlements with BHs ranging from about 7mPD to 16mPD are located to the east of the Site, clusters of high-rise commercial/residential developments are found to the south and further east in the Yuen Long Town Centre area along Castle Peak Road – Yuen Long and around the Tuen Ma Line Long Ping Station and Yuen Long Station, with BHs ranging from about 100mPD to 175mPD; (ii) The Site is the subject of an approved application (No. A/YL/304) with BH of 100.75mPD. As compared to the approved scheme,	Noted. Noted.

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the proposed maximum BH of 114.8mPD will result in an increase in BH of 14.05m (+13.9%), and 29.8m (+35.1%) as compared to the OZP compliance scheme. As noted from the Planning Statement and Section Plan, the increase in BH is mainly due to the relocation of basement carpark in approved scheme to aboveground, special unit with FTFH of 3.5m on the top level, and refuge floor in current submission. A Visual Impact Assessment (VIA) has been submitted by the applicant which concludes that significant adverse visual impacts are not anticipated. While the proposed development is comparatively taller than those buildings in the immediate locality, it is considered not entirely incompatible with the building height profile in the wider context; and	
(iii) the proposed design/mitigation measures, including BH variation, 15m building separation, greening/landscaping measures, the terraced podium design and building setback, are considered to have urban design merits.	Noted.
Landscape Planning (i) according to the aerial photo taken in 2025, the Site was situated in an area of Industrial Urban Landscape characterised by industrial buildings, village houses and residential buildings; (ii) with reference to the site photos taken by DPO on 26.5.2026, the Site was entirely formed and occupied by an industrial building.	Noted. Noted.

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No existing trees were observed within the Site; (iii) the applicant has submitted a Landscape Proposal(LP) in support of the application. According to the LP, no less than 20% site coverage of greenery is proposed and 74 new trees are proposed to be planted within Site; and (iv) in view of the above, no significant adverse landscape impact arising from the proposed use is anticipated.	Noted. Noted.
<u>Comments of the District Planning Officer/Tuen Mun and Yuen Long West, Planning Department:</u> (Contact Person: Ms Carmen CHEUNG, Tel.: N/A) Comments on Supporting Planning Statement (SPS): (i) Please revise the application form, para. 3.1.2 and table 3.1 on the number of storeys, which should be 30 to 32 storeys (including refuge floor). (ii) Table 3.1 – Please also state the number of estimated population. (iii) Figure 3.5 – The annotation view from Po Yip Street appears to be incorrect. Please check.	Noted, relevant sections have been updated accordingly. Noted, Table 3.1 has been updated accordingly. Noted, relevant sections have been updated accordingly.

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Comments	Response
(iv) Para. 3.4 – With reference to the advisory clause under previous application no. A/YL/304 on “to improve the building layout and design of the proposed development for better air ventilation, in particular at the Keung Yip Street Rest Garden, during the detailed design stage”, please supplement if the proposal has incorporated such design.	A stepped podium design has been adopted along the Keung Yip Street Rest Garden frontage.
(v) Para. 4.7 – please clarify if the proposed relaxation of building height is (i) in response to Government’s policy on GFA exemption for above ground car parks; and (ii) to cater for the extra GFA arising from proposed relaxation of plot ratio restriction. Please also elaborate on the increased headroom on G/F to 1/F (ranging from 4m to 6m), while the approved scheme under planning application no. A/YL/304 has headroom of 4.1m to 4.8m.	Please refer to para. 4.3.3 for more elaborations.
(vi) Appendix II – Communal Open Space Provision – please clarify if the private open space / communal open space provided is 2881m ² or 3029m ² .	The communal open space would be not less than 2,777sqm.
Comments on Drawings: (i) It is observed that the ground floor plan indicated 1.6m of building setback from Wang Yip Street East, while the main text of the SPS stated 1.5m setback is provided. Please revise the drawing.	The relevant drawing has been updated accordingly.

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Comments	Response
(ii) Please submit a drawing similar to Figure 3.3 of the SPS with all design merits indicated (i.e. including 15m building block separation and stepped building height design at Tower 2). (iii) Please submit additional section drawing on tower 2 to show the stepped building height as well as in number of storeys. (iv) Photomontage - for Figure 6.1 (VP1), the proposed development should be taller and wider, extending to the top edge of the photomontage. For Figure 6.2 (VP2), the proposed development should be taller, extending beyond the top edge of the photomontage. Please consider reviewing the photomontages.	A new drawing has been prepared and supplemented in Appendix I of the revised Supporting Planning Statement. A new section drawing has been prepared and supplemented in Appendix I of the revised Supporting Planning Statement. Please refer to the revised Visual Impact Assessment in Appendix IV for the montages of the revised scheme.
<u>Comments of the Transport Department:</u> (Contact Person: Ms Sarita CHAN, Tel.: 2399 2191) 1. Table 2.1: Please specify the numbers of residential block and flat of different size types. Please advise what type of welfare facilities will be provided. 2. Table 2.3: Please confirm with relevant government department on the proposed parking provision for welfare facilities.	<i>Appendix III of the revised Supporting Planning Statement refers</i> Table 2.1 has been updated accordingly. Please refer to Annex I.

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3. Figure 2.1 and 2.2: Please i) indicate/ label clearly the type of parking, L/UL spaces (better to include numbering for ease of reference), ii) provide swept path for critical parking locations and run-in/out, iii) advise how the bicycle parking spaces and MC parking spaces are accessed, iii) show clearly the pedestrian entrances on plan.	i) Figure 2.1 (Rev.A) and 2.2 (Rev.A) have been updated accordingly. ii) Figures SP-01 to 03 have been supplemented in the revised TIA report for your consideration. iii) The revised Figure 2.1 (Rev.A) indicates the entrance for bicycle parking spaces and the MC parking spaces have been relocated. iv) Figure 2.1 (Rev.A) has been updated to indicate the pedestrian entrances.
4. Para. 3.2.1: Please include junctions Fo Yip Street/ Wang Yip Street West, Castle Peak Road Yuen Long Section/ Long Lok Road/ Long Yip Street, Castle Peak Road Yuen Long Section/ Long Yut Road and Pok Oi Interchange in your assessment. Moreover, please include a section of road between Long Yip Street and Kwong Yip Street in the assessment.	Addition junction assessment has been provided in the revised TIA report. The assessment for section of road between Long Yip Street and Kwong Yip Street have also been included in the revised TIA report.
5. Para. 4.3.2: Please elaborate how the traffic flow generated Adjacent Developments are incorporated in the 2033 Reference Traffic Flows.	Please note that our traffic consultant has made reference to other TIA reports to generate the traffic flow of adjacent developments.
6. Para. 4.4.2: Our comments reserved until the type of welfare facilities are advised.	Noted.

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Comments	Response
7. Table 4.6: Please provide details/ information showing how the flat number of different average flat size are derived.	Table 2.1 has been updated to show the details and information of how the flat number of different average flat size were derived.
8. Figure 4.1 to 4.3: Please include a section of road between Long Yip Street and Kwong Yip Street in the assessment. As there will be traffic flow from Long Yip Street through Kwong Yip to access the proposed development, please include the relevant road links and assess if there are any traffic flow through this path.	Figures 4.1(Rev.A) to 4.3 (Rev.A) have been updated and section of road between Long Yip Street and Kwong Yip Street have been considered in the assessment.
9. Section 4.6: Please include assessment of road link capacity.	Road link capacity has been demonstrated in Tables 3.3, 4.9 and 4.10 of the revised TIA report.
10. Para. 5.1.1: Figure number is wrongly numbered.	The figure number has been updated accordingly.
11. Section 5.1: Please indicate the desired line of movement of pedestrian to all entrances and extend your assessment to cover all involved footpath. Please include your assessment to cover paths from the direction of Po Yip Street/ Long Yip Street/ On Lok Road.	Figure 5.1 (Rev.A) has been updated to indicate the desired line of movement of pedestrian to all entrances and the addition assessment sections for your review and comments.
12. General: There are pillar boxes near the crossing at Po Yip Street. Please assess if they will affect the walkability of the development.	The pillar boxes will be relocated in the future (subject to detail design stage). The walkability of the development should be able to be maintained in the future.

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Compiled by : KTA Planning Limited

Date : **10 July 2026**

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Star Success International Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

KTA Planning Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Nos. 21-35 Wang Yip Street East, Yuen Long (Yuen Long Town Lot 362)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 7,271 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 45,226* sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 Nil sq.m 平方米 ☐ About 約

* GFA that is constructed or intended for use solely as GIC facilities (about 442.1sqm) as required by the Government, has been disregarded

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction From 由 Domestic.P.R.5 to 至 Domestic.P.R.6.5
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☒ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由85..... mPD 米 (主水平基準上) to 至
.....112.7.....mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

'Flat', 'Shop and Services'/'Eating Place', 'Social Welfare Facility'
(with minor relaxation of Plot Ratio and Building Height Restrictions)

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積45,226*..... sq.m 平方米 ☒About 約
- Proposed plot ratio 擬議地積比率 Domestic: 6; Non-domestic: 0.22 ☒About 約
- Proposed site coverage 擬議上蓋面積 Domestic: Not more than 33% ☐About 約
- Non-domestic: Not more than 92%
- Proposed no. of blocks 擬議座數2.....
- Proposed no. of storeys of each block 每座建築物的擬議層數T1 & T2: 32..... storeys 層
- ☐ include 包括.....storeys of basements 層地庫
- ☐ exclude 不包括.....storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 T1: 112.7mPD / 108.25m (about)
T2: 105.7-112.7mPD / 101.25-108.23m (about)

* GFA that is constructed or intended for use solely as GIC facilities
(about 442.1sqm) as required by the Government, has been
disregarded

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Nos. 21-35 Wang Yip Street East, Yuen Long (Yuen Long Town Lot 362)		
Site area 地盤面積	7,271 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 sq. m 平方米 ☐ About 約)		
Plan 圖則	Draft Yuen Long Outline Zoning Plan No. S/YL/29		
Zoning 地帶	"Residential (Group E) 2"		
Applied use/ development 申請用途／發展	'Flat', 'Shop and Services'/'Eating Place', 'Social Welfare Facility' (with minor relaxation of Plot Ratio and Building Height Restrictions)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	43,626 ☒ About 約 ☐ Not more than 不多於	6 ☒ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	1,600* ☒ About 約 ☐ Not more than 不多於	0.22* ☒ About 約 ☐ Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途	2	

* GFA that is constructed or intended for use solely as GIC facilities (about 422.1sqm) as required by the Government, has been disregarded

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用		m 米 ☐ (Not more than 不多於)
			mPD 米(主水平基準上) ☐ (Not more than 不多於)
			Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	T1: 108.25m (about) T2: 101.25-108.25m (about)	m 米 ☐ (Not more than 不多於)
		T1: 112.7mPD (about) T2: 105.7-112.7mPD (about)	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		31 (max.)	Storeys(s) 層 ☐ (Not more than 不多於) (☒ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☒ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	Domestic: Not more than 33% Non-domestic: Not more than 92% ☐ About 約		
(v) No. of units 單位數目	1,068		
(vi) Open space 休憩用地	Private 私人	2,777	sq.m 平方米 ☒ Not less than 不少於
	Public 公眾		sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	307
	Private Car Parking Spaces 私家車車位	150
	Motorcycle Parking Spaces 電單車車位	13
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
	Others (Please Specify) 其他 (請列明) Bicycle	143
	For GIC Facilities (as requested by SWD): Private Light Bus Parking Spaces	1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	6
	Taxi Spaces 的士車位	
	Coach Spaces 旅遊巴車位	
	Light Goods Vehicle Spaces 輕型貨車車位	1
	Medium Goods Vehicle Spaces 中型貨車車位	
	Heavy Goods Vehicle Spaces 重型貨車車位	3
	Others (Please Specify) 其他 (請列明) For GIC Facilities (as requested by SWD): Heavy Goods Vehicle Space	1
	Ambulance/Private Light Bus Lay-by	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☒
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☒
Others (please specify) 其他 (請註明)	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☒
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☒
Visual impact assessment 視覺影響評估	☐	☒
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☒
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
<u>Landscape Proposal</u>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

☒ Domestic part 住用部分

GFA 總樓面面積 43,626 sq. m 平方米 ☒ About 約

number of Units 單位數目 1,068

average unit size 單位平均面積 40.8 sq. m 平方米 ☒ About 約

estimated number of residents 估計住客數目 2,777

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☒ eating place 食肆 / shop and services 1,600* sq. m 平方米 ☒ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約
 * GFA that is constructed or intended for use solely as GIC facilities (about 422.1sqm) as required by the Government, has been disregarded (please specify the number of rooms 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)
 政府、機構或社區設施

- Main-base of Short-term Food Assistance Service Team;
 - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based);
- Total GFA: about 422.1sqm (as required by SWD, disregarded from non-domestic GFA calculation)

☐ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

☒ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☒ private open space 私人休憩用地 .. 2,777 sq. m 平方米 ☒ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	G/F	Shop/F&B, Residential Lobby, GIC Lobby, Clubhouse, Internal Transport Facilities, E&M
.....	1/F	GIC Uses, Internal Transport Facilities, E&M
.....	2/F	Clubhouse, GIC Uses
T1, T2	Residential	Flat (Refuge Floor located above Residential Floor 14)
.....	Floor 1 - 27	

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Landscaped area, swimming pool, EVA

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)
December 2030 (tentative).....

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Wang Yip Street East</u> ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 <u>150</u> Motorcycle Parking Spaces 電單車車位 <u>13</u> Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ <u>Bicycle</u> <u>143</u> For GIC Facilities (as requested by SWD): Private Light Bus Parking Spaces <u>1</u>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 <u>1</u> Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 <u>3</u> Others (Please Specify) 其他 (請列明) _____ For GIC Facilities (as requested by SWD): <u>Heavy Goods Vehicle Space</u> <u>1</u> Ambulance/Private Light Bus Lay-by <u>1</u>