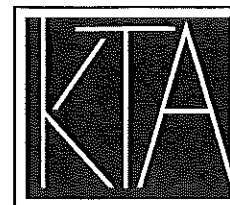


By Email & Hand

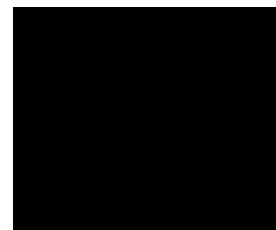
Our Ref: S3040b/WYSE/21/005Lg

3 September 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. 2 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 15 May 2026, Further Information (F.I.) No. 1 submitted on 10 July 2026 and various departmental comments received on 10 August 2026.

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

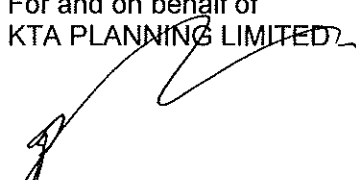
Response-to-Comment Table

Appendix I	Replacement Pages of the Supporting Planning Statement
Appendix II	Revised Traffic Impact Assessment
Appendix III	Replacement Pages of the Environment Assessment
Appendix IV	Replacement Pages of the Sewerage Impact Assessment
Appendix V	Updated Sectional Drawings

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



FS 579819

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Response-to-Comment Table

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
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) (a) The applicant’s acknowledgement of my previous comments in the Response-to- Comment Table of the F1 is noted. It is further noted that the proposed domestic gross floor area under the F1 was reduced from 47,262m² to 43,626m², which would be same as the maximum gross floor area for private residential purpose permitted under New Grant No. YL3121 dated 27.11.1981 as varied or modified by two Modification Letters dated 22.1.1987 and 11.6.2026 respectively (collectively referred to as “the New Grant”) governing Yuen Long Town Lot No. 362 (“the Lot”) where the Site is situated. The proposed schematic design would be examined in detail during the building plan submission stage and 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 the New Grant. (b) In response to para. 2.10.1 of the Supporting Planning Statement of the FI regarding land ownership, please note that a Modification Letter for the Lot was executed on 11.6.2026. (c) The parking provisions stipulated in para. 3.3.1 should be updated in accordance with the proposed revised development scheme under the FI. As per my comment under above, LandsD would reserve comments on their compliance under lease at the building plan submission stage.	Noted. Noted. Para. 3.3.1 has been updated (<i>Appendix I</i> refers).

Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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S16 Planning Application

(Planning Application No: A/YL/332)

Comments	Response
<u>Comments of Commissioner of Transport:</u> (Contact Person: Ms Sarita CHAN, Tel.: 2399 2191) (i) Please indicate the parking spaces for persons with disabilities on the layout plan. The dimensions and number of such spaces should be agreed with the Housing Authority. (ii) In view of the deficiency in motorcycle parking spaces, please provide an additional 25% motorcycle parking spaces on top of the HKPSG requirement for the residential development. (iii) Please review the run-in/out arrangement for 8m and 11m vehicles, as vehicles leaving the site may occupy two lanes at Po Yip Street. (iv) Figures 5.1 and Tables 6.2, 6.3, and 6.6: please include the pedestrian flow and LOS for the pedestrian access at Keung Yip Street.	The parking spaces for person with disabilities have been indicated in Figure 2.1 (Rev.B) and Figure 2.2 (Rev.B) accordingly (<i>Appendix II</i> refers). As discussed, the provision of motorcycle parking space shall follow the requirement as stipulated in lease. Please kindly note that the width of the run in/out has already been confirmed under the land lease. The 7m-wide vehicular access at Po Yip Street shown in Figure 2.1 (Rev.B) adheres to the location and width of X₂Y₂Z₂ as per the lease plan. To alleviate any potential traffic conditions, mitigation measures such as traffic warden, security staff and/or traffic control alarm will be considered. In addition, the loading and unloading activities could be scheduled during off-peak hours to minimize the traffic impact at Po Yip Street. The pedestrian flow and LOS for the pedestrian access at Keung Yip Street have been included in the revised TIA accordingly, as illustrated and summarized in Figure 5.1 (Rev.B) and Tables 6.2, 6.3, and 6.6 (<i>Appendix II</i> refers).

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
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
(v) Figures 5.1 and Tables 6.2, 6.3, and 6.6: please include the pedestrian flow and LOS for the crossing at Kwong Yip Street. (vi) As the relocation arrangement of the pillar boxes near the crossing at Po Yip Street has not yet been confirmed, please reserve space for the option of retaining the pillar boxes at their original locations for flexibility. (vii) Figure 2.3 (RevA): Please advise if there is any traffic facility on the 2nd floor and provide swept path demonstrating vehicular maneuvering for reaching and leaving the two ends of the road. (viii) RtC Item 5: Please further elaborate how traffic flows generated from individual adjacent developments are split to the road links and junctions concerned in the 2033 reference year.	The pedestrian flow and LOS for the crossing at Kwong Yip Street have been included accordingly, as illustrated and summarized in Figure 5.1 (Rev.B) and Section 5.4 (<i>Appendix II</i> refers). The developer would take the responsibility of the relocation works. The Applicant/the developer) will continue to liaise with the relevant government departments at detailed design stage. The 2nd floor serves as EVA purpose only without provision of any internal transport facilities. The swept path of 12m fire engine maneuvering at the hammer head of the EVA has been illustrated in Figure SP-04 (<i>Appendix II</i> refers). The distribution of the traffic by the individual adjacent developments to the road links and junctions has been illustrated in Figure 4.1 to Figure 4.9 (<i>Appendix II</i> refers).
<u>Comments of Chief Highway Engineer/New Territories West, Highways Department:</u> (Contact Person: Mr Steve YU, Tel.: 2762 3528) (a) His previous comments remain applicable. (b) If any proposed road improvements (including but not limited to works for road widening, junction improvements, transport lay-by	Your no in principle objection to the captioned planning application and your comments from highway maintenance point of view are noted. Noted.

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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
etc.) in the Traffic Impact Assessment, if any, are considered necessary by TD due to the subject development, they shall be implemented by the Applicant to the satisfaction of TD and HyD at the applicant's own cost.	
<u>Comments of Director of Leisure and Cultural Services:</u> (Contact Person: Mr Jaco TSANG, Tel.: 3549 6619) <u>From Yuen Long District Leisure Services Office:</u> - Shall any landscaped areas are proposed to be handed over to LCSD, LCSD will only take up the horticultural maintenance of landscaped areas in accordance with DEVB TC(W) No.6/2015 with sufficient recurrent cost provided to the Department as well as the relevant maintenance agents. - Detailed landscaped plan must be submitted for comment well in advance. - Shall any landscaped areas are proposed to be handed over to LCSD, project proponent is reminded to observe the requirements specified in the attached "General Standards and Maintenance Requirements for Landscape Works to be Handed Over to LCSD" - LCSD reserves the right to provide further comments when more detailed information is available.	Noted. However, to clarify, there would be no landscaped areas to be handed over to LCSD. Ditto. Ditto. Noted.

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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
<u>From NTN Tree Team:</u> - The project proponent is required to clarify whether any roadside tree located at the above-mentioned locations in Yuen Long District is going to be affected by the proposed work. In case any roadside tree under our current maintenance is going to be affected, the project proponent should provide relevant information (e.g. tree survey report and /or Tree Preservation and Removal Proposal) for our comments. - LCSD reserves the right to provide further comments when more detailed information is available.	There would be no roadside trees to be affected by the proposed works. Relevant information of the affected trees, if any in future, will be provided to LCSD for comment. Noted.
<u>Comments of the Director of Environmental Protection:</u> (Contact Person: Ms Candice CHUNG, Tel.: 2835 1586) (a) Please refer to their detail comments at Annex I. (b) The following requirements are requested to be clearly stated in the EA: (i) Detailed noise impact assessment (NIA) will be conducted in the detailed design stage according to the actual building plan to confirm the location and extent of at-receiver noise mitigation measures, and the implementation of such mitigation measures; and	Noted. Noted, the relevant information has been supplemented in S7.1.7 of the Environmental Assessment (<i>Appendix III</i> refers).

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
(ii) Submission of land contamination assessment, and if land contamination is confirmed, completion of remedial works before commencement of construction of the proposed development. (c) Besides, the carrying-out and submission of a revised Sewerage Impact Assessment should also be stated clearly in the SIA.	Noted, the relevant information has been supplemented in S7.1.10 of the Environmental Assessment (<i>Appendix III</i> refers). Noted, the relevant information has been supplemented in S3.1.5 of the Sewerage Impact Assessment (<i>Appendix IV</i> refers).
Environmental Assessment Report <u>Air Quality</u> 1. Section 2.3.1 and Table 2-4 (a) Please check if the data of 2025 becomes available and update the recent five years’ data as appropriate. 2. Section 2.4.1 (a) Please delete “” after “Primary Distributor” in the last line. 3. Section 2.4.7 (a) Please add “set out in ProPECC PN 2/96” after “guidelines” in line 8, and update the title of Table 2-5 accordingly. (b) Please review if the location and direction of potential mechanical ventilation exhaust will be directed away from the nearby ASRs as far as practicable and supplement in the 4th sentence accordingly.	The air quality monitoring data from 2021 to 2025 has been updated in S.2.3.1 and Table 2-4 of the Environmental Assessment (<i>Appendix III</i> refers). Relevant text has been removed. Relevant text has been revised. As the “Garden” is not considered as ASR (see Response 3c below), it is confirmed that the location and direction of potential mechanical ventilation exhaust have been directed away from the nearby ASRs as far as practicable.

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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
(c) For Comment #3(b) above, it is noted from Figure 2.2a that the potential mechanical ventilation exhaust is proposed to face “Garden”, please advise if it should be considered as ASR or greenery area only. Please provide support (e.g. site photos, etc.) for the justification. If it is the ASR, please consider to propose the alternative location and direction of the exhaust.	A site survey has been conducted to determine whether the “Garden” should be classified as an ASR or regarded solely as a greenery area. Based on the observations during site survey, it is confirmed that there is no seating nor recreational facilities within the “Garden”. Therefore, prolonged human activity is not anticipated in this area. On this basis, the “Garden” should not be considered as an ASR. A site photo has been included in Fig. 2.2 to support this justification (<i>Appendix III</i> refers).
(d) Suggest to add “with no parking spaces for heavy goods vehicles or coaches” after “served” in line 12 if affirmative.	It is confirmed that no parking spaces for heavy goods vehicles or coaches will be provided. S.2.4.7 has been revised accordingly.
4. Section 2.5.1	
(a) Please add “area” after “assessment” in line 5.	Relevant text has been added.
5. Section 2.5.2	
(a) Please delete “there is adverse” in the last two lines.	Relevant text has been removed.
6. Section 2.6.1	
(a) Please add a sentence “Apart from nullahs and Tung Tai Street Refuse Collection Point, there is no other potential odour source within the 200m odour buffer zone.” after the 2nd sentence.	Relevant text has been added.
7. Section 2.6.2	
(a) Please correct the typo “nallahs” in line 3.	Relevant text has been updated.

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
(b) Please provide more information to support if adverse odour impact is not anticipated from nullahs and Tung Tai Street Refuse Collection Point (e.g. if the complaints were unsubstantiated and/or the complaints concerned were not related to nullahs and Tung Tai Street Refuse Collection Point, etc.).	An additional site survey was conducted under high temperature condition to confirm that no adverse odour impact would be anticipated from nullahs and Tung Tai Street Refuse Collection Point.
8. Section 2.7.1	
(a) Please revise “well met” in line 3 to “fulfilled”.	Relevant text has been revised.
(b) Please add “in open space” after “uses” in line 5.	Relevant text has been revised.
9. Section 6.2.3	
(a) Please review if all concurrent projects within the 500m assessment area have been considered and supplement clearly by avoiding using ambiguous descriptions (e.g. in close vicinity, in the vicinity, etc.).	All concurrent projects within the 500m assessment area have been considered in S.6.2.3 and updated in Fig. 6.2 . Ambiguous descriptions in S.6.2.3 have been removed.
(b) Please delete “it is recommended that” in lines 16-17.	Relevant text has been removed.
(c) Please add “heavy or” before “dusty” in line 18.	Relevant text has been added.
(d) Please revise “dust” in the last line to “air quality”.	Relevant text has been revised.
10. Figures 2.2a and 2.2b	
(a) Please add “of Proposed Carpark” after “Exhaust” in the titles and legends.	Figures 2.2a and 2.2b have been updated accordingly (<i>Appendix III</i> refers).

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
11. Figure 2.3 (a) The location of Sewage Treatment Work under Sol City is missing in the figure. 12. Air Sensitive Receivers (a) The representative ASRs should be identified. Please refer to Annex 12 of EIAO-TM for the determination of ASRs (e.g. On Lok Industrial Building, Keung Yip Street Rest Garden, etc.) and supplement accordingly. (b) Please supplement figure for the locations of representative ASRs. 13. Sections 1.4.4 to 1.4.6 (a) These sections should be updated accordingly in response to the above comments. 14. Please highlight all the changes/amendments in the next submission. <u>Noise</u> 15. The Applicant shall carry out detailed noise impact assessment (NIA) according to the actual building plan to confirm the location and extent of at- receiver noise mitigation measures, and please state so in the Environmental Assessment. 16. Further to Comment #15 above, we would like to take the opportunity to remind the applicant to (i) provide confirmed	The Sewage Treatment Work under Sol City has been included in Fig 2.3. Relevant information has been supplemented in Table 6-1 (<i>Appendix III</i> refers). Fig. 6.1 has been updated accordingly. Noted. Noted. Noted. (i) Noted, please refer to the revised App4.1 in <i>Appendix III</i>.

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and Minor Relaxation of Plot Ratio and Building Height Restrictions In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East, Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
operational information from MTRC for the railway noise impact assessment specific to this application, as the letter appended in the current EA is dated 2022, and (ii) obtain TD's endorsement on the traffic forecast.	(ii) TD's endorsement will be provided once available.
<u>Waste</u> 17. 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).” <u>Land Contamination</u> 18. Section 7.1.9 – Please clearly state that the proposed submission of Land Contamination Assessment Plan, and completion of remedial works if land contamination is confirmed, would be made under the subject application, instead of the previously approved application. Sewerage Impact Assessment 19. Please clearly state that the carrying-out and submission of a revised Sewerage Impact Assessment should be provided at a later stage.	Relevant text has been updated. Noted and stated in S7.1.10 (previously named S7.1.9). Relevant information has been supplemented in S3.1.5 (<i>Appendix IV</i> refers).

**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,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
<u>Comments of the Director of Social Welfare:</u> (Contact Person: Mr Neo NG, Tel.: 3791 2803) (a) Please note that LWB and SWD intend to remove the requirement of Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based) from the captioned development. (b) Notwithstanding the above comments, please see the following comments on the revised Planning Statement and TIA. (c) Revised Supporting Planning Statement (Tables at Para. 2.6.2 and 4.3.1) and Revised Visual Impact Assessment (Table at Para. 3.4.2.)	The two proposed GIC facilities have already been included in the land lease, and the land lease has already been executed. As such, the Applicant, who is also the landowner, will proceed to develop the Site with the two proposed GIC facilities to comply with the lease conditions. Noted, please see our responses below. Please kindly note that some of these tables refer to the proposed GIC facilities under the approved planning application no. A/YL/304 (providing ‘sub-base’ STFAST) and some refer to the current application (providing ‘main-base’ STFAST). Information in these tables have been checked and amended where appropriate (<i>Appendix I</i> refers).

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response				
<u>Main base of Short-term Food Assistance Service Team instead of Sub-base</u> should be included in the development <table border="1" data-bbox="248 491 1117 730"> <tr> <td data-bbox="248 491 495 730">GIC Facilities</td><td data-bbox="495 491 1117 730"> Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2- team size non-kitchen </td></tr> </table> (d) Revised Traffic Impact Assessment, Table 2.1 & Table 4.5 Besides STFAST and HCS, it is noted that a 100-p CCC and a 100-p RCHE have been included. Please confirm if these two facilities will NOT form part of the Government Accommodation and will be self-financed? <table border="1" data-bbox="248 962 1117 1385"> <tr> <td data-bbox="248 962 495 1385">GFA for Welfare Facilities</td><td data-bbox="495 962 1117 1385"> Around 422m², including: - 100-place Child Care Centre (CCC) - A 100-place Residential Care Home for the Elderly (RCHE) - A main base of Short-term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons </td></tr> </table>	GIC Facilities	Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2- team size non-kitchen	GFA for Welfare Facilities	Around 422m ² , including: - 100-place Child Care Centre (CCC) - A 100-place Residential Care Home for the Elderly (RCHE) - A main base of Short-term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons	. Table 2.1 & Table 4.5 have been updated accordingly. Please be kindly confirmed that the Proposed Development will include two GIC facilities, i.e. Main base of Short-term Food Assistance Service Team and Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based).
GIC Facilities	Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2- team size non-kitchen				
GFA for Welfare Facilities	Around 422m ² , including: - 100-place Child Care Centre (CCC) - A 100-place Residential Care Home for the Elderly (RCHE) - A main base of Short-term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons				

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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
<u>Comments of the Chief Engineer/Mainland North, Drainage Services Department:</u> (Contact Person: Mr David TSANG, Tel.: 3965 8927) No objection in principle to the application from drainage perspective and no adverse comment on the submitted SIA. The applicant is reminded on the following: (a) The SIA shall meet the satisfaction of the EPD, which is the planning authority for sewerage infrastructure. In this regard, the applicant should seek EPD’s comments; and (b) The corresponding drainage submission to the buildings Department shall tally with the information presented in the latest DIA and SIA.	No objection in principle to the application is noted. Noted.
<u>Comments of the Chief Town Planner / Urban Design & Landscape, Planning Department:</u> (Contact Person: Mr Jason KO, Tel.: 3565 3941) We have <u>no adverse comments</u> on the application from urban design and visual perspectives. Our detailed comments are as follows: (a) 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-	The no adverse comment is noted. Noted.

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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
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; (b) the Site is the subject of an approved application (No. A/YL/304) with BH of 100.75mPD. As compared to the approved scheme, the proposed maximum BH of 112.7mPD will result in an increase in BH of 11.95m (+11.9%), and 27.7m (+32.6%) as compared to the OZP compliance scheme. According to the applicant, the increase in BH is mainly due to the relocation of basement carpark in approved scheme to aboveground and the inclusion of refuge floor. A 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 incompatible with the building height profile in the wider context; and (c) 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. Noted.

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S16 Planning Application**

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Comments	Response
<u>Comments of the Chief Town Planner / Urban Design & Landscape, Planning Department:</u> (Contact Person: Ms May CHAN, Tel.: 3565 3949) (a) We have <u>no adverse comments</u> on the further information from landscape planning perspective. Our detailed comments are as follows: (i) based on the aerial photo taken in 2025, the Site was situated in an area of industrial urban landscape character comprising industrial buildings, village houses and residential buildings. The proposed development is considered not incompatible with the landscape setting in the proximity; (ii) with reference to the above aerial photo and site photos taken by DPO on 26.5.2026, the Site was entirely formed and occupied by an industrial building. 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, significant adverse landscape impact arising from the proposed development is not anticipated.	The no adverse comment is noted. Noted. Noted. Noted. Noted.

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S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
<u>Advisory Comments</u> (b) The applicant is reminded that approval of the application does not imply approval of the site coverage of greenery requirements under PNAP APP- 152. The site coverage of greenery calculation should be submitted separately to Building Department (BD) for approval.	Noted.
<u>Comments of the Tuen Mun and Yuen Long West District Planning Officer, Planning Department:</u> (Contact Person: Ms Carmen CHEUNG, Tel.: 2158 6333) (a) Planning Statement Table 3.1 – Please clarify if the L/UL Bay (for shared use) under proposed welfare facilities are shared with L/UL (1 HGV) under Residential and Commercial Portion. (b) Noting from SWD’s latest comments at para. 6 above, the applicant is advised to liaise with SWD on their latest requirement and amend the development proposal as appropriate. (c) Planning Statement Para. 3.2.1 – the car parking and bicycle spaces do not tally with table 3.1. (d) Planning Statement Para. 4.2.2 – Please correct the number of flats.	Please kindly note that there will be 3 HGV L/UL bays serving the residential and commercial portion and 1 HGV L/UL bay serving the proposed welfare facilities. The two proposed welfare facilities will be sharing the HGV L/UL bay as per the requirements provided by SWD. We liaised with LWB and SWD in this regard. The two proposed GIC facilities have already been included in the land lease, and the land lease has already been executed. As such, the Applicant, who is also the landowner, will proceed to develop the Site with the two proposed GIC facilities to comply with the lease conditions. Para. 3.3.1 has been updated (<i>Appendix I</i> refers). Para. 4.2.2 has been updated (<i>Appendix I</i> refers).

**Proposed Flat with Shop and Services, Eating Place and Social Welfare Facility Uses and
Minor Relaxation of Plot Ratio and Building Height Restrictions
In “Residential (Group E) 1” Zone at 21-35 Wang Yip Street East,
Tung Tau Industrial Area, Yuen Long (Yuen Long Town Lot 362)
S16 Planning Application**

(Planning Application No: A/YL/332)

Comments	Response
(e) Planning Statement Para. 3.2.2 – Please clarify if the communal open space shares the same meaning as private open space. (f) Appendix I: Section Plans A-A & B-B – According to the plans, the main roof of T1 and T2 are 112.7mPD (i.e. absolute BH of 108.25m based on assumed mean street level of 4.45m). It appears that the rooftop structures of 11m for both T1 and T2 may exceed the 10% limit as stipulated under JPN No. 5, and should therefore be counted towards the overall BH of the respective towers. Please clarify. (g) TIA (Table 4.3) and EA (NIA para. 6.23) – Please note that under planned/committed development in the vicinity, the planning permission of planning application no. A/YL/290 has lapsed. Please revise the assessment accordingly.	Correct. Noted, the rooftop structures should not exceed 10% of the overall building height. The sectional drawings have been updated accordingly (<i>Appendix V</i> refers). Planning application no. A/YL/290 has been removed accordingly. Table 4.3 and the associated traffic impact assessment have also been updated in the revised TIA report (<i>Appendix II</i> refers).
The following department consulted has no comment/objection on the application: (a) District Officer (Yuen Long), Home Affairs Department (b) Chief Engineer/Construction, Water Supplies Department (c) Project Manager (West), Civil Engineering and Development Department (d) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (e) Commissioner of Police (f) Director-General of Trade and Industry	

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Compiled by : KTA Planning Limited

Date : **3 September 2026**

List of Appendices

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| Appendix I | Replacement Pages of the Supporting Planning Statement |
| Appendix II | Revised Traffic Impact Assessment |
| Appendix III | Replacement Pages of the Environment Assessment |
| Appendix IV | Replacement Pages of the Sewerage Impact Assessment |
| Appendix V | Updated Sectional Drawings |