

PLANNING LIMITED
規劃顧問有限公司

By Email

Our Ref: S3040b/WYSE/21/008Lg

15 October 2026

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

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. 4 -**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 15 May 2026 and departmental comments received on 12 October 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

- Appendix I Replacement Pages of the Environment Assessment
Appendix II Updated Architectural Drawings (plan title only)

In addition to the above, please see below a few clarifications:

- The proposed average flat size of the Proposed Development Scheme is about 40.85sqm.
- The estimated person per flat is about 2.6.
- The Proposed Development Scheme under the captioned derives from the approved development scheme under A/YL/304. It has also incorporated detailed design subsequent to the planning approval and latest government policy on enhanced Gross Floor Area exemption arrangements for carparks in private development projects under PNAP APP-2 published on 4 November 2025. After all, the Proposed Development Scheme (including the proposed plot ratio) adheres to the recent Policy Addresses that aim to increase development intensity in the Northern Metropolis by adopting a higher max. plot ratio for residential sites (PA 2022 refers) and boost residential flat provision without compromising overall development intensity (PA 2025 refers).





PLANNING LIMITED
規劃顧問有限公司

Our Ref: S3040b/WYSE/21/008Lg
Date: 15 October 2026

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.

cc. TM&YLW DPO – 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
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 from Environmental Protection Department:</u> (Contact Person: Mr. Candice CHUNG, Tel.: 2835 1586) Air Quality 1. Section 2.6.2 - (a) Re. R-t-C #4(a). Please supplement more information regarding the complaint cases once further information from the consultant becomes available, and avoid using the words “settled” for the complaint cases (e.g. by clearly stating if the complaints were unsubstantiated and/or the complaints lodged were not related to nullahs and Tung Tai Street Refuse Collection Point, etc.). Please also update Section 7.1.3 accordingly. 2. Figures 2.1a and 2.1b - (a) Please update the remarks for both figures as “For the portions of the proposed development encroaching into the buffer zone, blank wall or fixed glazing shall be installed such that there shall be no air-sensitive use including openable window, fresh air intake and recreational use in open space within the buffer zone.”. 3. Please highlight all the changes/amendments in the next submission. Also please provide the full submission instead of replacement pages only in the next submission to facilitate review.	Noted and revised S.2.6.2 and S.7.1.3. Noted and revised. Noted.

**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)

Appendix I

Replacement Pages of the Environment Assessment

Prepared for

Star Success International Limited

Prepared by

Ramboll Hong Kong Limited

REDEVELOPMENT OF LAI SUN YUEN LONG CENTRE AT NOS. 21-35 WANG YIP STREET EAST, YLTL 362

ENVIRONMENTAL ASSESSMENT

Date **October 2026**

Prepared by **Coco MA**
Environmental Consultant



Signed

Approved by **Calvin CHIU**
Technical Director



Signed

Project Reference **GYULSYLCEI00**

Document No. **R7175_V4.4.docx**

No part of this document may be reproduced or transmitted, in any form or by any means electronic, mechanical, photographic, recording or otherwise, or stored in a retrieval system of any nature without the written permission of Ramboll Hong Kong Ltd, application for which shall be made to Ramboll Hong Kong Ltd, 21/F, BEA Harbour View Centre, 56 Gloucester Road, Wan Chai, Hong Kong.

Disclaimer: This report is made on behalf of Ramboll Hong Kong Ltd. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any third party relying on it accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Ramboll Hong Kong Limited

[Redacted]

[Redacted]

Q:\Projects\GYULSYLCEI00\04 Deliverables\01 EA Report\R7175_V4.4.docx

TABLES

Table 2-1	Hong Kong Air Quality Objectives	2-1
Table 2-2	HKPSG's Recommended Minimum Buffer Distance from Roads	2-2
Table 2-3	HKPSG's Recommended Minimum Buffer Distance from Industrial Chimneys	2-3
Table 2-4	EPD Air Quality Monitoring Data in Yuen Long AQMS and PATH-v3.0 (Grid (25,47) and (26,47))	2-4
Table 2-5	Air Quality Guidelines in ProPECC PN 2/96	2-5
Table 2-6	Proposed Parking Spaces for Different Vehicles	2-5
Table 4-1	Acceptable Noise Levels for the NSRs	4-1
Table 4-2	Maximum Predicted Leq (30 min) during Day & Evening and Night-time Period	4-5
Table 4-3	Maximum Predicted Leq (24-hour) and Lmax Noise Level	4-6
Table 5-1	Criteria for Fixed Noise Impact Assessment	5-1
Table 5-2	Predicted Fixed Noise Level	5-5
Table 6-1	Surrounding Noise and Air Sensitive Receivers	6-1
Table 6-2	Noise Limit for Daytime Construction Activities	6-5
Table 6-3	Estimated Quantities of C&D Materials to be Generated	6-11

FIGURES

Figure 1.1	Location of the Application Site and Its Environs
Figure 2.1	HKPSG Vehicular Emission Buffer Distance for Nearby Road Network
Figure 2.2	Locations of Potential Mechanical Ventilation Exhaust of Proposed Carpark
Figure 2.3	Locations of Identified Potential Odour Sources
Figure 2.4	Locations of Surrounding Air Sensitive Receivers
Figure 3.1	Locations of Selected Noise Sensitive Receivers for Road Traffic Noise Impact Assessment
Figure 3.2	Proposed Road Traffic Noise Mitigation Measures
Figure 4.1	Location of the Rail Segments Within 300m Assessment Area
Figure 4.2	Locations of Selected Noise Sensitive Receivers and Noise Mitigation Measures for Railway Noise Impact Assessment
Figure 5.1	Location of Identified Fixed Noise Sources
Figure 5.2	Locations of Selected Noise Sensitive Receivers for Fixed Source Noise Impact Assessment
Figure 5.3	Proposed Noise Mitigation Measures for Fixed Noise Source Impact Assessment
Figure 6.1	Location of Surrounding Noise and Air Sensitive Receivers during Construction Phase
Figure 6.2	Locations of Potential Concurrent Projects

2.5 Industrial Emission Impact Assessment

- 2.5.1 According to the survey map and site survey result (site surveys conducted in Jan & Nov 2020, Feb & Oct 2022 and Feb 2023 (during normal working day between 10:00 and 17:00) and verification survey in Apr and June 2026, there is no designated industrial area and existing and planned chimney/industrial emission identified within 500m assessment area of the Application Site. The area located at northwest of the Application Site is zoned as Other Specified Uses (OU), which mainly consists of industrial buildings with some vehicle repair workshops at G/F. There is no fluff, odour, dusty, smoke or any other criteria pollutant emission observed at the Application Site and adjacent areas such as from Tung Tai Street Refuse Collection Point on southeast side and the industrial buildings & vehicle repair workshops on northwest side. Therefore, no adverse air quality impact arisen from the industrial buildings and vehicle repair workshops and no adverse industrial/residential (I/R) interface problem are anticipated.
- 2.5.2 Since no chimney/industrial emission sources and no heavy industrial operation with emission or dusty use has been identified within the 200m buffer distance of Application Site, the buffer distance requirement under the HKPSG is satisfied. Therefore, it is expected that the ASRs of the proposed development would not be subject to adverse air quality impact from chimney/industrial emission and I/R interface problem.

2.6 Odour Impact Assessment

- 2.6.1 Shan Pui River, nullahs, Yuen Long Kau Hui Sewage Pumping Station, Ping Shun Street Refuse Collection Point, Sewage Treatment Work under Sol City, Tai Kiu Refuse Collection Point, Tung Tai Street Refuse Collection Point, Tai Wong Temple, Yuen Kwan Yi Tai Temple and Tin Hau Temple have been identified as the potential odour sources within 500m assessment area from the Application Site (shown in **Figure 2.3**). No potential odour emission source (e.g. on-site SPS, refuse collection points, etc.) is proposed within the Application Site. Apart from nullahs and Tung Tai Street Refuse Collection Point, there is no other potential odour source within the 200m odour buffer zone. As nullahs and Tung Tai Street Refuse Collection Point fall within the 200m odour buffer distance requirement stipulated under HKPSG, site survey was conducted to identify any odour impact arising from identified odour sources within 200m buffer distance from the Application Site.
- 2.6.2 According to the observation during the site surveys on 19 June 2026 (at 2pm; Temperature: ~32°C; Relative Humidity: 75%) and 13 August 2026 (at 3pm; Temperature: ~33°C; Relative Humidity: 67%), no odour impact was observed near the nullahs and Tung Tai Street Refuse Collection Point within 200m from the Application Site. The enquires on the odour related complaints against the odour sources within 500m assessment area have been made to EPD. According to the reply from EPD, there are altogether 18 complaints received in year 2021 to 2025. In 2020, EPD received highest number of complaints (8 nos.) where in recent 2025, EPD received 1 complaint. All these complaint cases were unsubstantiated and the complaints lodged were not related to nullahs and Tung Tai Street Refuse Collection Point. It implies that there is no persistently adverse odour impact. The relevant correspondences with EPD are shown in **Appendix 2-1**. Therefore, it is anticipated that no adverse odour impact would be arisen from the potential odour sources on the air sensitive receivers of the Application Site.

2.7 Conclusion

- 2.7.1 As confirmed in site survey, there is no chimney and no heavy industrial operation with emission or dusty use identified within 200m from the Application Site so that the

7. OVERALL SUMMARY

- 7.1.1 An environmental assessment has been conducted for the proposed redevelopment to address the potential air quality, environmental noise, construction phase environmental impact and sewerage impact.
- 7.1.2 There is no air sensitive uses including openable window, fresh air intake and recreational uses within the recommended buffer zone from HKPSG with the proposed fixed glazing in place. Therefore, no adverse air quality impact due to vehicular emission is anticipated. Chimney stacks and industrial emission are not identified within 200m of the Application Site, therefore no adverse air quality impact due to industrial emission is anticipated.
- 7.1.3 According to site survey observation, no odour impact was observed near the nullahs and Tung Tai Street Refuse Collection Point identified within 200m from the Application Site. In addition, it is also advised by EPD that all odour related complaints received before were unsubstantiated and the complaints lodged were not related to the nullahs and Tung Tai Street Refuse Collection Point. Therefore, it is anticipated that no adverse odour impact would be arisen from the potential odour sources on the air sensitive receivers of the Application Site.
- 7.1.4 Road Traffic Noise Impact Assessment has been carried out for the proposed redevelopment. With noise mitigation measures incorporated, including acoustic window (baffle type), enhanced acoustic balcony (baffle type), vertical acoustic fin, fixed glazing with or without maintenance window and door with auto-closing mechanism, the proposed redevelopment would not be subject to adverse road traffic noise impact.
- 7.1.5 Railway noise impact from open track section has been assessed. With building re-entrant design and vertical acoustic fins incorporated in the design, no unacceptable railway noise impact is anticipated. The predicted railway noise level would comply with the relevant criteria stipulated in the Noise Control Ordinance and Hong Kong Planning Standards and Guidelines.
- 7.1.6 Fixed Noise Impact Assessment has also been conducted. Single aspect building design, fixed glazing with or without maintenance window and noise barrier on top of retail building with sound absorptive material are proposed and incorporated at strategic locations. With the aforementioned noise mitigation measures in place, the predicted noise levels of all NSRs from all identified fixed noise sources within 300m study area comply with the criteria as stipulated in NCO. It can be concluded that the proposed redevelopment would not be subject to adverse fixed noise impact.
- 7.1.7 A consolidated figure showing all noise mitigation measures is presented in **Figure 7.1**.
- 7.1.8 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.
- 7.1.9 Environmental implication during construction (including demolition) of the project has been appraised. With best management practice and relevant environmental mitigation measures implemented, no adverse construction phase environmental impact is anticipated.
- 7.1.10 No insurmountable environmental noise, air quality and construction phase environmental impact is anticipated with the recommended environmental mitigation measures properly implemented. The environmental acceptability of the proposed redevelopment is demonstrated in this study.

Figure

Remark: For the portions of the proposed development encroaching into the buffer zone, blank wall or fixed glazing shall be installed such that there shall be no air-sensitive use including openable window, fresh air intake and recreational use in open space within the buffer zone.

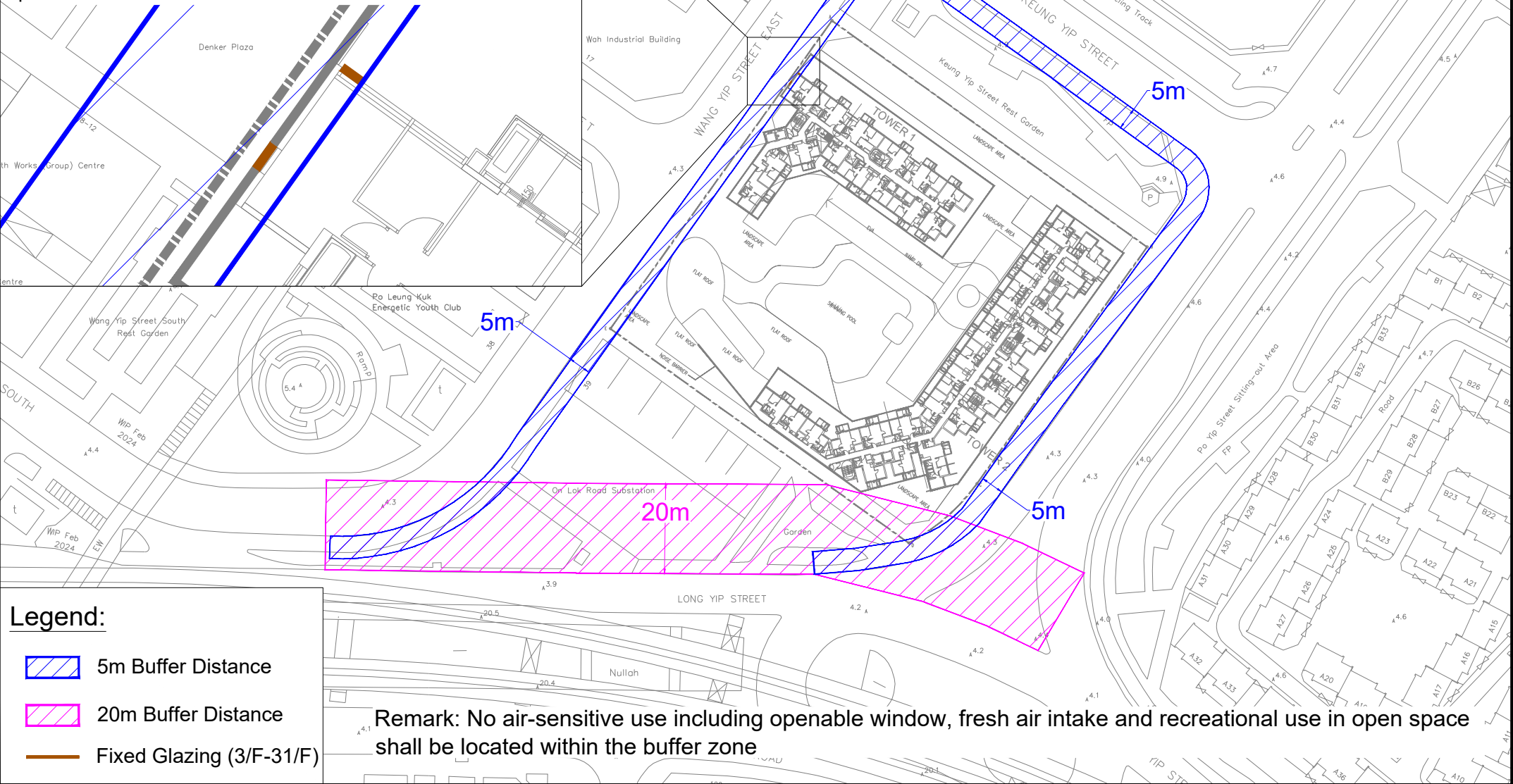


Figure: 2.1b	RAMBOLL
Title: HKPSG Vehicular Emission Buffer Distance for Nearby Road Network (Residential Tower)	Drawn by: CM
Project: Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362	Checked by: CC
	Rev.: 4.3
	Date: Sep 2026

Appendix 2-1 Correspondence from Environmental Protection Department

Calvin Chiu

From: YF CHIU/EPD <yfchiu@epd.gov.hk>
Sent: Friday, October 2, 2026 2:28 PM
To: Anna Wu
Cc: Calvin Chiu; Billy Fan; Coco Ma; Grace KF Wong
Subject: Re: Request for Information of Odour Complaints within 500m assessment area at Nos. 21-35 Wang Yip Street East (Lai Sun Yuen Long Centre) in Yuen Long
Attachments: Location of Application Site and Potential Odour Sources_200m.pdf

Some people who received this message don't often get email from yfchiu@epd.gov.hk. [Learn why this is important](#)

Dear Anna,

According to the location plan & information you provided, we have searched our database and noted that there is no odour complaint case related to the concerned potential odour sources in the period of years 2021 – 2025.

Thanks.

Regards,

Y.F. CHIU

CI(RN)21
EPD / Regional Office (North)
Tel: 2158 5861

From: Anna Wu <AYMWU@ramboll.com>
Sent: Monday, September 28, 2026 3:32 PM
To: YF CHIU/EPD <yfchiu@epd.gov.hk>
Cc: [REDACTED]

Subject: Fw: Request for Information of Odour Complaints within 500m assessment area at Nos. 21-35 Wang Yip Street East (Lai Sun Yuen Long Centre) in Yuen Long

Dear Mr. Chiu,

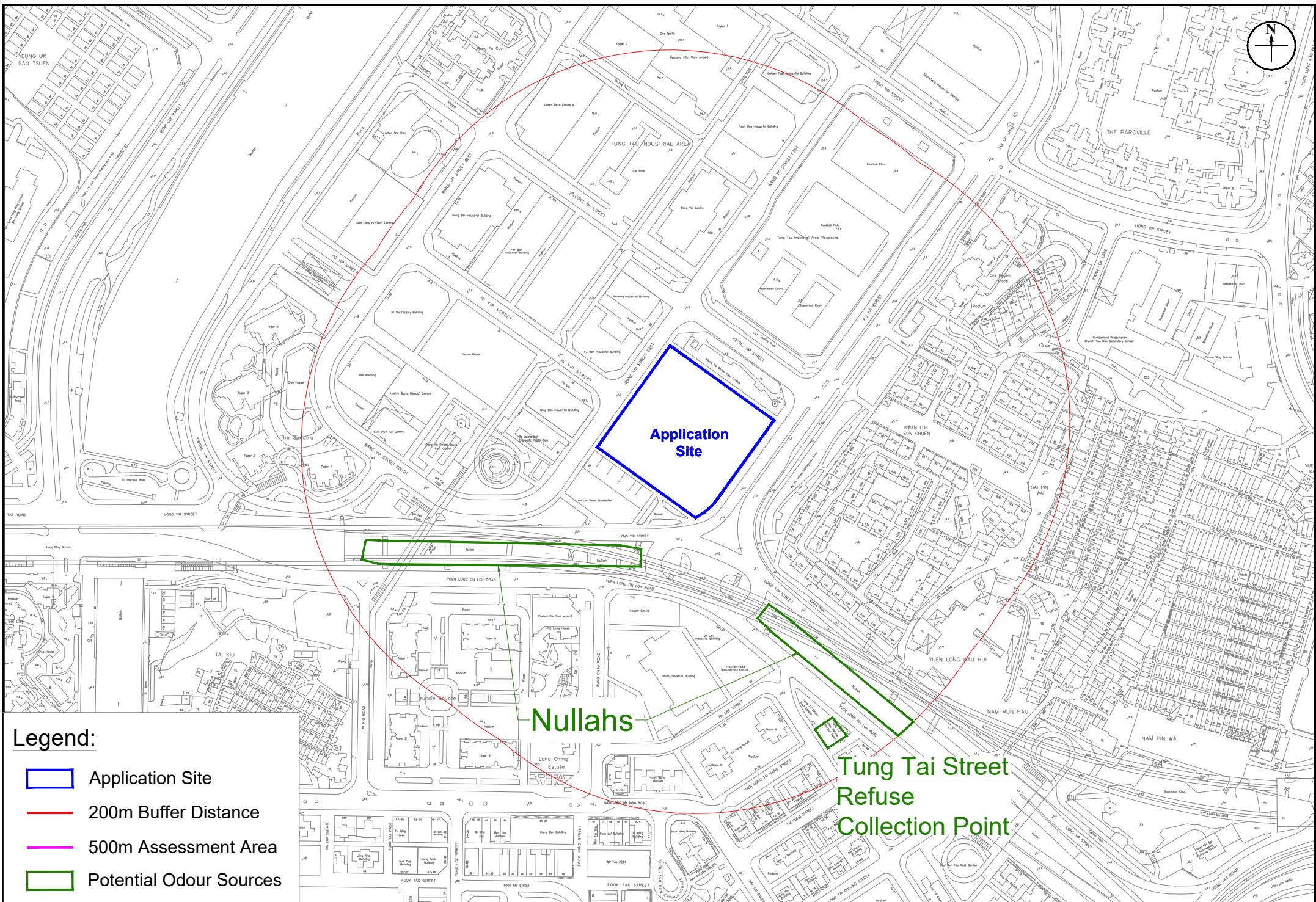
As discussed during our tele-conversation, we would be grateful if you could provide any further information to support if adverse odour impact is not anticipated from nullahs and Tung Tai Street Refuse Collection Point (e.g. if all complaints were unsubstantiated and/or the complaints lodged were not related to nullahs and Tung Tai Street Refuse Collection Point, etc.) on the odour complaints received during 2021–2025, in order to address EPD's comments.

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by 9 October 2026.

Should you have any queries, please do not hesitate to contact the undersigned. Thank you in advance for your assistance.

Kind regards
Anna Wu

Environmental Consultant
[REDACTED]



Calvin Chiu

From: YF CHIU/EPD <yfchiu@epd.gov.hk>
Sent: Friday, June 26, 2026 4:36 PM
To: Anna Wu
Cc: Calvin Chiu; Billy Fan; Coco Ma
Subject: Fw: Request for Information of Odour Complaints within 500m assessment area at Nos. 21-35 Wang Yip Street East (Lai Sun Yuen Long Centre) in Yuen Long
Attachments: Location of Application Site and Potential Odour Sources.pdf

Some people who received this message don't often get email from yfchiu@epd.gov.hk. [Learn why this is important](#)

Dear Anna,

With reference to your enquiry of 16 June 2026, please find below the complaint figures for the specified pollution sources indicated in your location plan, within the 500-metre assessment area of the Application Site.

Year	No. of Odour Complaints	Status
2021	1	All cases settled
2022	8	
2023	5	
2024	3	
2025	1	

Regards,

Y.F. CHIU
Chief Environmental Protection Inspector
Regional Office (North)
Environmental Protection Department
Tel: 2158 5871

From: Anna Wu <AYMWU@ramboll.com>
Sent: Tuesday, June 16, 2026 2:46 PM
To: HOTLINE_N/EPD <hotline_n@epd.gov.hk>
Cc: [REDACTED]
Subject: Request for Information of Odour Complaints within 500m assessment area at Nos. 21-35 Wang Yip Street East (Lai Sun Yuen Long Centre) in Yuen Long

Dear Sir/ Madam,

Environmental Assessment for Redevelopment of Lai Sun Yuen Long Centre at Nos. 21-35 Wang Yip Street East, YLTL 362
Request for Information of Odour Complaints within 500m Assessment Area at Lai Sun Yuen Long Centre in Yuen Long

We are the environmental consultant employed by the project proponent for conducting an Environmental Assessment for the captioned Redevelopment Study in Yuen Long.

Of particular interests is whether there is any information regarding historical complaint(s) received in the past five years (2021-2025) on the odour issue (if any) within the 500m assessment area of the Application Site (figure as attached).

If there are odour complaints within the 500m assessment area, we would be much appreciated if you would provide us the number of complaints received in each year between 2021 to 2025. We would be grateful if there is any additional information including the date of complaint, affected area, as well as any identification of the odour source(s) and any mitigation measures / improvements of the odour source(s), if necessary, have been implemented after receiving the complaints(s).

Due to the urgency of the project, we would be much appreciated if you could provide the requested information by 30 June 2026.

Should you have any queries, please do not hesitate to contact the undersigned. We sincerely seek your feedback on this matter. Thank you in advance for any assistance you can provide.

Kind regards
Anna Wu

Assistant Environmental Consultant



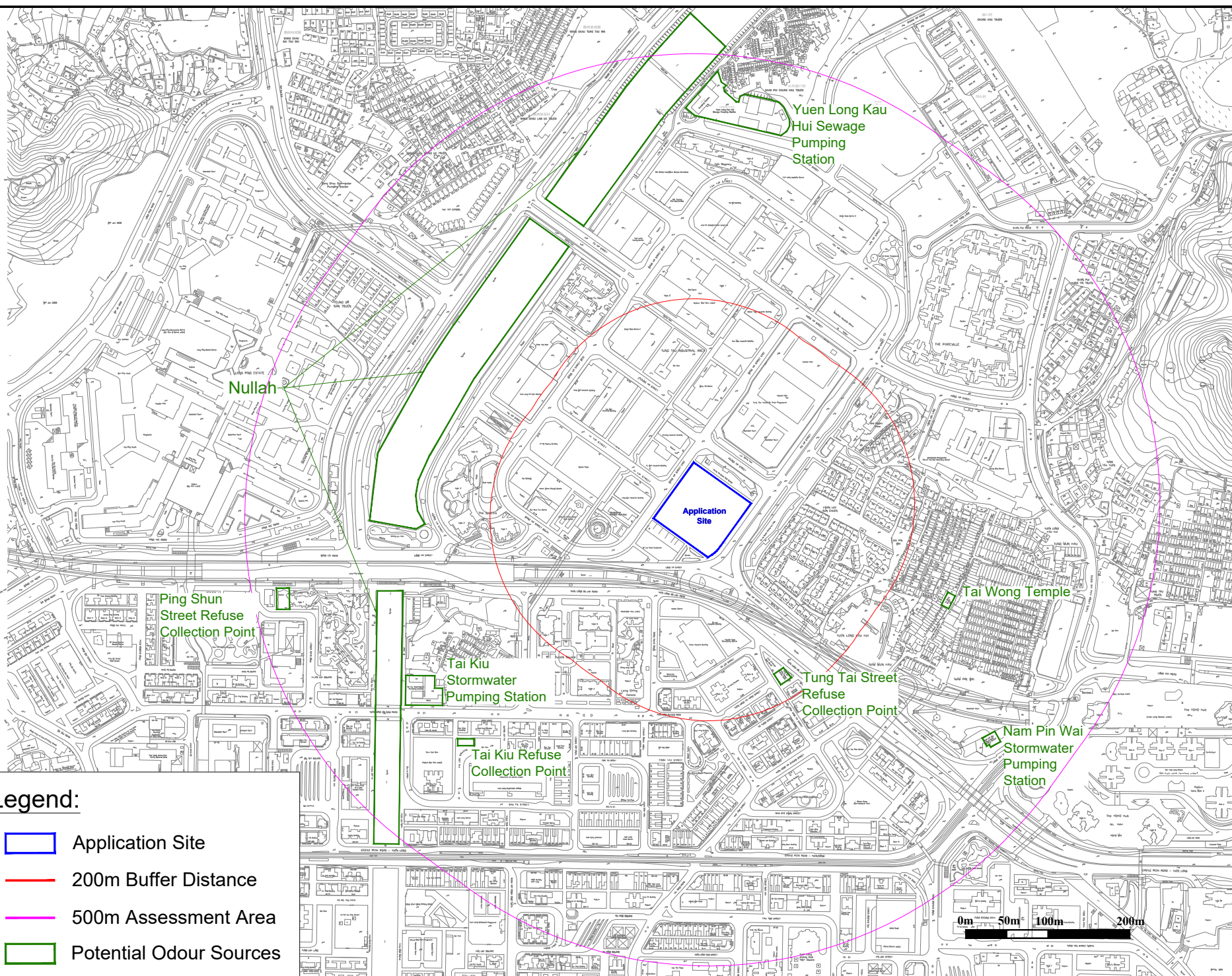
aymwu@ramboll.com

Ramboll
21st Floor
BEA Harbour View Centre
56 Gloucester Road
Wan Chai
Hong Kong

<https://ramboll.com>

Ramboll Hong Kong Limited

Classification: Confidential



Yuen Long Kau
Hui Sewage
Pumping
Station

Nullah

Application
Site

Tai Wong Temple

Ping Shun
Street Refuse
Collection Point

Tai Kiu
Stormwater
Pumping Station

Tung Tai Street
Refuse
Collection Point

Tai Kiu Refuse
Collection Point

Nam Pin Wai
Stormwater
Pumping
Station

Legend:

-  Application Site
-  200m Buffer Distance
-  500m Assessment Area
-  Potential Odour Sources

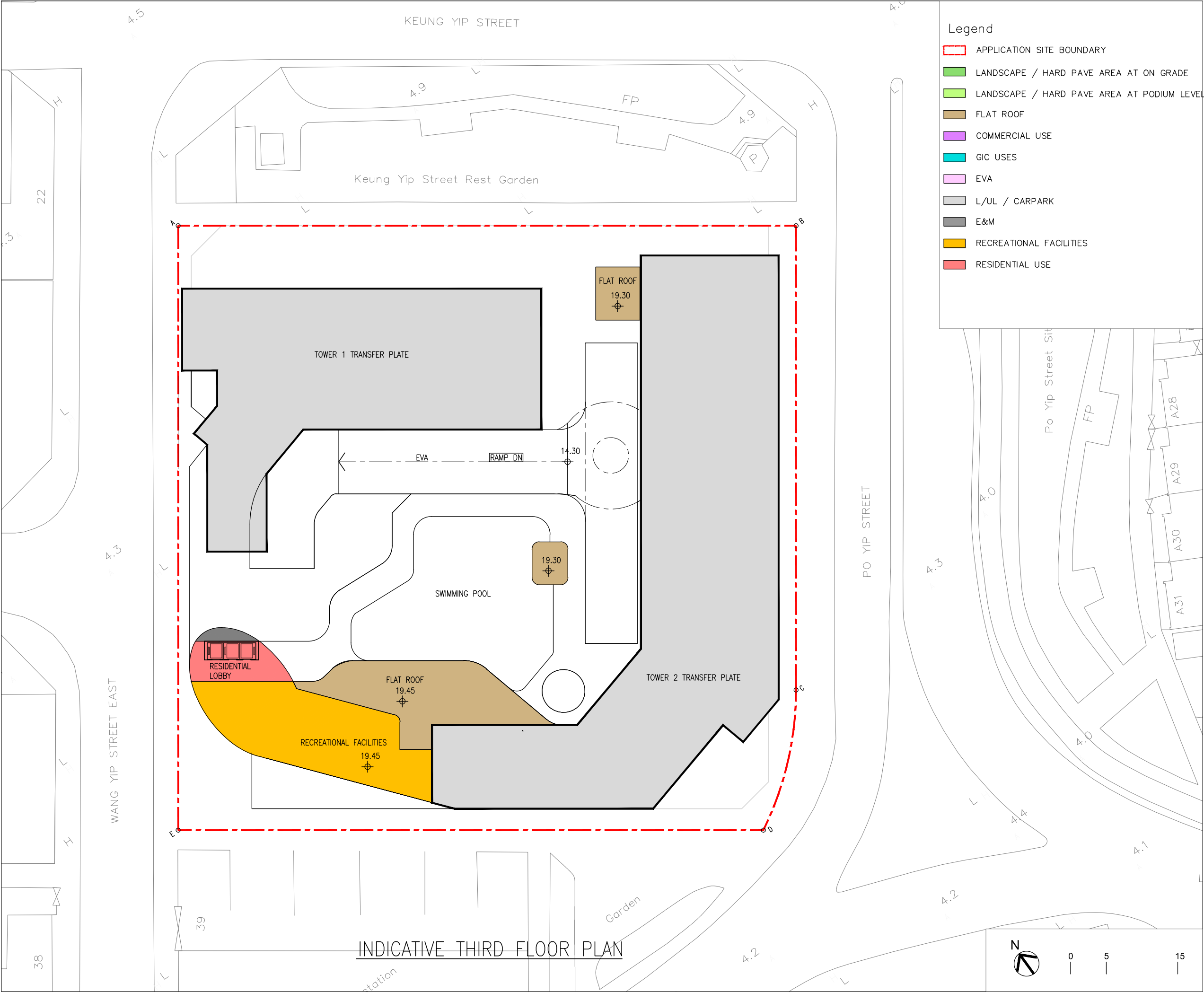
0m 50m 100m 200m

**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**

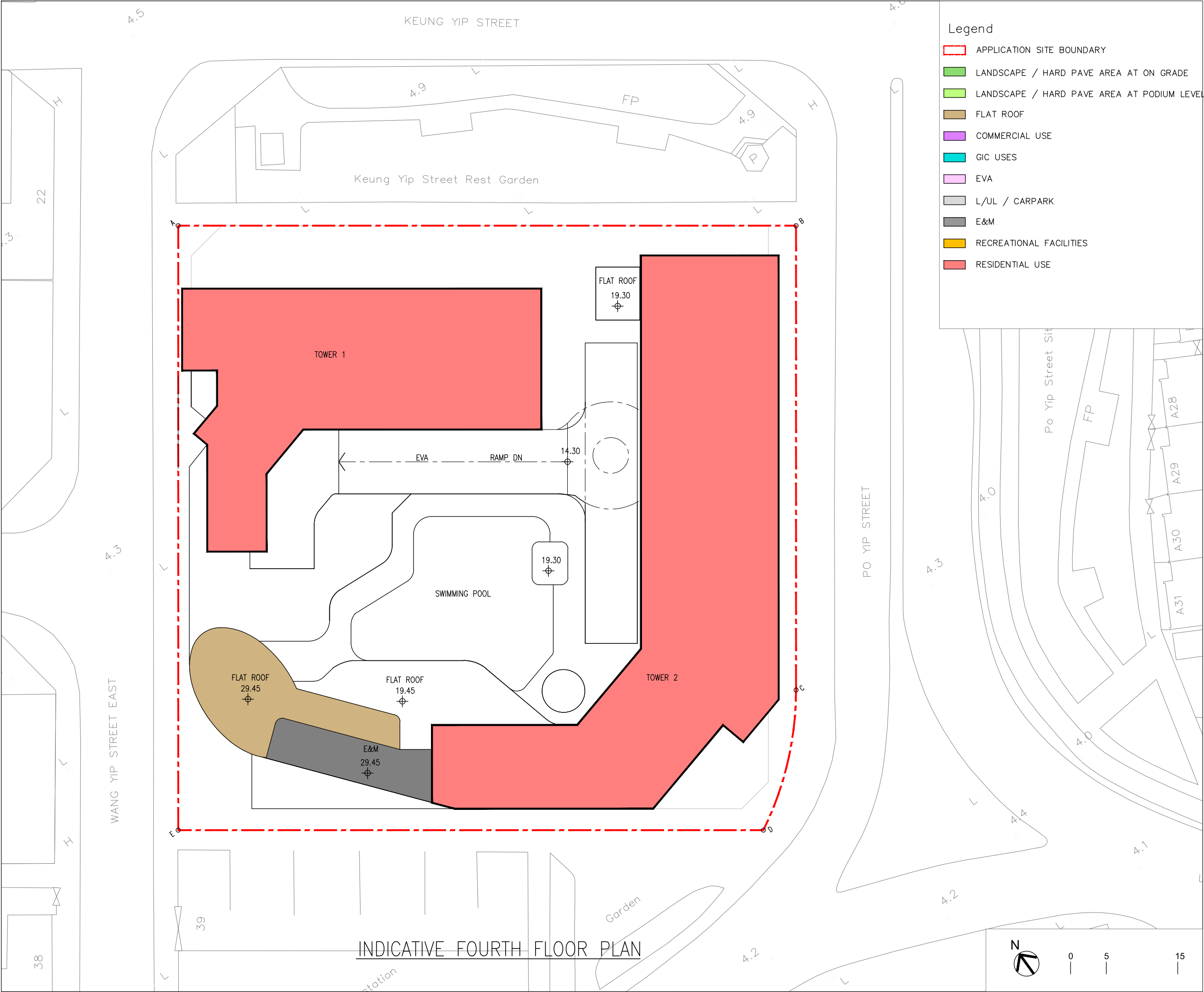
(Planning Application No: A/YL/332)

Appendix II

Updated Architectural Drawings



B.D. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
DLN DLN Architects Limited 46-47 Floor, Tower One, Times Square 劉榮廣伍振民建築師有限公司 Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿地臣街 時代廣場一座46至47樓 t + 852 2895 6888 f + 852 2576 4074 email general@dln.com.hk www.dln.com.hk			
3RD DRAFT			
ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR 所有尺寸應由承建商於工地核實 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK 所有印刷, 規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師			
PROJECT		項目名稱	
21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG			
TITLE		標題	
INDICATIVE THIRD FLOOR PLAN			
SCALE 1:500(A3)	比例	DATE APRIL 2026	日期
DRAWN BY —	製作人	CHECKED BY —	檢查
JOB NO. N3147-H	工程項目	DRAWING NO. —	圖號



B.D. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO. 修定號	REVISIONS 修定內容	DATE 日期	BY 經手人
DLN DLN Architects Limited 46-47 Floor, Tower One, Times Square 劉榮廣伍振民建築師有限公司 Matheson Street, Causeway Bay, Hong Kong 香港銅鑼灣勿地臣街 時代廣場一座46至47樓 t +852 2895 6888 f +852 2576 4074 email general@dln.com.hk www.dln.com.hk			
3RD DRAFT			
ALL MEASUREMENTS MUST BE CHECKED AT THE WORK BY THE CONTRACTOR 所有尺寸應由承建商於工地核實 DO NOT SCALE FROM DRAWINGS 尺寸不應由圖紙直接量度 ALL PRINTS, SPECIFICATIONS AND THEIR COPYRIGHT ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK 所有印刷, 規格說明及所有的版權屬於建築師及應在工程完結後歸還建築師			
PROJECT		項目名稱	
21-25 WANG YIP STREET EAST, YUEN LONG, NEW TERRITORIES, HONG KONG			
TITLE		標題	
INDICATIVE FOURTH FLOOR PLAN			
SCALE 1:500(A3)	比例	DATE APRIL 2026	日期
DRAWN BY —	製作人	CHECKED BY —	檢查
JOB NO. N3147-H	工程項目	DRAWING NO. —	圖號