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Date: 6 February 2026

TPB Ref.: A/YL-TT/760

By Email

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

Dear Sir,

**Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years at Lot 1600 RP in D.D. 119, Yuen Long, N.T.**

This letter intends to supersede our letter dated 5.2.2026.

The applicant failed to implement the FSI proposal for the last planning permission No. A/YL-TT/554 because the approved layout of the temporary structure is different from the existing temporary structure at the application site. In view of that the applicant didn't rectify the existing temporary structure at the application to the approved layout of A/YL-TT/554, he cannot implement the accepted FSI proposal.

Our response to the comments of DEP is as follows:

DEP's comments	Applicant's response
Please confirm whether the proposed toilets are portable toilets, if affirmative, whether licensed collectors will be arranged to collect and dispose the sewage and waste from the proposed use. If not, please advise whether septic tank and soakaway system will be provided. If affirmative, whether the septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.	Septic tank and soakaway system will be provided at the application site. The septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.

Should you have any questions please feel free to contact the undersigned at [REDACTED]  
[REDACTED].

Yours faithfully,



Patrick Tsui

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