

Our Ref. : DD121 Lot 921 RP & VL
Your Ref. : TPB/A/YL-TYST/1336

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

By Email

3 November 2025

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years
in “Residential (Group D)” and “Village Type Development” Zones,
Various Lots in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TYST/1336)

We are writing to submit further information responding to departmental comments upon the subject application (**Appendices I and II**).

Should you require more information regarding the application, please contact the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Danny NG
Town Planner

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- (i) The applicant would like to clarify that, the total area of product displaying area is 1,060 m² (about), accounting 31% (about) of total application site (the Site) area. The applicant believed the application area could accommodate larger sized construction tools (e.g. metal racks, metal scaffolding platforms, stepladder, wheelbarrow etc.). Such tools will be showcased for customers at designated outdoor product displaying area; whilst smaller sized tools (e.g. pipe wrench, screwdriver, power drill etc.) would be displayed within structure B1. This is to maximise the usage of Site for product displaying to potential customers; and
- (ii) The applicant would like to submit a response-to-comments table for the consideration of government bureaux/departments:

Comments of the Director of Environmental Protection (DEP)		
(1)	Please confirm whether the proposed toilet is a portable toilet, 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 designed and constructed according to the requirements of EPD' ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification Authorized Person.	The applicant will strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise adverse environmental impacts and nuisance to the surrounding areas. The applicant will also comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period. The applicant confirmed the proposed toilet is a portable toilet where professional licensed collectors will be arranged by the applicant to collect and dispose the sewage and waste from the proposed use on a regular basis for further treatment. Such that, adverse impact towards the surrounding environment would be lessen.