



Date : 22nd April, 2026
Our Ref. : ADCL/PLG-10341/L002

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

By Email

Dear Sir/Madam,

**Re: Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories
(Planning Application No. A/YL-TYST/1351)**

We refer to the departmental comments received from the Environmental Protection Department regarding the subject application and would like to provide a Responses-to-Comments Table to address the abovementioned departmental comments and facilitate considerations by the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

A handwritten signature in black ink, appearing to be 'Thomas LUK', written over a horizontal line.

Thomas LUK

Encl.
c.c. Client



Section 16 Planning Application for Proposed Temporary Shop and Services and Eating Place for a Period of 3 Years at Lot 1023 S.B RP, 1033 S.C, 1034 S.A RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	17.4.2026	<p>Please clarify the following:</p> <p>a) confirm whether the proposed use involve any cooking activities, if affirmative, please confirm whether the subject site will be properly design and maintain adequate mechanical ventilation and necessary pollution control measures to avoid accumulation of aerial emissions and minimise oily fume and cooking odour emissions to the nearby air sensitive receivers including nearby residents, by making reference to EPD's Pamphlet "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" which is available at EPD's website;</p>	<p>Please be advised that the proposed development involves cooking activities and the application site would be properly design and maintain adequate mechanical ventilation and necessary pollution control measures to avoid accumulation of aerial emissions and minimise oily fume and cooking odour emissions to the nearby air sensitive receivers including nearby residents, by making reference to EPD's Pamphlet "Control of Oily Fume and Cooking Odour from Restaurant and Food Business".</p>
		<p>b) confirm whether there is any kitchen and/ or washing area, if affirmative, please confirm whether all wastewater collected from kitchen and washing areas, including that from basins,sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow; and</p>	<p>Kitchen and washing area would be provided within the application site. It is confirmed that all wastewater collected from kitchen and washing areas, including that from basins,sinks and floor drains, would be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow.</p>
		<p>c) clarify the products and/ or services to be provided under the proposed use (shop and services).</p>	<p>The proposed use aims to establish an eating place, together with shops and services, to serve the nearby residential communities. It is intended to include a local provision store. While the specific types of shops and services may change based on market needs, it is clarified that the proposed use would only include uses stated under 'Shops and Services' as defined under the Definition of Terms ("DoT") used in Statutory Plans.</p>