

Your Ref.: A/YL-TYST/1306

Our Ref.: A7053/TL25080

11 March 2025

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

By Post and E-mail  
tpbpd@pland.gov.hk

Dear Sir,

**Submission of Further Information (FI)**

**Temporary Shop and Services for a Period of 5 Years in “Residential (Group B)1” Zone,  
Lot 1375 RP (Part) in D.D. 121 and Adjoining Government Land,  
Tong Yan San Tsuen, Yuen Long, New Territories  
(Application No. A/YL-TYST/1306)**

We write to submit FI in response to departmental comment(s) conveyed by the Planning Department for the captioned application, which serves to supersede our previous submission under our reference A7053/TL25078 dated 10.3.2025.

Yours faithfully,  
For and on behalf of  
Goldrich Planners & Surveyors Ltd.



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Francis LAU

Encl.

c.c.

DPO/TMYLW, PlanD

(Attn.: Mr. Edwin YEUNG)

*By E-mail only*

**Further Information for Planning Application No. A/YL-TYST/1306****Response-to-Comments****Comments from the Transport Department**

<b>I.</b>	<b>Comments</b>	<b>Responses</b>
1.	The applicant should clarify what goods would be traded in the retail services;	Hardware groceries and construction materials, including fasteners, pipes, cement, concrete, tools etc. would be sold in the development.
2.	The applicant should clarify whether there would be vehicles going into/from the application site;	No vehicles would be going into/from the application site. A loading/unloading space for light goods vehicle is proposed on the southern side near the site (about 1 minute walking distance). Please refer to the Plan showing the location of loading/unloading space for details ( <b>Plan 7</b> ). It is expected that the loading/unloading activity of material would take about 15 minutes. As such, it would not cause adverse traffic impact to Tong Yan San Tsuen Road.
3.	The applicant should be reminded no parking is allowed on the public road except at the designated locations.	Noted.

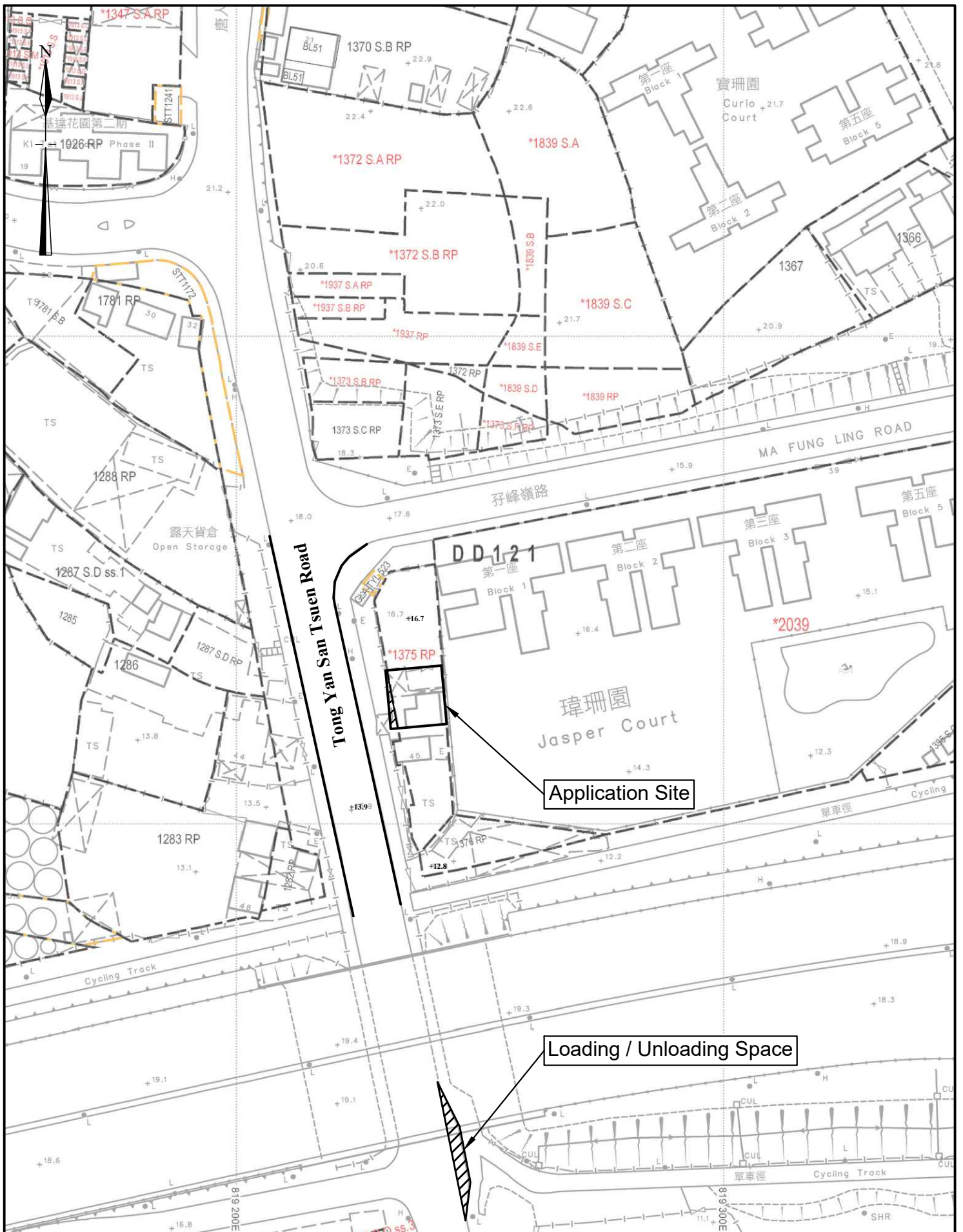
**Comments from the Director of Environmental Protection**

<b>II.</b>	<b>Comments</b>	<b>Responses</b>
1.	It is noted from the planning statement that a 5.3 tonnes heavy goods vehicle will be used for delivery of materials and no parking space nor loading/unloading space will be provided at the Site. Please clarify whether heavy goods vehicles (medium/heavy goods vehicles, with a permitted gross vehicle weight exceeding 5.5 tonnes) will be involved.	The applicant would like to clarify that only light goods vehicle will be used for delivery of materials. No medium/heavy goods vehicles will be involved.

**Comments from the Director of Fire Services**

<b>III.</b>	<b>Comments</b>	<b>Responses</b>
1.	Modified hose reel system shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022.	Noted. The FSI proposal has been revised ( <b>Plan 5</b> ).

- END -



**1 : 1000**

**March 2025**

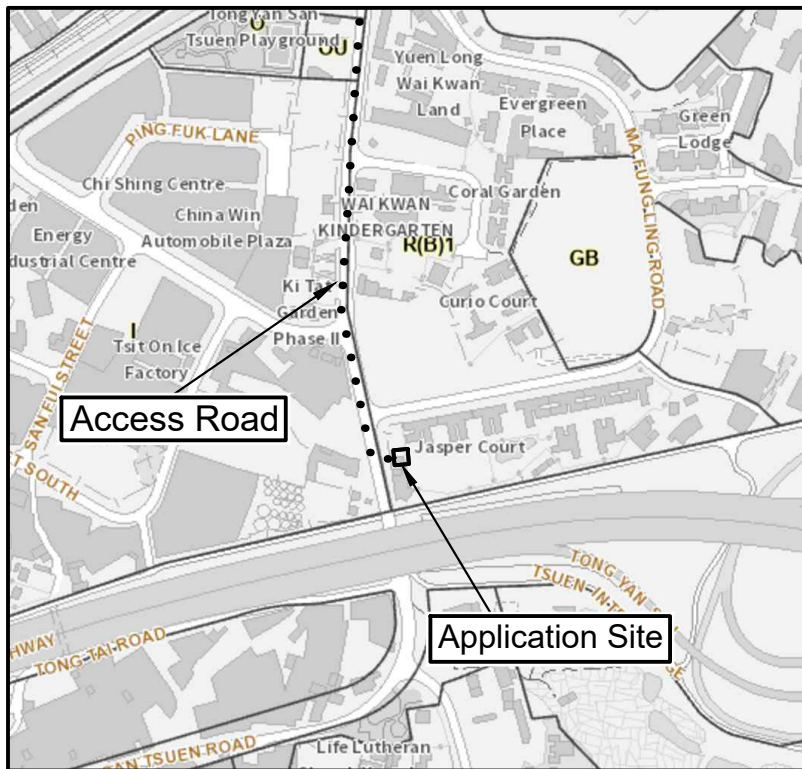
**Plan Showing Location of Loading / Unloading Space**

**Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories**

**Goldrich Planners & Surveyors Ltd.**

**Plan 7 (A 7053)**

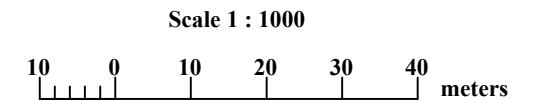




**FS NOTES:**

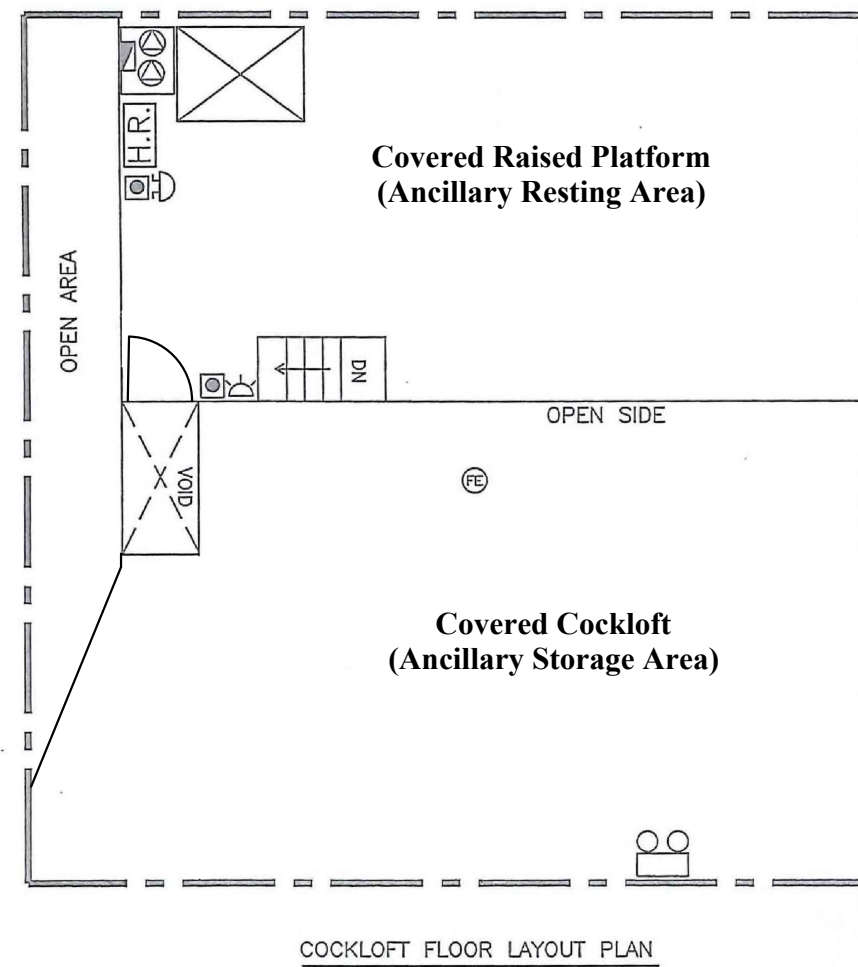
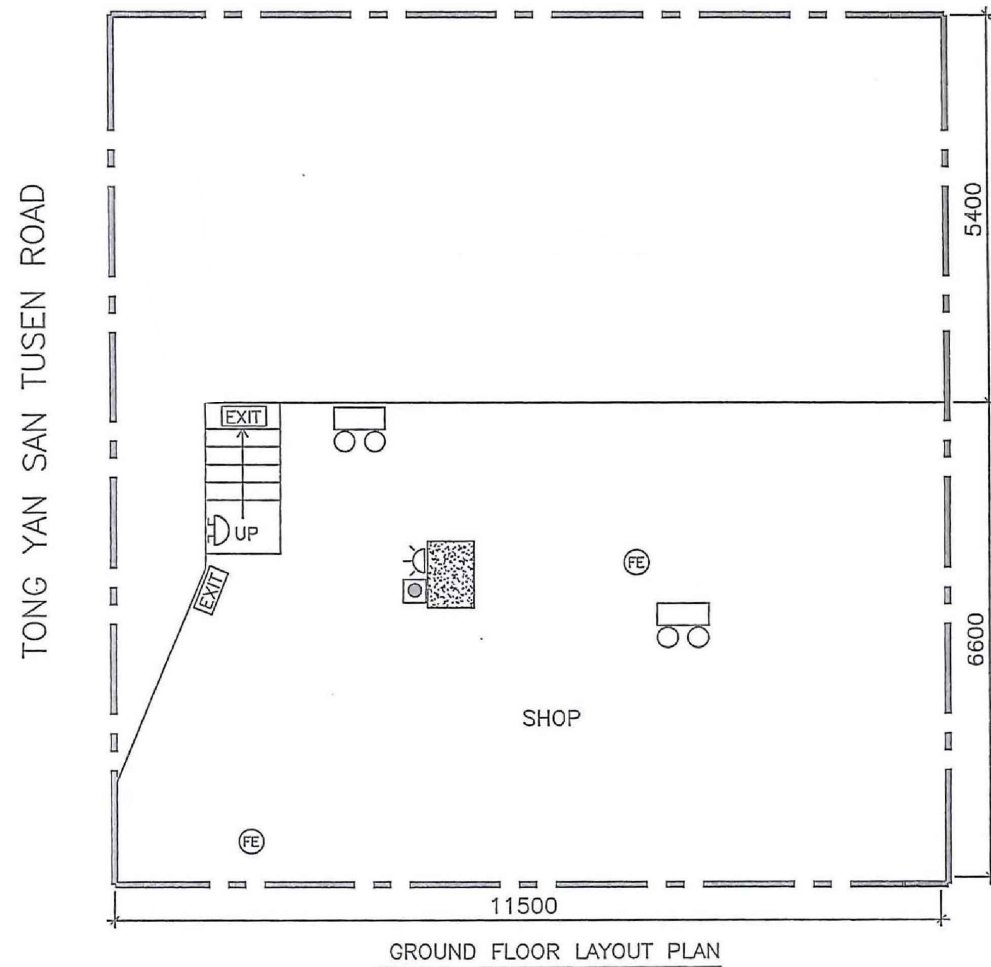
- (i) Sufficient emergency lighting shall be provided in accordance with BS 5266-1:2016, BS EN 1838:2013 and the FSD Circular Letter No. 4/2021
- (ii) Sufficient directional and exit signs shall be provided in accordance with BS 5266-1:2016 and the FSD Circular Letter 5/2008.
- (iii) Portable hand-operated approved appliances shall be provided as required by occupancy.
- (iv) Fire alarm system shall be provided throughout the entire building in accordance with BS 5839-1:2017 and FSD Circular Letter 6/2021. One actuating point and one audio warning device to be located at each hose reel point. This actuation point should include facilities for fire pump start and audio/visual warning device initiation.
- (v) A modified hose reel system supplied by 2m<sup>3</sup> FS water tank shall be provided in accordance with the Code of Practice for Minimum Fire Service Installations and Equipment 2022. There shall be sufficient hose reels to ensure that every part of each building can be reached by a length of not more than 30m of hose reel tubing.

**REMARKS :**



**LEGEND :**

	Application Site	
	2m <sup>3</sup> F.S. Water Tank	x1
	Fixed F.S. Pump	x2
	Fire Alarm Hosereel Pump Control Panel	x1
	Hosereel	x1
	Fire Alarm Bell	x2
	Manual Fire Alarm Call Point	x3
	Visual Fire Alarm	x2
	Emergency Light	x3
	Exit sign	x2
	5.0 Kg CO2 Gas type Fire Extinguisher	x3



**1:1000 (A3)**

**March 2025**

**Fire Service Installations Proposal**

Lot 1375 R.P. (part) in D.D. 121 and Adjoining Government Land,  
Tong Yan San Tsuen, Yuen Long, New Territories

**Goldrich Planners & Surveyors Ltd.**

**Plan 5  
( A 7053 )**