

Date: 27 August 2026

TPB Ref.: A/YL-TT/788

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 & Services, Eating Place and Public Vehicle Park for Private Car with Ancillary Electric Vehicle Charging Station & Associated Facilities for a Period of 3 Years at Lot 4043 RP (Part) in D.D. 116, Tai Tong, Yuen Long, N.T.

This letter intends to supersede our letter dated 23.8.2026. Our response to the comments of EEB:

Comments of EEB	Applicant's response
(i) It is noted from P.5 of the attached application form that there will be a total of 36 Private Car Parking Spaces. It is also noted from P.3 of the attached drawing that 18 out of 36 parking spaces will be equipped with charging facilities. Please advise the output power of the 18 charging facilities;	The output of the 18 charging facilities will be 7kW.
(ii) To echo with the latest version of Ch.8 of HKPSG about EV charging facilities and to support the Government's policies in promoting the wider adoption of EVs, the applicant is suggested to comply with the relevant requirement of HKPSG, i.e., <u>EV chargers with output power of not less than 7kW should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site.</u>	EV chargers with output power of 7kW would be installed at 18 parking spaces.

Our response to the comments of EPD:

Comments of EPD	Applicant's response
(i) clarify whether the proposed use will involve any use of public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing; (ii) confirm whether the septic tank and soakaway system will be provided and 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; and (iii) 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. In addition, if there is a kitchen, please confirm whether EPD's "Control of Oily Fume and Cooking Odour form Restaurant and Food Business" will be followed to minimize oily fume and cooking odour emissions.	No public announcement system, portable loudspeaker or any form of audio amplification system and whistle blowing will be involved at the application site. Septic tank and soakaway system will be provided. 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. There is kitchen and washing area. 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. EPD's "Control of Oily Fume and Cooking Odour form Restaurant and Food Business" will be followed to minimize oily fume and cooking odour emissions.

The EV charging facilities will be provided at 18 parking spaces and it would be operated as an add-on facilities for the hourly parking vehicles for the public vehicle park.

Concerning the public comments, the applicant would like to highlight that the proposed shops and services, eating place and public vehicle park are intended to serve the neighbourhood so that it would not generate significant amount of traffic because most of the clients will access the application site on foot. The proposed public vehicle park is indeed to meet the acute demand for parking spaces for adjacent

indigenous village. The applicant will provided drainage proposal and adequate drainage facilities to drain the surface runoff generated at the application site to the proper drainage point. The application site is close to public drainage facilities so that it would not generate adverse drainage impact to the surrounding environment.

Should you have any enquiries, please feel free to contact our Mr. Patrick Tsui at [REDACTED] [REDACTED] at your convenience.

Yours faithfully,



Patrick Tsui

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