

Our Ref. : DD116 Lot 4042 & 4043 RP

Your Ref. : TPB/A/YL-TT/792

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

By Email

4 August 2026

Dear Sir,

1st Further Information

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/792)

We are writing to submit further information to address departmental comments of the subject application (**Appendix I**).

Should you require more information regarding the application, please contact our Mr. Danny NG at ([REDACTED]) or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Louis TSE
Town Planner

cc DPO/TMYLW, Pland

(Attn.: Ms. Sandi TANG
(Attn.: Mr. Kevin LAM

email: swstang@pland.gov.hk)
email: kthlam@pland.gov.hk)

[REDACTED]

Responses-to-Comments

**Proposed Temporary Shop and Services, Eating Place and Public Vehicle Park (Private Cars Only)
with Ancillary Electric Vehicle Charging Station and Office
for a Period of 5 Years in "Village Type Development" Zone,
Lots 4042 and 4043 RP (Part) in D.D.116, Tai Tong, Yuen Long, New Territories**

(Application No. A/YL-TT/792)

- (i) The applicant would like to provide clarifications in response to comments of the general public, details are as follows:

The applicant has carefully assessed the potential environmental impacts on the surrounding environment. Several mitigation measures will also be proposed and implemented to avoid potential nuisances to the nearby settlements, in accordance with the requirements stipulated in various government guidelines. Therefore, it is believed that the proposed development will result in only minimal nuisance to the nearby settlements.

Traffic aspect

- Regarding the traffic generation, it is estimated that only 6 trips of light goods vehicle and private car will be generated per day during the non-peak hours. As infrequent trips will be generated, adverse impact on the nearby road networks should not be anticipated.

Drainage and Fire Safety aspect

- The applicant submitted a drainage proposal to provide mitigation measures to avoid any potential drainage impact generated from the proposed development. The applicant will submit/implement the fire service installations and drainage proposals respectively after planning permission has been granted by the Town Planning Board (the Board) to avoid any potential fire risk and drainage impact and to the surrounding settlements.

Environmental aspect

- 2.5m high solid metal walls will be erected along the site boundary as sound and visual barriers to minimise potential nuisance to the surrounding settlements. The boundary wall will be installed properly by licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on boundary wall. In addition, maintenance will be conducted by the applicant regularly.

(ii) A RtoC Table:

Departmental Comments		Applicant's Responses
1. Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) (Contact Person: Mr. H. Y. HO; Tel.: 2152 5778)		
(a)	Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	A layout plan showing at least 1.5 m setback from the existing water mains as a waterworks reserve is provided for your consideration (Plan 1). No structure will be erected and no material will be stored within the waterworks reserve area. Free access will be provided for staff / contractor of WSD to carry out construction, inspection, operation, maintenance and repair works at any time during the planning approval period.
(b)	In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	
(c)	No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	No trees or shrubs with penetrating roots will be planted within the waterworks reserve or in the vicinity of the water main.
(d)	Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.
2. Comments of the Director of Environmental Protection (DEP) (Contact Person: Mr. Jeremy FONG; Tel: 2835 2164)		
(a)	confirm whether septic tank and soakaway system will be provided and if affirmative, whether the petrol interceptor, septic tank and soakaway system will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including	During the operation of the proposed development, the major source of wastewater will be sewage from the washroom generated by staff and visitor. The applicant will implement good practices under <i>ProPECC PN 1/23</i> when designing on-site sewage system

	requirements for minimum clearance distance, percolation test and certification by Authorized Person; and	within the application site (the Site). Septic tank will be provided within the Site for sewage treatment. Licensed collectors will be employed by the applicant to collect and dispose of sewage regularly.
(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.	The applicant confirms that designated kitchen and washing facilities are provided as part of the proposed scheme. The applicant confirms that all trade effluent and wastewater generated from the kitchen and washing areas - including discharge from basins, sinks, and floor drains will be collected and routed through a properly sized grease trap, in full compliance with the requirements of EPD's Practice Note ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow.
3. Comments of the Secretary for Environment and Ecology (SEE) (Contact Person: Mr. Vincent FONG; Tel: 3863 0632)		
(a)	It is noted from P.9 of the attached application form that there will be 22 private car (PC) parking spaces. It is also noted from para. 3.6 on P.11 out of 43 of the attached supplementary information that "all the proposed PC parking spaces will be equipped with electric vehicle charging facilities". Please advise the output power of the 22 EV charging facilities.	The applicant clarifies and confirms that all 22 proposed private car parking spaces will be equipped with EV charging facilities boasting an output power of not less than 7kW (i.e., medium-speed AC chargers). This fully aligns with and complies with the latest requirements set out in Chapter 8 of the <i>Hong Kong Planning Standards and Guidelines</i> (HKPSG) to support the Government's policy on promoting EV adoption.
(b)	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>	

4. Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) (Contact Person: Ms. S. L. CHENG; Tel.: 2443 1072)		
(a)	<u>Unauthorized structure(s) within the said private lot(s) covered by the planning application</u> LandsD has reservation on the planning application since there is/are unauthorized structure(s) and/or uses on Lot Nos. 4042 and 4043 RP in D.D. 116 which is/are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularization on the lease breaches as demanded by LandsD. If the planning application is approved, the lot owner(s) shall apply to this office for a Short Term Waiver (STW) to permit the structure(s) covered within the said private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it/they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed is temporary in nature, only erection of temporary structure(s) will be considered.	Noted. The applicant will submit a short term waiver application to rectify the proposed structures erected on the concerned lots after planning permission has been granted from the Town Planning Board. No structure will be used for domestic use.

DEVELOPMENT PARAMETERS

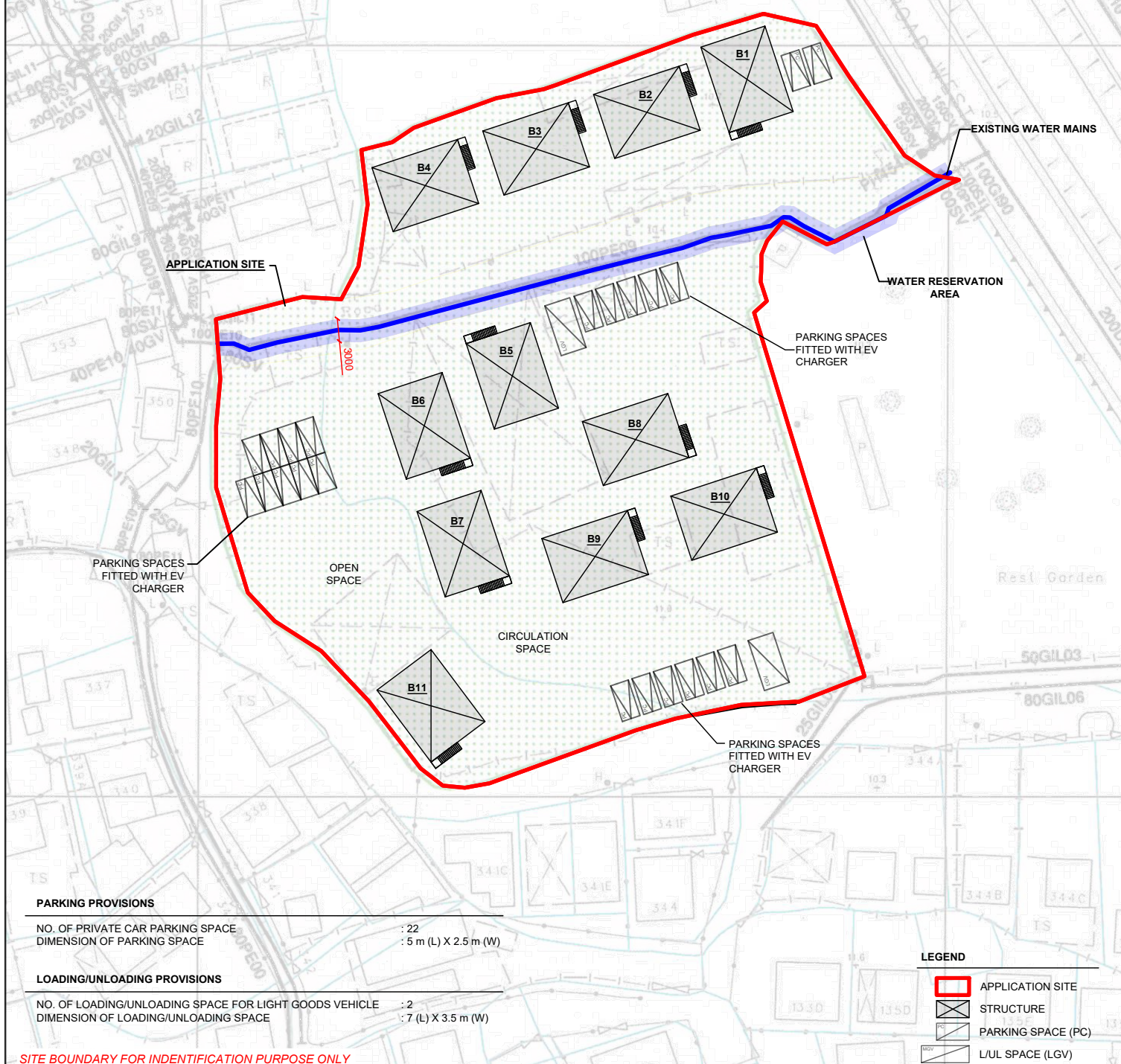
APPLICATION SITE AREA	: 6,313 m ²	(ABOUT)
COVERED AREA	: 1,276 m ²	(ABOUT)
UNCOVERED AREA	: 5,037 m ²	(ABOUT)
PLOT RATIO	: 0.4	(ABOUT)
SITE COVERAGE	: 20%	(ABOUT)
NO. OF STRUCTURE	: 11	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,464 m ²	(ABOUT)
TOTAL GFA	: 2,464 m ²	(ABOUT)
BUILDING HEIGHT	: 7.5 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE USE

B1	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B2	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B3	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B4	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B5	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B6	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B7	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B8	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B9	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B10	EATING PLACE, SHOP & SERVICES, OFFICE	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)
B11	EATING PLACE, SHOP & SERVICES	116 m ² (ABOUT)	224* m ² (ABOUT)	7.5 m (ABOUT)(2-STOREY)

TOTAL 1,276 m² (ABOUT) 2,464 m² (ABOUT)

*** GFA OF 1/F	: 108 m ²	(ABOUT)
GFA OF G/F	: 108 m ²	(ABOUT)
COVERED AREA OF STAIRCASE	: 8 m ²	(ABOUT)
TOTAL GFA	: 224 m ²	(ABOUT)



LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/LU SPACE (LGV)

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, EATING PLACE AND PUBLIC VEHICLE PARK (PRIVATE CAR ONLY) WITH ANCILLARY ELECTRIC VEHICLE CHARGING STATION AND OFFICE FOR A PERIOD OF 5 YEARS

ADDRESS

VARIOUS LOTS IN D.D. 116, TAI TONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY

MN

DATE

6.5.2026

REVISED BY

LT

DATE

30.7.2026

TITLE

LAYOUT PLAN

DWG NO.

PLAN 1

VER.

001

