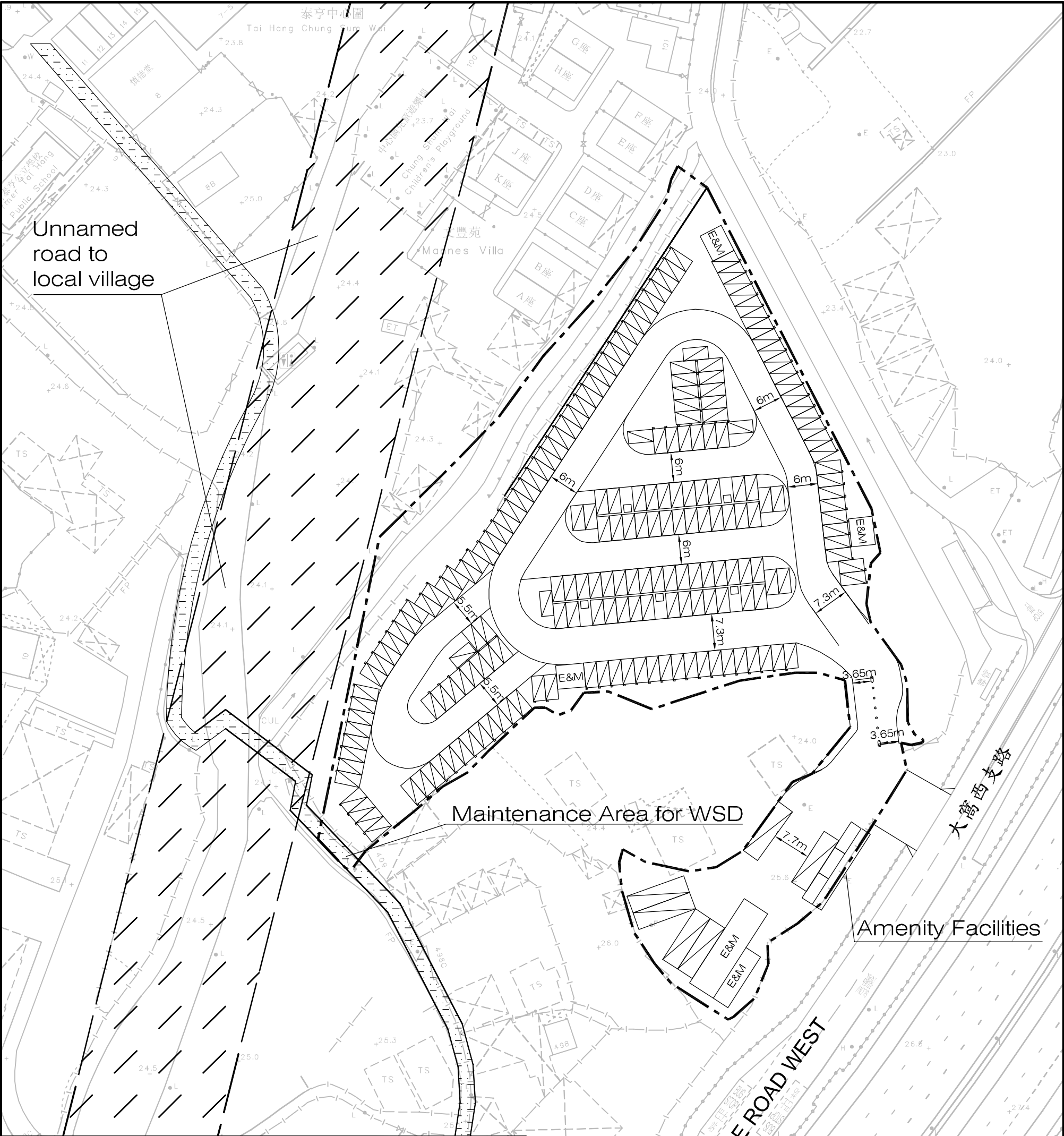
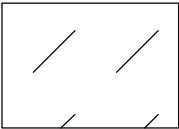


Annex 1

Updated Figure 3.1 of Traffic Impact Assessment



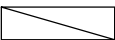
LEGEND :



Waterworks Reserve



Car Parking Space
@5.0m(L) X 2.5m(W)



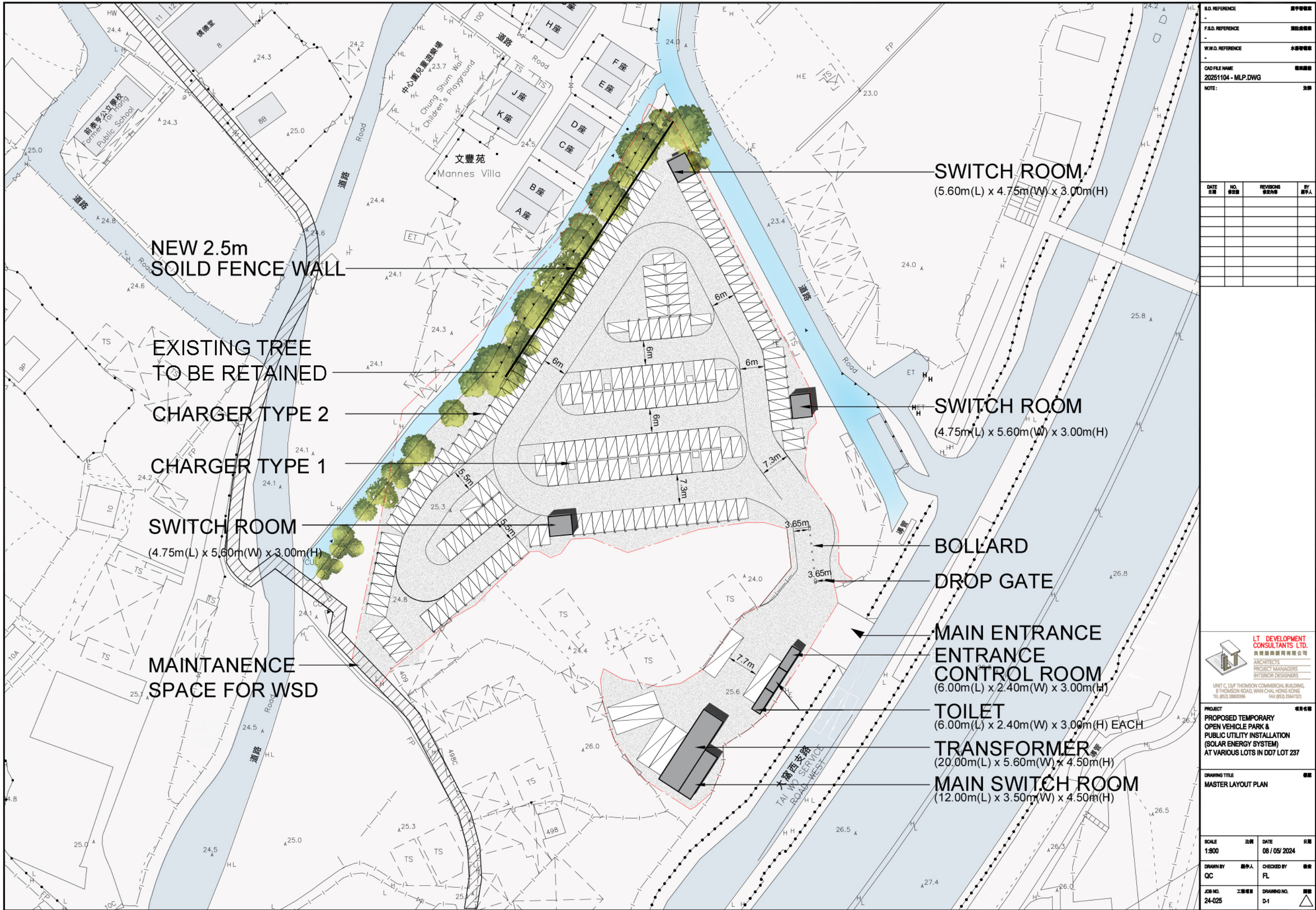
"Shared-use"
HGV and Coach Parking Space
@12.0m(L) X 3.5m(W)

Project Title	PROPOSED TEMPORARY PUBLIC VEHICLE PARK WITH ELECTRIC VEHICLE CHARGING FACILITIES AND FILLING OF LAND FOR A PERIOD OF 3 YEARS, VARIOUS LOTS IN DD7, KAU LUNG HANG, TAI PO, NEW TERRITORIES				Job No. J7353	Figure No. 3.1		Scale in A3 1 : 800	
	Designed by L K W	Drawn by S C Y	Checked by K C	Revision C	Date 05 NOV 2025	CKM Asia Limited Traffic and Transportation Planning Consultants 21st Floor, Methodist Housc, 36 Henmessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5990 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk			
Figure Title	LAYOUT PLAN OF THE PROPOSED TEMPORARY PUBLIC VEHICLE PARK								

T:\JOB\J7350-J7399\J7353\2025 11\Fig 3.1 SP RevC.dwg

Annex 2

Updated Schematic Site Layout



B.D. REFERENCE	圖字編號
F.S.D. REFERENCE	圖則編號
W.W.D. REFERENCE	水務編號
CAD FILE NAME	檔案名稱
20251104 - MLP.DWG	
NOTE:	說明

DATE	NO.	REVISIONS	BY
日期	修訂號	修訂內容	修訂人

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PROJECT
PROPOSED TEMPORARY
OPEN VEHICLE PARK &
PUBLIC UTILITY INSTALLATION
(SOLAR ENERGY SYSTEM)
AT VARIOUS LOTS IN DD7 LOT 237

DRAWING TITLE
MASTER LAYOUT PLAN

SCALE	比例	DATE	日期
1:800		08 / 05 / 2024	
DRAWN BY	繪圖人	CHECKED BY	校核
QC		FL	
JOB NO.	工程編號	DRAWING NO.	圖號
24-025		D-1	△

Annex 3

Replacement Pages of Supporting Planning Statement

Executive Summary

The Applicant, Wing Lee (Kong Shum) Transportation Limited, is seeking approval from Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the Proposed Temporary Public Vehicle Park with Electric Vehicle Charging Facilities and Filling of Land (“Proposed PVP”) at Lot Nos. 237 S.E RP, 237 S.F RP, 237 S.G RP, 237 S.H, 237 S.I, 237 S.J RP, 237 S.K RP, 237 S.L RP, 237 S.M, 237 S.O RP and 237 S.P RP in DD7, Kau Lung Hang, Tai Po (“the Site”) for a period of 3 years. The Site is zoned “Agriculture” (“AGR”) on the Approved Kau Lung Hang Outline Zoning Plan (“Approved OZP”) No. S/NE-KLH/11.

With a site area of about 9,064 sq.m., a total of 205 nos. of parking spaces for electric vehicles (“EV”), and 6 nos. of parking spaces for coaches / Heavy Goods Vehicles will be provided at the Site. The Proposed PVP is fully justified due to the following reasons:

- The Proposed PVP is in-line with Government’s Policy for increasing parking spaces in the rural areas;
- The Proposed PVP is necessary to address the increasing demand of charging facilities for EVs;
- The Proposed PVP is temporary in nature and will not affect the long-term agricultural development in the “AGR” zone;
- The proposed use is compatible with the surrounding land use context;
- Approval of planning application will not result in degradation of natural environment in the Site;
- EVs are environmentally friendly and no environmental nuisance is anticipated during the operation of the public vehicle park;
- Proposed use will strictly comply with the “*Condition for Working within Gathering Grounds*” outlined by Water Supplies Department;
- No adverse drainage and traffic impact due to the Proposed PVP will be anticipated;

In view of the above, the Planning Application should be supported by the TPB from planning and technical points of view.

行政摘要

(內文如有差異，應以英文版本為準)

申請人 Wing Lee (Kong Shum) Transportation Limited 擬根據《城市規劃條例》第 16 條向城市規劃委員會（下稱「城規會」）申請於大埔九龍坑丈量約份第 7 約地段第 237 號 E 分段餘段、第 237 號 F 分段餘段、第 237 號 G 分段餘段、第 237 號 H 分段、第 237 號 I 分段、第 237 號 J 分段餘段、第 237 號 K 分段餘段、第 237 號 L 分段餘段、第 237 號 M 分段、第 237 號 O 分段餘段及第 237 號 P 分段餘段作臨時臨時公眾停車場、電動車充電設施及填土工程（下稱「擬議發展」），為期三年。申請地點位於九龍坑分區計劃大綱核准圖編號 S/NE-KLH/11 之「農業」地帶內。

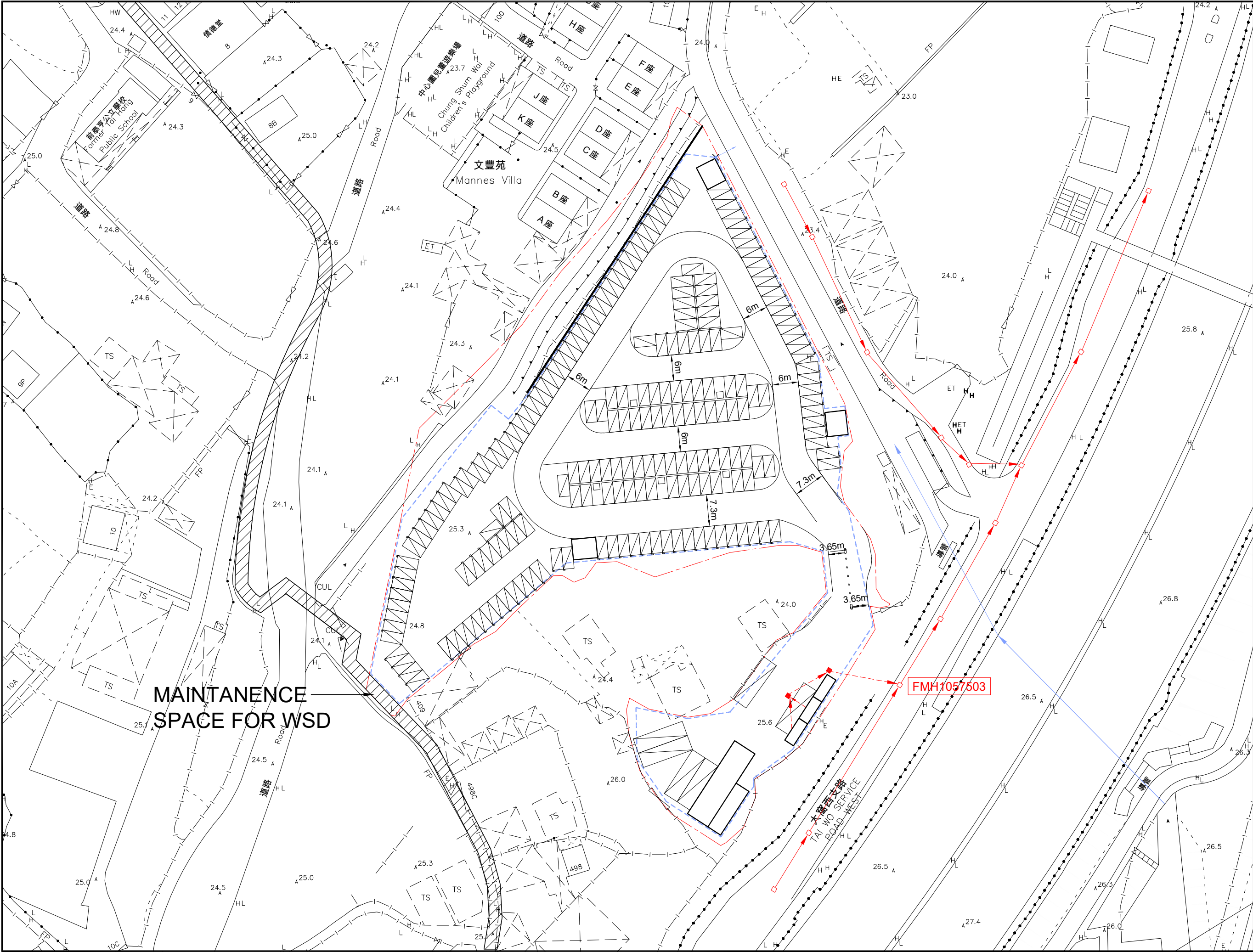
申請地點的總面積約為 9,064 平方米，並提供 205 個私家車泊車位，以及 6 個旅遊巴 / 重型貨車泊車位。申請人提出是次規劃申請是基於以下理據：

- 擬議公眾停車場符合現行政府在鄉郊地區增加停車位的政策。
- 擬議發展提供停車位及充電設施，以滿足電動車對停車位及充電設施的日益需求。
- 擬議發展僅為臨時性質，不會對「農業」地帶內的長遠農業發展造成影響。
- 擬議發展與周遭土地用途相容。
- 擬議發展不會破壞周遭的自然環境。
- 電動車為環保的交通工具，擬議發展不會在營運時對附近環境帶來滋擾。
- 擬議公眾停車場會嚴格遵守水務署於集水區內發展的指引。
- 擬議發展不會帶來不良的交通及渠務影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面上獲城規會支持。

Annex 5

Updated Drainage and Sewerage Proposals



B.D. REFERENCE
-

F.S.D. REFERENCE
-

W.W.O. REFERENCE
-

CAD FILE NAME
20251104 - MLP.DWG

NOTE:
-

圖字樣號

消防處圖號

水務署圖號

檔案圖號

註釋

DATE 日期	NO. 修訂號	REVISIONS 修訂內容	BY 擬手人

LEGEND:

--- APPLICATION SITE

□

 EXISTING FOUL WATER MANHOLE

→

 EXISTING FOUL WATER PIPE

○

 EXISTING STORM WATER MANHOLE

→

 EXISTING STORM WATER PIPE

■

 PROPOSED FOUL WATER MANHOLE

 PROPOSED FOUL WATER PIPE (UNDERGROUND)

×

 PROPOSED SAND TRAP

 PROPOSED U-CHANNEL

→

 PROPOSED STORM WATER DISCHARGE (DIRECT TO EXISTING CULVERT THROUGH PROPOSED SAND TRAP)

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PROJECT

PROPOSED TEMPORARY OPEN VEHICLE PARK & PUBLIC UTILITY INSTALLATION (SOLAR ENERGY SYSTEM) AT VARIOUS LOTS IN DD7 LOT 237

項目名稱

DRAWING TITLE

PRELIMINARY DRAINAGE PROPOSAL (FOR INDICATIVE PURPOSE ONLY)

標題

SCALE 1:800	比例	DATE 08 / 05 / 2024	日期
DRAWN BY QC	擬作人	CHECKED BY FL	檢定人
JOB NO. 24-025	工程項目	DRAWING NO. D-1	圖號