

Table 1: Responses to Comments from Government Departments on Planning Application No. A/NE-LYT/860 (7 November, 2025)

COMMENTS	RESPONSES
1. Drainage Services Department	
Please find the following comments to the application and drainage proposal submitted from the public drainage viewpoint.	
(a) According to the record, there are existing Drainage Services Department's (DSD) facilities including sewerage underground pipes and manholes on the Government land (GL) within the application site (the Site). Our drainage record is attached for reference (Attachment 1). The applicant shall place all the proposed works at least 3m away from outermost surfaces of DSD's facilities. All the proposed works should not disturb, interfere with or cause damage to existing drainage facilities, and all the proposed works in the vicinity of existing drainage facilities should not create any adverse drainage impacts, both during and after construction. Please review the layout plan and drainage proposal accordingly.	(a) It is noted. The subject proposed layout and the proposed drainage works are therefore amended, i.e. setback, such that all the proposed works, including the drainage, are placed at least 3m away from the outermost surfaces of the DSD's facilities. Please refer to the amended Figure D2 and D4 in the amended Drainage Proposal (see Annex A). All the proposed works should not disturb, interfere with or cause damage to existing drainage facilities, and all the proposed works in the vicinity of existing drainage facilities should not create any adverse drainage impacts, both during and after construction. For easy reference, please refer to Figure 4B for the setback distance from the outermost surfaces of the DSD's facilities.
(b) An area covering DSD's drainage facilities with 3m laterally beyond both outside edges of the concerned drainage facilities shall be demarcated where (i) no building or structure or supporting elements shall be erected and (ii) DSD shall have free and unrestricted	(b) It is noted and will be followed. Please refer to the amended Figure D2 and D4 for the proposed works in the amended Drainage Proposal.

COMMENTS	RESPONSES
access at all times for construction, repairs and maintenance works to the drainage facilities during the planning approval period. Please review the general arrangement and layout plan accordingly.	
(c) The applicant should check and ensure that the existing drainage downstream to which the proposed connection will be made have adequate capacity and satisfactory condition to cater for the additional discharge from the Site. He should also ensure that the flow from the Site will not overload the existing drainage system. Besides, more site photos of the existing watercourse should be provided to demonstrate its condition.	(c) There is no change of the discharge point of the subject site before and after the proposed development except the flow of the subject site after the proposed development will be properly managed, i.e. the flow will be conveyed inside properly designed engineering channels/catchpits before being discharged. As the subject site is already hard paved before this application, there would be no increase in surface runoff. Besides, the subject proposed development would not alter the existing drainage flow pattern/paths of the area, therefore it would not cause any adverse drainage effects, i.e. overloading, onto the existing drainage downstream to which the proposed connection will be made. More site photos of the existing watercourse are provided in the amended Drainage Proposal to demonstrate its condition.
(d) The proposed drainage works, whether within or outside the Site, should be constructed and maintained properly by the applicant and rectify the system if it is found to be inadequate or ineffective during operation at his/her own expense.	(d) It is noted and agreed.
(e) For works to be undertaken outside the Site, the applicant should obtain prior consent and agreement from the District Lands Office/North of Lands Department and/or relevant private lot owners.	(e) It is noted and agreed.

COMMENTS	RESPONSES
(f) The applicant should make good all the adjacent affected areas upon the completion of the drainage works.	(f) It is noted and agreed.
(g) The applicant and the successive lot owners shall allow connections from the adjacent lots to the completed drainage works on GL when so required.	(g) It is noted and agreed.
(h) The Site is within an area where connection to existing public sewerage network is available in the vicinity. Should the applicant choose to connect his proposed Sewerage systems to DSD's networks, he or she shall furnish me with their connection proposal for agreement. After obtaining my agreement, the applicant shall submit a duly completed Form HBPI with a cross cheque covering the technical audit fee and a plan showing the details of the proposed connection works to this Division for formal application for the required connection. Upon acceptance of the connection application, the applicant shall carry out the proposed connection works' in accordance with DSD Standard Drawings at the resources of the applicant.	(h) It is noted. The subject proposed development consists of one single-storey transformer room and switch room structure (3.5m high, total floor area = 53m ²), and 2 numbers of container for EV chargers (3m high, total floor area = 29m ² each) accompanying with 12 numbers of EV charging spaces for electric taxi and 5 numbers of parking spaces/waiting spaces for electric taxi. No toilet nor kitchen, etc. which will generate sewage flow will be provided. Hence, no sewerage connection works is required.
2. Water Supplies Department	
(a) Existing water mains inside the proposed site as shown in the main record plan may be affected (Attachment 2). The applicant is required to either divert or protect the water mains found on-site.	(a) The Application Site has been set back at least 1.5m from the existing water mains (see Figure 4B). All the proposed works should not disturb, interfere with or cause damage to existing water mains.

COMMENTS	RESPONSES
(b) If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the Site to lie in Government land (GL). A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to the Water Supplies Department (WSD) for consideration and agreement before the works commence.	(b) As the Application Site has been set back, no diversion is required.
(c) No structures shall be built or materials stored within 1.5 metres from the centre line(s) of water main(s) shown on the plan. 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) Noted.
(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or	(d) Noted.

COMMENTS	RESPONSES
less, and the barrier must extend below the invert level of the pipe.	
(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5 metres around the cover of any valve or within a distance of 1m from any hydrant outlet.	(e) Noted.
(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.	(f) Noted.
3. Electrical and Mechanical Services Department	
<u>Electricity Safety</u> (a) In the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. The applicant should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation	(a) Noted.

COMMENTS	RESPONSES
when carrying out works in the vicinity of the electricity supply lines.	
<u>Town Gas Safety</u> (b) Please be informed that there are underground intermediate pressure town gas pipes running along Sha Tau Kok Road that are close to the Site.	(b) Noted.
(c) If there is any works to be involved in the process, in particular any works involving excavation, the relevant parties shall liaise with The Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations in the vicinity of the works site and any required minimum set back distance away from them during any works.	(c) Noted.
(d) The relevant parties are required to observe the Electrical and Mechanical Services Department's requirements on the "Avoidance of Damage to Gas Pipes 2nd Edition" for reference https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng.pdf).	(d) Noted.
4. Urban Design & Landscape Section of Planning Department	
(a) With reference to paragraph 4.5 of the Planning Statement, "wild overgrown and some weeds trees are found at the vacant land. No old and valuable trees are found within the Site. The applicant will remove the weed trees within the	(a) With the setbacks to the application boundary, there are 6 existing trees within the application site (see Figure 6 attached). While all of the existing trees (T1 to T6) are of a common species, not old or valuable, in fair or poor condition, and in conflict with the proposed waiting spaces, it is

COMMENTS	RESPONSES
Site”. However, it is stated Part 6(A)(e)(iii) of Application Form No. S16-III that no tree felling will be involved. No further information on existing trees and proposed tree treatment is provided. The applicant should provide the relevant information on trees within the Site and advise the proposed tree treatment with associated mitigation measures, if any.	proposed to fell these trees. The Applicant will not disturb any trees outside the Application Site.
5. Transport Department	
Please find the following comments from traffic engineering point of view. <u>Planning Statement</u> (a) Section 4.1: In view of the necessity of roadside pick-up/drop-off activity or loading/unloading activity, queuing on public road would not be allowed. Please advise any queue management measures (e.g. site staff) would be deployed to ensure there would be no queue on public road. The applicant should also clarify whether there are any gates at the access of the application site (the Site). Such gate may cause queuing of traffic outside the Site.	(a) No roadside pick-up or drop-off activity, or loading or unloading activity, will be permitted outside or within the Application Site during operation. A mobile application for electric taxi drivers will be adopted to provide real-time information on the availability of EV charging and waiting spaces at EV charging stations managed by the Applicant. An electronic gate will be installed at the entrance of the Application Site and only pre-booked vehicles will be allowed to access the site.
(b) Section 4.2: Please advise whether any real-time display board will be set up on the Site to deter vehicles from entering the Site if not pre-booked.	(b) Only pre-booked vehicles will be allowed to access the site and a mobile application for electric taxi drivers will provide real-time information on the availability of EV charging and waiting spaces. As such, no real-time display board will be set up on the site.

COMMENTS	RESPONSES
(c) Section 4.3: Please advise measures to prohibit early-entry or late-departure of vehicles for charging and measures in case the waiting spaces are full.	(c) An electronic gate will be installed at the entrance of the Application Site to prevent early access to the Application Site. Vehicles departing late will incur an additional charge. Charging arrangements and regulations will be communicated to all taxi drivers in advance.
(d) Drawing No. FIGURE 4: The applicant should provide the dimensions of driveways inside Site.	(d) Please refer to Figure 4A attached.
(e) The vehicular access between the Site and Sha Tau Kok Road – Lung Yeuk Tau is not managed by the Transport Department. The applicant should seek comments from the responsible party.	(e) Noted.
(f) <u>Traffic Impact Assessment</u> Paragraph 4.2.3: The applicant should advise whether there are any arrangement/message to remind taxi drivers to leave charging spaces on time after charging and not to arrive too early at the Site before charging. The applicant should also advise whether any penalty will be taken for not leaving the charging spaces on time.	(f) An electronic gate will be installed at the entrance of the Application Site to prevent early access to the Application Site. Vehicles departing late will incur an additional charge. Charging arrangements and regulations will be communicated to all taxi drivers in advance.
(g) Table 4.5: The 2028 traffic volume in design scenario and the 2028 v/c ratio in reference scenario are not in order. The applicant should review accordingly.	(g) Noted. Table 4.5 is reviewed and updated accordingly. Please refer to the updated TIA report (see Annex B) for details.
(h) Drawing nos. FIGURE 3.2, FIGURE 4.1, FIGURE 4.2 and FIGURE 4.3: The applicant should supplement the	(h) Noted. Figures 3.2, 4.1, 4.2 and 4.3 are updated to show the breakdown of flows for each traffic direction at each arm of the junctions. Please refer to the updated TIA report for details.

COMMENTS	RESPONSES
breakdown of traffic flow from each arm of the junctions to each direction.	
(i) Drawing No. SP-01: The vehicle should not encroach onto the lateral side of the proposed run-in/out. The applicant should review accordingly.	(i) Noted. Figure SP-01 is reviewed and updated accordingly. Please refer to the updated TIA report for details.
6. Environment and Ecological Bureau	
(a) The applicant has stated in the Planning Statement that the 12 spaces will be equipped with DC chargers with an output power of 120kW. Please advise whether each of the 12 spaces could be provided with at least 120kW EV charging simultaneously (i.e. when all 12 EV charging spaces are occupied by EVs and are re-charging at the same time, each of the 12 EV charging spaces could still be provided with at least 120kW EV charging).	(a) It is confirmed that each of the charging spaces could be provided with at least 120kW EV charging simultaneously.
(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., EV chargers with output power of not less than 7kW (i.e. medium chargers) should be installed in all parking spaces for private cars, light goods vehicles and motorcycles of the subject site.	(b) The application complies with the latest version of Ch. 8 of HKPSG that all EV charging spaces are equipped with EV chargers with an output power of 120kW (i.e. not less than 7kW).

COMMENTS	RESPONSES
7. Sha Tin, Tai Po and North District Planning Office, Planning Department	
(a) Please note that the Town Planning Board Secretariat has received a number of public comments on the application. The applicant shall take note and response to those public comments as appropriate. The public comments are available at the Planning Enquiry Counters of the Planning Department (i.e. 17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong or 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories)	(a) See our responses to public comments below (Section 8).
(b) Noting that the site of a similar application No. A/NE-TKL/813 is located to the north across Sha Tau Kok Road – Lung Yeuk Tau, the applicant shall clarify whether the cumulative impact of the proposed use at both sites has already been taken into consideration in the relevant assessment(s) in the submission. The applicant is advised to consult the relevant departments, such as the Transport Department, in this regard.	(b) The cumulative impact on traffic aspect has been included in the revised Traffic Impact Assessment (see Section 4.3 of the revised TIA report) while the differing locations for rainwater discharge of the 2 planning applications will not affect drainage arrangements.
8. Public Comments	
(a) One public comment from an individual expresses concern over the provision of electric charging facilities at the Site.	(a) The Applicant intends to convert the Application Site into an EV charging station to provide EV charging facilities for electric taxis of a taxi fleet. It aligns with the Government's initiative to expand the charging network for EVs in Hong Kong. The proposed charging station is cleaner, more

COMMENTS	RESPONSES
	environmental friendly and do not generate adverse noise, air pollution and visual intrusion compared to the existing vehicle repair workshop.
(b) One public comment from an indigenous village of Kwan Tei Tsuen expresses concerns over the existing shrines within the Application Site.	(b) The shrines are currently located on private land and were established by the previous owner of the lot. Worship activities have diminished significantly in recent years. The current owner and the Applicant have agreed to consult with the villagers during the development process and to make appropriate arrangements for relocating the shrines. The support letter from the village representative of Kwan Tei Tsuen are attached for your reference (see Annex C).
9. Lands Department	
(a) The application site (the Site) comprises Government land (GL) and Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. The proposed ingress/egress of the Site is required to pass through GL but no right of access via GL is granted to the Site at the proposed ingress/egress point.	(a) The existing ingress/egress point, which has been used by the occupier for over 35 years, will be retained in the proposed development.
(b) Part of the application lot and the adjoining GL, not covered by the planning application is covered by Short Term Waiver (STW) No. 1226 and Short Term Tenancy (STT) No. 1108 for the purpose of storage of rattan furniture.	(b) Noted. Should this application be approved, the Applicant will apply for STW and STT for the proposed use.

COMMENTS	RESPONSES
(c) The following irregularities covered by the subject planning application have been detected:	(c)
<u>Unauthorised structure within the said private lot covered by the planning application</u> LandsD has reservation on the planning application since there are unauthorised structures on the private lot which is already subject to lease enforcement actions according to case priority. The lot owner should rectify the lease breaches as demanded by LandsD,	Noted. Should this application be approved, the Applicant will apply for STW for the proposed use. All unauthorized structures on the private lot will be removed by the Applicant.
<u>Unlawful occupation of GL with unauthorised structures covered by the planning application</u> The GL within the Site (about 570m² as mentioned in the application form) has been fenced off/illegally occupied with unauthorised structures without any permission. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance (Cap. 28). This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	Noted. Should this application be approved, the Applicant will apply for STT for the proposed use.

COMMENTS	RESPONSES
4. The following irregularities not covered by the subject planning application have been detected:	4.
<u>Unauthorised structures within the said private lot not covered by the planning application</u> There are unauthorised structures within the said private lot and part of the structure extended to adjoining Lot 453 RP in DD. 83 not covered by the planning application. The lot owners should immediately rectify the lease breaches and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. The unauthorised structures will be removed by the Applicant.
<u>Unlawful occupation of GL with unauthorised structures not covered by the planning application</u> The GL adjoining the said private lot has been fenced off/illegally occupied with unauthorised structures without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under Cap. 28. Please clarify the extent of the Site. This office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice.	Noted. The unauthorized structures on GL will be removed by the Applicant.

COMMENTS	RESPONSES
5. The lot owners/applicant shall either (i) remove the unauthorised structures and cease the illegal occupation of the GL not covered by the subject planning application immediately; or (ii) include the unauthorised structures and the adjoining GL being illegal occupied in the subject planning application for further consideration by the relevant departments, subject to the approval of the Town Planning Board to the planning application which shall have reflected the rectification or amendment as aforesaid required, apply to this office for modification/new STW and STT to permit the structures erected/to be erected and the Occupation of GL. The applications for modification/new STW and STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. Besides, the STW would be processed on whole lot basis. And the STW and the STT, if approved, will be subject to such terms and conditions including the payment of back-dated waiver fee/rent from the first date when the unauthorised structures were erected and the occupation of GL as well as administrative fee as considered appropriate to be imposed by LandsD. In addition, LandsD reserves the right to take enforcement action against the lot owners for any breach of the lease conditions, including the	5. Noted. The Applicant will remove the unauthorized structures and cease the illegal occupation of the GL not covered by the planning application.

COMMENTS	RESPONSES
breach(es) already in existence or to be detected at any point of time in future and land control action for any unlawful occupation of GL. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered.	
6. Unless and until the unauthorised structures and the unlawful occupation of GL are duly rectified by the lot owners/applicant or entirely included in the subject planning application, please take it as this office's objection to the application which must be brought to the attention of the Town Planning Board when they consider the application.	6. Noted.