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Adrian Tsz Hin TAM/PLAND

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收件者: tpbpd/PLAND
副本: Adrian Tsz Hin TAM/PLAND; 'Cannis Lee'
主旨: A/NE-MUP/239_replacement pages of application form and planning statement
附件: revised pages 5,10_20260910.pdf; updated Planning statement_p.4.pdf

類別: Internet Email

Dear Sir/Madam,

As requested by the District Planning Office, please find attached the replacement pages of the application form and planning statement (Application No. A/NE-MUP/239) for your further action.

Should you have any questions or require further clarification, please do not hesitate to contact the undersigned or Ms. Cannis Lee at [REDACTED]. Thank you.

Best Regards,
Yancy Fung

Lawson David & Sung Surveyors Ltd.
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6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Temporary Green Fuel Station for Electric Taxi and Shop and Services (Motor Vehicle Showroom and Refreshment Kiosk) with Ancillary Facilities and Associated Filling of Land

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**

Proposed uncovered land area 擬議露天土地面積	 1,395	sq.m ☒ About 約
Proposed covered land area 擬議有上蓋土地面積	 231	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	 4	
Proposed domestic floor area 擬議住用樓面面積	 NA	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	 231	sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	 231	sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

One 1-storey Motor Vehicle Showroom (Height: About 5m)

One 1-storey Refreshment Kiosk (Height: About 3m)

One 1-storey Transformer Room/Switch Room (Height: About 3.5m)

One 1-storey Washroom (Height: About 3m)

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	 4 (2.5m x 5m)
Motorcycle Parking Spaces 電單車車位	 NA
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	 NA
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	 NA
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	 NA
Others (Please Specify) 其他 (請列明)	 23 (2.5m x 5m) (Electric Taxi)

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	 NA
Coach Spaces 旅遊巴車位	 NA
Light Goods Vehicle Spaces 輕型貨車車位	 NA
Medium Goods Vehicle Spaces 中型貨車車位	 NA
Heavy Goods Vehicle Spaces 重型貨車車位	 NA
Others (Please Specify) 其他 (請列明)	 NA

Gist of Application 申請摘要	
(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 91RP(Part) in D.D. 81, Man Uk Pin, N.T.
Site area 地盤面積	1,626 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
Zoning 地帶	"Agriculture" ("AGR")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed Temporary Green Fuel Station for Electric Taxi and Shop and Services (Motor Vehicle Showroom and Refreshment Kiosk) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

provide a total of 27 parking spaces (2.5m x 5m), 23 of which will be designated for electric taxis. Among the electric taxi parking spaces, 21 of them will be fee-paying parking spaces and equipped with direct current (DC) ultra-fast EV charging devices with an output power of 120kW. The remaining 2 parking spaces will be designated waiting spaces for the charging facilities and will be free of charge. In addition, 2 private car parking spaces will be provided for visitors to the motor vehicle showroom, as well as 2 parking spaces for staff (see **Figure 4**).

The Proposed Development comprises 4 temporary structures, including a motor vehicle showroom with a floor area of 145 sq.m. (BH: 5m), a refreshment kiosk with a floor area of 26 sq.m. (BH: 3m), a transformer room/switch room with a floor area of 53 sq.m. (BH: 3.5m), and a washroom with a floor area of 7 sq.m. (BH: 3m). All of the proposed structures will be single-storey and located in the western part of the Application Site, while the open area will be reserved for manoeuvring vehicles.

The Application Site will be fenced off with 2.5m high metal sheets. Electric taxis and private vehicles with valid licences issued under the Road Traffic (Registration and Licensing of Vehicles) Regulations will be permitted to park on the Application Site.

To provide a flat surface that meets operational requirements, land filling works will be conducted. The Application Site will be filled with soil and covered with grasscrete/concrete. The existing level ranges from 33.1mPD to 33.8mPD, while the proposed level will be 34.0mPD, involving the filling of about 0.2m to 0.9m (see **Figure 5**).

The key development parameters of the application are shown below:-

Applied Use	Proposed Temporary Green Fuel Station for Electric Taxi and Shop and Services (Motor Vehicle Showroom and Refreshment Kiosk) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Site Area	About 1,626 sq.m.
Total Floor Area (Non-domestic)	About 231 sq.m.
No. of Structures	4 - 1 proposed motor vehicle showroom - 1 proposed refreshment kiosk - 1 proposed transformer room / switch room - 1 proposed washroom
Height of Structures	About 3 – 5m (1-storey)
No. of Parking Spaces	27 nos. (2.5m x 5m) - 21 EV charging spaces for electric taxis - 2 waiting spaces for electric taxis - 2 parking spaces for visitors (motor vehicle showroom) - 2 parking spaces for staff

4.2 Site Operations

The proposed development will provide EV charging facilities exclusively for electric taxis, and shop and services (motor vehicle showroom and refreshment kiosk). All EV chargers on site will be quick chargers, providing electric taxis with 600km of mileage after charging for approximately 30 minutes.