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Adrian Tsz Hin TAM/PLAND

From: Jacquelyn Mo <[REDACTED]>

Sent: Monday, March 16, 2026 3:37 PM

To: Sheren Si Wai LEE/PLAND <sswlee@pland.gov.hk>

Cc: project <[REDACTED]>

Subject: Re: Planning application No. A/NE-TKL/832 - Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facility

Dear Ms Lee,

Attached please find the R to C for the comments raised by TD, LandsD and PlanD.

We would like to defer the subject s16 application for 2 months, to address the (iii) comment from TD (swept path analysis). Many thanks.

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Best Regards,

Jacquelyn Mo

Project Manager, Building Surveyor

JP Surveying Consultancy Limited

[REDACTED]



**JP SURVEYING
CONSULTANCY LIMITED**
進邦測量顧問有限公司

TD		
	Comments	Our Reply
1	The applicant should supplement the layout plan showing the exact layout and dimension of the proposed parking spaces;	Please refer to the plan submitted and included in this s16 application, under "Legend" "PROPOSED CAR PARK 2.5M (W) X 5.0M (L)".
2	Please advise whether there would be pre-booking system for the electric vehicle charging facility;	Yes
3	The applicant should supplement a swept path analysis to show the satisfactory maneuvering of vehicles to/from the development site;	Will be submitted afterwards.
4	The local access road leading to the development site from Sha Tau Kok Road - Ma Mei Ha is not managed by this Department. The applicant should clarify with relevant land owners and maintenance authorities on the management and maintenance responsibilities of the local access road accordingly; and	Noted
5	No vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period.	Noted.

LandsD		
	Comments	Our Reply
	<u>Land Status</u>	
1	The application site comprises part of Lot No. 2021 SC RP in DD. 76 ("the Lot") and adjoining Government land ("the GL") (collectively "the Application Site"). The area of the Application Site has not been verified and will be subject to detailed site survey. The Lot is held under Block Government Lease and demised for agricultural purpose. No structure shall be erected on the Lot without the prior approval of the Government.	Noted.

2	<p>The Application Site falls within the boundary of Leng Tsai Village Environs. No small house application has been received within the Application Site. It is noted that there are structures erected within the Lot. The applicant should clarify whether such structures are approved by any Government authorities. This office reserves the rights to take lease enforcement deemed necessary.</p>	<p>Short term waiver (STW) for such structures erected within the lot will be applied after the approval of this s16 application. (the approval of s16 application is one of the necessary documents to be submitted for the application of STW)</p>
3	<p>Given the proposed development is permanent in nature, submission of land exchange application by the applicant is required for implementation of the development proposal, if approved by Town Planning Board. Partition of the Lot is also required as only part of the Lot is involved. The applicant is reminded that every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee (if applicable).</p>	<p>Noted.</p>
	<p><u>Inclusion of the GL</u></p>	
4	<p>Given the possibility of separate alienation with other adjoining GL, inclusion of the GL concerned into the Application Site is considered not reasonable. Therefore, LandsD has adverse comment on the subject planning application.</p>	
	<p><u>Access to the Application Site</u></p>	
5	<p>Whether the road branching off from Sha Tau Kok Road — Ma Mei Ha can be used for vehicular access is subject to relevant departments' comments. Right-of-way for pedestrian and vehicle leading to the Application Site is not guaranteed.</p>	<p>Noted.</p>

PlanD		
	Comments	Our Reply
1	Are vehicles without valid licence issued under the Road Traffic Ordinance allowed to be parked at the Site?	No.
2	Please briefly elaborate the operation of the applied use.	There will be a pre-booking system, to allow users to check the availability of the parking lots. The users should pre-book a requested timeframe before arrived, no waiting or queuing is allowed outside the subject site. Once the booked time is over, the car should leave the parking lot.
3	Please explain if the applied use is more akin to 'Green Fuel Station' rather than 'Public Vehicle Park (excluding container vehicle)' having considered the operation. You may make reference to the Definition of Terms used in statutory plans promulgated by the Town Planning Board (https://www.tpb.gov.hk/en/resources/definition/dot_revised_index.html) for the definitions of the two uses.	<p>The EV charging facility provided in the subject site is targeting to provide convenience to the general public in a community-friendly manner instead of supplying and dispensing at retail.</p> <p>The main purpose of the subject site is to provide parking use to the general public.</p>