

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Belva Yuen King TONG/PLAND

寄件者: Wilfred Ka Hing CHU/PLAND
寄件日期: 2025年12月09日星期二 16:48
收件者: tpbpd/PLAND
副本: Belva Yuen King TONG/PLAND
主旨: Fw: Supplementary Information for Planning Application No. A/YL-LFS/588
附件: XECO Reply to Planning 20251205.pdf; Form No. S.16-III Sep 2023_XECO filled v10.pdf

SI for A/YL-LFS/588

From: [REDACTED]
Sent: Tuesday, December 9, 2025 4:35 PM
To: Wilfred Ka Hing CHU/PLAND <wkhchu@pland.gov.hk>
Cc: Belva Yuen King TONG/PLAND <byktong@pland.gov.hk>
Subject: RE: Supplementary Information for Planning Application No. A/YL-LFS/588

Dear Wilfred,

Amended application as attached, and some additional information such as amended layout, traffic flow, trip generation has been attached too.



Form No. S.16-III Sep 2023_XECO filled v10.pdf



XECO Reply to Planning 20251205.pdf

2. Structure breakdown has been amended in the attached layout plan. There are 5 structures:

- Meter Room and Meter Box (which is embedded together, 2484 x 2134)
- 3 sets of User Unit (700 x 500)
- Power Unit (2700 x 1100)

4a. We have total of 6 charging guns (3 user units, each user unit with 2 charging guns)

4b. Average charging from 20% to 100% takes closed to 2 hours while 40KW power output of each charging gun.

4c,d, f. User has to download our charging app called "XECO" from Google Play store or Apple Store at free before charging. Under our App, it shows real time charger status. User can check if any charger available before heading to the site. Also, our App has booking system and penalty system which can avoid user to stay at charging space after completion of charging and user to queue for charging. Per our operation experiences, 90% of Users are self-behaved. We can implement the features once it's out of control.

4e. We don't have waiting space at site.

Thanks.

Regards,
Wendy

From: Wilfred Ka Hing CHU/PLAND [<mailto:wkhchu@pland.gov.hk>]
Sent: Thursday, December 4, 2025 3:12 PM
To: [REDACTED]

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Cc: Ada Siu Man CHAN/PLAND <asmchan@pland.gov.hk>; Tracy Wing Sum LAW/PLAND <twslaw@pland.gov.hk>;
Belva Yuen King TONG/PLAND <byktong@pland.gov.hk>

Subject: Supplementary Information for Planning Application No. A/YL-LFS/588

Importance: High

Dear Ms. Wai,

Regarding your submission of planning application no. A/YL-LFS/588, please find below our comments for your further clarification.

1. The road adjoining the application site is not Shan Tung Street. Please revise the relevant page of the application form (P. 6). Also, please supplement a vehicular access plan.
2. Please provide the detailed breakdown of the area (in m²) of each structure.
3. Please provide details on the estimated trip generation.
4. Please provide further details on the operation, including but not limited to the following:
 - a. Total number of EV chargers (it is noted that there are 3 user units, are there 2 EV chargers per user unit?)
 - b. How long would it normally take to charge a car with the proposed EV charger (i.e. at least 40kW as mentioned on p.8 of your application form)?
 - c. Any measures to ensure that the cars will leave immediately after charging (e.g. any on-site staff? If so, how many?)?
 - d. Any measures to prevent cars from queuing (e.g. mandatory booking system to restrict number of cars and only cars with prior reservation will be allowed to enter)?
 - e. Any designated waiting space in case of overtime charging?
 - f. Is the EV Charging station only open to Xeco App users?

For the timely processing of this application, grateful if you could provide the supplementary information in a separate email to us **by 8.12.2025 (Mon)**. Thank you.

Thanks and Regards,
Wilfred CHU
TP/YLW4, TMYLW DPO, PlanD
Tel: 2158 6290



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For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the “Guidance Notes” carefully before you fill in this form. The document can be downloaded from the Board’s website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>），亦可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
AX XECO Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼（如適用）	DD129 2210 RP
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 180 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 9.32 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	Nil sq.m 平方米 <input type="checkbox"/> About 約

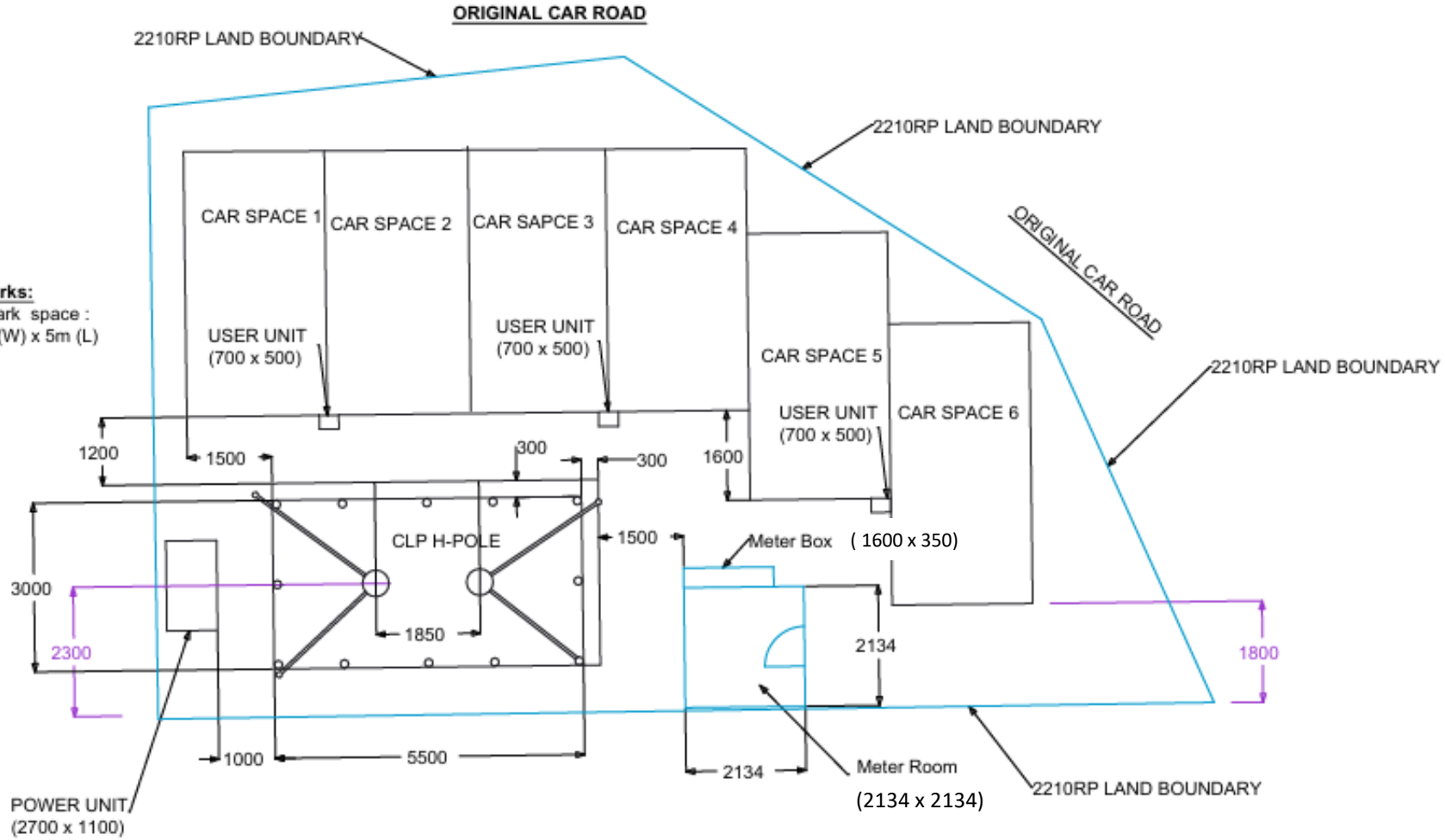
6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (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 Electrical Vehicle Charging Station for a period of 3 years (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	<input checked="" type="checkbox"/> year(s) 年 ...3..... <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積170.68.....sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積9.32.....sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物／構築物數目5..... Proposed domestic floor area 擬議住用樓面面積N/A.....sq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積9.32.....sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積9.32.....sq.m <input checked="" type="checkbox"/> 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) ...Meter Room 連 Meter Box 高度不多於3.5米... Power Unit...高度不多於3.5米 User Unit (3個) 高度不多於3.5米.....	
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 6 Motorcycle Parking Spaces 電單車車位 0 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 0 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 0 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 0 Others (Please Specify) 其他 (請列明) 0	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 0 Coach Spaces 旅遊巴車位 0 Light Goods Vehicle Spaces 輕型貨車車位 0 Medium Goods Vehicle Spaces 中型貨車車位 0 Heavy Goods Vehicle Spaces 重型貨車車位 0 Others (Please Specify) 其他 (請列明) 0	

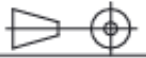
Proposed operating hours 擬議營運時間 ...星期一至星期日及公眾假期, 每日24小時.....			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 流浮山迴旋處進入的行車路..... <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
	No 否		
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 No 否 <input checked="" type="checkbox"/>	
	No 否		
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On traffic 對交通 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On water supply 對供水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On drainage 對排水 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> On slopes 對斜坡 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Affected by slopes 受斜坡影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Landscape Impact 構成景觀影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Tree Felling 砍伐樹木 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Visual Impact 構成視覺影響 Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Others (Please Specify) 其他 (請列明) Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> _____ _____		

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	9.32 sq.m <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.518 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	3 .5 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	5.18 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		6
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		6 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		0 0 0 0 0 0

Remarks:

Car park space :
2.5m (W) x 5m (L)



FINISH :	TITLE : Lau Fau Shan 221RP EV charger			APPROVED :	DATE :
MATERIAL :	MODEL NO :	PART NO :	USAGE :	CHECKED :	DATE :
	ALL DIMS IN mm DO NOT SCALE DWG	TOLERANCE : 0 - 10 +/-0.05 10 - 100 +/-0.1 100 - +/-0.15	ANGULAR : +/-0.25	DRAWN : Mike	05 Dec 2025
SCALE : 1:100	AX Xeco Limited				A4 SIZE

Trip Generation at Application Site

	Number of EVs (Estimated*)	Number of EVs (Max)
00:00 – 02:00	2	6
02:01 – 04:00	0	6
04:01 – 06:00	0	6
06:01 – 08:00	0	6
08:01 – 10:00	2	6
10:01 – 12:00	2	6
12:01 – 14:00	6	6
14:01 – 16:00	2	6
16:01 – 18:00	4	6
18:01 – 20:00	6	6
20:01 – 22:00	4	6
22:01 – 24:00	2	6

* Estimated traffic is based on our operation experiences from various charging sites of XECO