

此文件在 2025年 6月 1 8日 收到。城市規劃委員會  
只會在收到所有必需的資料及文件後才正式接收有關  
申請的日期。

This document is received on 18 JUN 2025  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP. 131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

*\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/zh/plan\\_application/apply.html](https://www.tpb.gov.hk/zh/plan_application/apply.html)

**General Note and Annotation for the Form**

**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2501038

13/5 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/837
	Date Received 收到日期	18 JUN 2025

- 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

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

Sino Express Intelligence Co., Limited (中匯智能科技有限公司)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構)

LCH Planning & Development Consultants Limited

### 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)	Lot No. 241 in Demarcation District 23 at Ting Kok, Tai Po, New Territories
(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 ..... 337 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 125 ..... 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)	..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture
(f) Current use(s) 現時用途	Vacant  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at .....27/05/2025..... (DD/MM/YYYY), this application involves a total of .....1..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of .....1..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	LOT NO. 241 IN D.D. 23	06/06/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- sent request for consent to the "current land owner(s)" on 24/03/2025 (DD/MM/YYYY)#&  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)  
其他(請指明)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.  
註: 可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

## 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 Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land 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 ..... Three..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....212.....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....125.....sq.m <input checked="" type="checkbox"/> 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	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....125.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....125.....sq.m <input 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) .Refer to Supporting Planning Statement..... ..... .....	
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	.....9.....
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)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
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)	.....

Proposed operating hours 擬議營運時間 From Monday to Sunday, including public holidays (24 hours)																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤/ 有關建築物?	<p>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))</p> <p>A local track connecting to Tung Tsz Road</p> <p>No 否 <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)</p> <p><input type="checkbox"/></p>																														
(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?	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	<p>Yes 是 <input checked="" 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... 320 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 ..... 0.3 ..... m 米 <input checked="" type="checkbox"/> About 約</p> <p><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</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p>	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"/>
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"/>																													

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the supporting planning statement</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區臨時用途/發展的許可續期</p>	
<p>(a) Application number to which the permission relates 與許可有關的申請編號</p>	<p>A/ _____ / _____</p>
<p>(b) Date of approval 獲批給許可的日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(c) Date of expiry 許可屆滿日期</p>	<p>..... (DD 日/MM 月/YYYY 年)</p>
<p>(d) Approved use/development 已批給許可的用途/發展</p>	
<p>(e) Approval conditions 附帶條件</p>	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
<p>(f) Renewal period sought 要求的續期期間</p>	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人

HO JOSEPH JUNIOR

DIRECTOR

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

Member 會員 /  Fellow of 資深會員

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

LCH Planning & Development Consultants Limited

Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

09/05/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## 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 NO. 241 IN DD 23, TING KOK, TAI PO, NEW TERRITORIES 新界大埔汀角丈量約份第 23 約地段第241 號(部分)
Site area 地盤面積	337 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 汀角分區計劃大綱核准圖編號S/NE-TK/19
Zoning 地帶	"Agriculture" 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月 _____ 3 <input type="checkbox"/> 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 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panel and Associated Filling of Land for a Period of 3 Years 擬議臨時公眾停車場(私家車)連附屬電動車充電設施用途及太陽能板及相關填土工程(為期3年)

(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	125 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.37 <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	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		<input type="checkbox"/> m 米 (Not more than 不多於)
			<input type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> m 米 (Not more than 不多於)
		1	<input checked="" type="checkbox"/> Storeys(s) 層 (Not more than 不多於)
(iv) Site coverage 上蓋面積	37	%	<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		9
	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) _____ _____		9
Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數			
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) _____ _____			

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖 / Site Plan 平面圖		
Aerial Photos 航空照片 / Swept Path Analysis 車輛路徑分析		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。





## **Executive Summary**

*(in case of discrepancy between English and Chinese versions, English version shall prevail)*

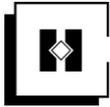
This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a temporary ‘Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels’ use, and proposed filling of land for a period of 3 years (“**the Proposed Development**”) in D.D. 23 Lot No. 241 at Ting Kok, Tai Po, New Territories (“**the Application Site**”).

The Application Site falls within an area of “Agriculture” (“**AGR**”) zone on the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“**the OZP**”). According to the Notes of the OZP for “AGR” zone, ‘Public Vehicle Park’ is neither a Column 1 nor Column 2 use which requires planning permission from the Board. The Proposed Development comprises 9 parking spaces for private cars (2.5m x 5m each), 1 one-storey structure for accommodating electrical vehicle charging facilities at eastern part of the Site, and 3 single-storey structures (not more than 3 meters (“m”) in height) for solar panels. It is proposed to have a filling of land for an area of about 337 sq.m. by about 0.3m concrete in height. The building height of proposed structures will not be more than 3 m with a total covered area of about 125 sq.m.

This Application aims to meet the increasing demand for electric vehicle (“**EV**”) and accommodate the high demand of the local villagers for car parking spaces in Ting Kok. It is situated at a convenient location that is favourable to operate a public vehicle park and to serve the nearby residents and visitors. The Proposed Development is in line with various of government’s policies, including promotion of wider adoption of EVs, smart living and development of renewable energy to meet the goal of carbon neutrality in Hong Kong. The implementation of the proposed public vehicle park will improve existing traffic condition by increasing the supply of proper parking spaces which reduces illegal roadside parking.

The Proposed Development does not hinder the long-term planning intention of “AGR” zone. Similar applications in the “AGR” zone in the Ting Kok and Yuen Long area have also been considered and approved. There will be no adverse traffic, visual, landscape, drainage and environmental impacts.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



## 內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

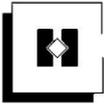
本規劃申請根據《城市規劃條例》第 16 條，就新界大埔汀角丈量約份第 23 約地段第 241 號(「申請地點」)的用地，向城市規劃委員會(下稱「城規會」)申請作擬議臨時公眾停車場(私家車)連附屬電動車充電設施用途及太陽能板，及擬議填土，為期 3 年(下稱「擬議發展」)。

申請地點現時於《汀角分區計劃大綱圖編號 S/NE-TK/19》(下稱「大綱圖」)劃作「農業」地帶。根據「農業」地帶的分區計劃大綱圖註釋說明，「公共停車場」既不屬於第 1 列用途，也不屬於第 2 列用途，因此需獲得委員會的規劃許可。擬議發展包括 9 個私家車停車位(每個 2.5 米 x 5 米)及位於申請場地地盤東面一個一層高的構築物作為電錶房及 3 座 1 層高的構築物用作太陽能板(高度不超過 3 米)。申請場地面積約 337 平方米，並將會進行填土，深度將不多於 0.3 米。擬議構築物的高度不超過 3 米，總覆蓋面積約為 125 平方米。

申請旨在滿足近年社會對電動車日益增長的需求，並滿足汀角當地村民對停車位的大量需求。其地理位置便利，有利於經營公共停車場，並為附近的居民和遊客提供服務。擬議發展項目亦符合政府的多項政策，包括推動在香港更廣泛地採用電動車、智慧生活和發展再生能源，以實現香港碳中和的目標。擬議公共停車場的發展將增加適當停車位的供應，並減少路邊非法泊車，從而改善現有的交通狀況。

是次擬議發展不會妨礙「農業」地帶的長遠規劃意向。而且於汀角及元朗區內「農業」地帶的相關申請亦曾被批准。擬議發展不會對交通、視覺、景觀、排水和環境造成不利影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



---

## **TABLE OF CONTENTS**

1	Introduction	2
2	Background	3
3	The Application Site and Development Proposal	4
4	Planning Assessment	8
5	Planning Merits & Justifications	15
6	Conclusion	18

### **List of Figures**

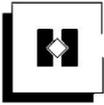
Figure 1	Location Plan
Figure 2	Site Plan
Figure 3	Land Status Plan
Figure 4	Extract of Outline Zoning Plan No. S/NE-TK/19

### **List of Annexes**

Annex 1	Aerial Photos
Annex 2	Indicative Layout Plan
Annex 3	Proposed Land Filling
Annex 4	Swept Path Analysis

### **List of Diagrams**

Diagram 1	Accessibility to the Site from Tung Tsz Road
Diagram 2	Existing Open Storage, Vehicle Parking Space and Village
Diagram 3	Public Transport Service
Diagram 4	Existing EV Chargers in the Vicinity
Diagram 5	Existing Drainage Facilities
Diagram 6	Illegal Parking in Vicinity



---

## 1 INTRODUCTION

---

### 1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a temporary 'Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels' use and proposed filling of land for a period of 3 years (hereinafter referred to as the "**Development**") at Ting Kok, Tai Po (**Figure 1**) (hereinafter referred to as the "**Application Site**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Application Site falls within an area designated as "Agriculture" ("**AGR**") zone on the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 ("**the OZP**") (**Figure 4**). According to the Notes of the OZP for "AGR" zone, 'Public Vehicle Park' is neither a Column 1 nor Column 2 use that may be permitted by the Board.
- 1.1.3 According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years.
- 1.1.4 According to the Notes of the OZP for "AGR" zone, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



---

## **2 BACKGROUND**

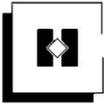
---

### **2.1 Brief Information**

2.1.1 The Applicant, Sino Express Intelligence Co., Limited (Sino Express), founded in Hong Kong in August 2022, is dedicated to creating and managing an advanced EV charging network across the region, supported by the Hong Kong Government and favourable policies. Sino Express is committed to not only enhancing charging efficiency but also upholding Environmental, Social, and Governance (ESG) principles including to reduce carbon emissions, promote clean energy, and provide Hong Kong residents with more convenient green travel options. Through this innovative initiative, the Applicant aspires to bring cleaner air, more sustainable development and a better living environment for future generations in Hong Kong and beyond.

### **2.2 Vision and Goals**

2.2.1 The vision and goals of the Applicant is to establish 165 to 300 EV charging stations across 3,000,000 sq.ft by 2029. This initiative will include at least 1,200 ultra-fast charging points and 12,000 smart parking spaces, aligning with recent policy updates and budget plans aimed at expanding the existing EV charging network. This effort supports the government's initiatives to enhance electric vehicle infrastructure in response to rising EV sales and to achieve its 2050 carbon neutrality goal. Committed to meeting the increasing demand for EVs and promoting sustainable transportation, the Applicant is seeking to propose a public vehicle park with EV charging facilities and ancillary solar panels in Ting Kok and is pursuing planning approval for this development.



---

## 3 THE APPLICATION SITE AND DEVELOPMENT PROPOSAL

---

### 3.1 Current Condition of the Application Site

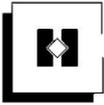
- 3.1.1 The Application Site covers a total of about 337 square metres (“sq. m.”). The Application Site has been abandoned and left vacant. It is currently fenced off.
- 3.1.2 The Application Site is attached to a local track that connects the site to Tung Tsz Road and Universal Gate Road. The site is situated in close proximity with local village of Wai Ha and San Tau Kok at the north of Tung Tsz Road and the west of Universal Gate Road.
- 3.1.3 **Figure 1** illustrates the location of the Application Site and its immediate vicinity, and the existing condition of the Site (**Diagram 1**).
- 3.1.4 The Site is located at the boundary of Ting Kok and in the area of rural village landscape character which is surrounded by 3-storeys residential dwellings on its west and east. Some of the land areas in close proximity to the Site are used for vehicles parking. To the immediate north-west and east, there are village houses of Wai Ha. The village development of San Tau Village is also located on the further east of the site, across Universal Gate Road.

### 3.2 Land Status

- 3.2.1 The Application Site falls within the boundary of Lot No. 241 in Demarcation District 23, Ting Kok, Tai Po (“**the Lot**”) (**Figure 3**).
- 3.2.2 The Lot is subject to a Government Lease. Upon permission with or without conditions of this planning application, the Applicant shall apply for a short-term waiver from the Lands Department for the Lot, in order to temporarily relax user restriction of the Government Lease of the Subject Lot for the erection of temporary structures.

### 3.3 Surrounding Context

- 3.3.1 Ting Kok is a suburban area located northeast of Tai Po Industrial Estate in Tai Po in the New Territories. The surrounding areas of the Site are characterized by various land uses, predominantly low-rise residential buildings, open storage and vehicle parking. To the north and east, the areas are surrounded by open storage and vehicle parking. Along Universal Gate Road to the north, much of the area at two sides is covered with vegetation, with part being used as cemeteries. Tsz Shan Monastery is located at the end of Universal Gate Road in the north.
- 3.3.2 In the south-eastern portion of the Site, there is a conservation area, with Tung Tsz Nursery located just beyond it. The southern area is mostly characterized by clusters of trees, grass and several ponds. Shuen Wan Temple can be found nestled among the vegetated areas. To the further south, there are village houses of Ha Tei Ha. To the west, the area is dominated by open storage, while the Hong Kong Police Force Tung Tsz Holiday Home lies even further



north-western of the Site.

3.3.3 The Application Site is situated between the villages of Wai Ha and San Tau Kok and within walking distance to these villages, with village houses, open storage and vehicle parking surrounding the site. The run-in and out is located at the northeast and southeast boundaries of the Applications Site, and the site is accessible from a local track from Tung Tsz Road and Universal Gate Road.



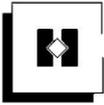
Diagram 1 Accessibility to the Site from Tung Tsz Road

### 3.4 Existing Open Storage, Vehicle Parking Space and Village Clusters in the Vicinity

3.4.1 While Wai Ha Village is located in the western edge of the Site, San Tau Kok Village is just situated to the southwest across the Universal Gate Road. The predominant uses in the vicinity at the north and east of the Application Site are open storage and vehicle parking. The concentration of open storage and vehicle parking indicates its significant role in supporting economic activities such as storage and car parking.



Diagram 2 Existing Open Storage, Vehicle Parking Space and Village Clusters (Source: HK GEODATA STORE, HKSAR Government)



### 3.5 Integrated Solar-Storage-Charging Car Park - Temporary Public Vehicle Park for Private Car with EV charging facilities and Ancillary Solar Panels

3.5.1 The Application Site covers an area of about 337 sq.m. The Proposed Development provides a total of 9 parking spaces for private cars (2.5m x 5m each) within the Application Site to alleviate the parking demand of the local residents in the area. Each parking space will be equipped with EV charging facilities. Among the 9 nos. of parking space, 7 will be the 200kW charging point (fast speed) and the remaining parking spaces will be 7kW charging point (medium speed). Ancillary solar panels will be installed on top of the parking spaces to supply the electricity required for the Proposed Development. The proposed development will also comprise a one-storey electric meter room and a one-storey structure for E&M with a height of not more than 3 meters at the east and south-western boundaries, with a total covered area of approximately 30 sq.m., to supply electricity of the Proposed Development. There will be about 3 various structures (not more than 3m in height) above the car parking spaces, to be equipped with ancillary solar panels to supply electricity.

Parameters	Proposed Development
Site Area	About 337 sq.m.
No. of Structure	4
Built Over Area	About 125 sq.m.
Maximum Height of Structure	Not more than 3 metres, one-storey
Maximum Total Site Coverage	About 37%
Maximum Plot Ratio	0.37
No. of Parking Spaces for Private Cars	9

3.5.2 It is proposed to have a filling of land for an area of about 337 sq.m by about 0.3m concrete in height to form an even and stable platform for parking and circulation purposes.

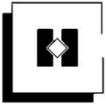
3.5.3 The indicative layout plan of the Development is shown in **Annex 2**.

3.5.4 There has been discussion with the CLP Power Hong Kong Limited already. It is understood that consent has been given by CLP Power Hong Kong Limited.

### 3.6 Operation Arrangement

3.6.1 The car park operates on an hourly rental basis from Monday to Sunday, including public holidays for local residents and visitors 24 hours a day. Enter and exit of the car park will be through the gates opening along the local track at northeast and southeast of the site boundary with a width of 6m. The following traffic management measures are proposed to follow:

- No vehicle without valid licence issued under the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;



- 
- Only private car as defined in the Road Traffic Ordinance will be allowed to be parked/stored on or enter/exit the Site;
  - No medium or heavy goods vehicle exceeding 5.5 tonnes, including container tractor/ trailer will be permitted to park at the Site;
  - A notice should be posted at the ingress/ egress point of the site to indicate that no medium or heavy goods vehicle (i.e. exceeding 5.5 tonnes) including container trailers/tractors, as defined in the Road Traffic Ordinance, will be allowed to be parked/stored on the Site; and
  - No car washing, vehicle repair or other workshop activities will be allowed on the Site.
  - Sufficient spaces are reserved in the site and hence no queue back to the local track connected to Tung Tze Road or reverse onto/ from the local track connected to Tung Tze Road.



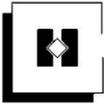
---

## 4 PLANNING ASSESSMENT

---

### 4.1 Statutory Planning Context

- 4.1.1 The Application Site falls within an area designated as “Agriculture” zone on the Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (**Figure 4**) (also known as the “OZP”). The planning intention of the “AGR” zone is *“intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.”*.
- 4.1.2 According to Notes of “AGR” zone of OZP, ‘Public Vehicle Park’ is neither a Column 1 nor Column 2 use under “AGR” zone. According to the Notes of the OZP, temporary use not exceeding a period of three years within “AGR” zone requires planning permission from the Town Planning Board notwithstanding that the use is not provided for in terms of the Plan.
- 4.1.3 Given the current condition of the site do not provide a favourable environment for cultivation because of its scale, location and its surrounding environment, the Applicant would like to fully utilise the site for non-agricultural use in the short term to address the current demand for vehicle parking spaces for local residents, particularly for those villagers who own EVs.
- 4.1.4 Aerial photos between 2000 and 2023 in **Annex 1** shows that the Application Site has remained vacant, with no active agricultural activities in the surrounding areas over the past decades. This historical context suggests that the site is not currently viable for agricultural use.
- 4.1.5 Approval of this application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “AGR” zone.



S/NE-TK/19

- 13 -

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office</p>	<p>Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project</p>

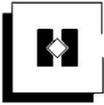
Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

(a) Any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Source: Town Planning Board, HKSAR Government)



## 4.2 Similar Approved Applications for Public Vehicle Parks

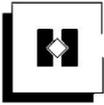
- 4.2.1 There are several similar applications for temporary public vehicle park use in the vicinity of the Application Site and similar rural areas Ting Kok, Tai Po and Yuen Long areas in New Territories, which falls within “AGR” zone.
- 4.2.2 There are four similar applications (Nos. A/NE-TK/712, 782, 783 and 823) of similar uses within the same “AGR” zone in Ting Kok area were approved in 2021 and 2024 respectively. Three similar applications (A/NE-KLH/633, A/YL-KTN/1038 and A/YL-KTS/968) of similar uses within the “AGR” zone in Tai Po and Yuen Long areas were approved in 2024.
- 4.2.3 There are other three similar applications (A/NE-KLH/633, A/YL-KTN/1038 and A/YL-KTS/968) within the “AGR” zone in Tai Po and Yuen Long areas involving three sites for temporary public vehicle parks with electric vehicle charging facilities.

## 4.3 High Demand for Private Car Parking Spaces in the Vicinity

- 4.3.1 Existing public transport services from Tai Po Market MTR Station to the vicinity are shown below:

<u>Mode</u>	<u>Route No.</u>	<u>Origin - Destination</u>	<u>Frequency</u>
Scheduled Green Minibus	20B	Tai Po Market Station -Tung Tsz	30 - 35 minutes
	20C	Tai Po Market Station -Tai Mei Tuk	25 - 30 minutes
	20E	Tai Po Market Station -Shan Liu	25 - 30 minutes
	20R	Tai Po Market Station -Wu Kau Tang	35 - 40 minutes

- 4.3.2 Among the four scheduled green minibus routes, all of the routes have stops along Ting Kok Road near Tung Tsz Road. Currently, there is no public transport providing direct access to the inner villages near the Application Site, such as Wing Ha Village and San Tau Kok Village. The minibus stop located along Ting Kok Road is far away from the existing village clusters, which takes about 8 to 10 minutes of walking to these villages.
- 4.3.3 As the public transport service to the surrounding village clusters is limited, private car is the major transportation mode. This results in a relatively high car ownership rate in the villages clusters, creating high demand for private car parking spaces, particularly those incorporated with electric vehicle charging facilities for villagers who own EVs. Villagers are in shortage of proper car parking spaces, especially those parking spaces with EV charging facilities.



**Diagram 3** Public Transport Service  
(Source: HK GEODATA STORE, HKSAR Government)

#### **4.4 Integrated EV Charging Facilities**

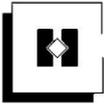
4.4.1 Hong Kong Government has been promoting adoption of EV through incentives such as tax exemptions, subsidies, and policies aimed at reducing carbon emissions. The Proposed Development is in line with the “Hong Kong Roadmap on Popularisation of Electric Vehicles” as published by the Environment Bureau as well as Chapter 8 of the Hong Kong Planning Standards and Guidelines.

#### **4.5 Demand for EV Charging Facilities in Tai Po District**

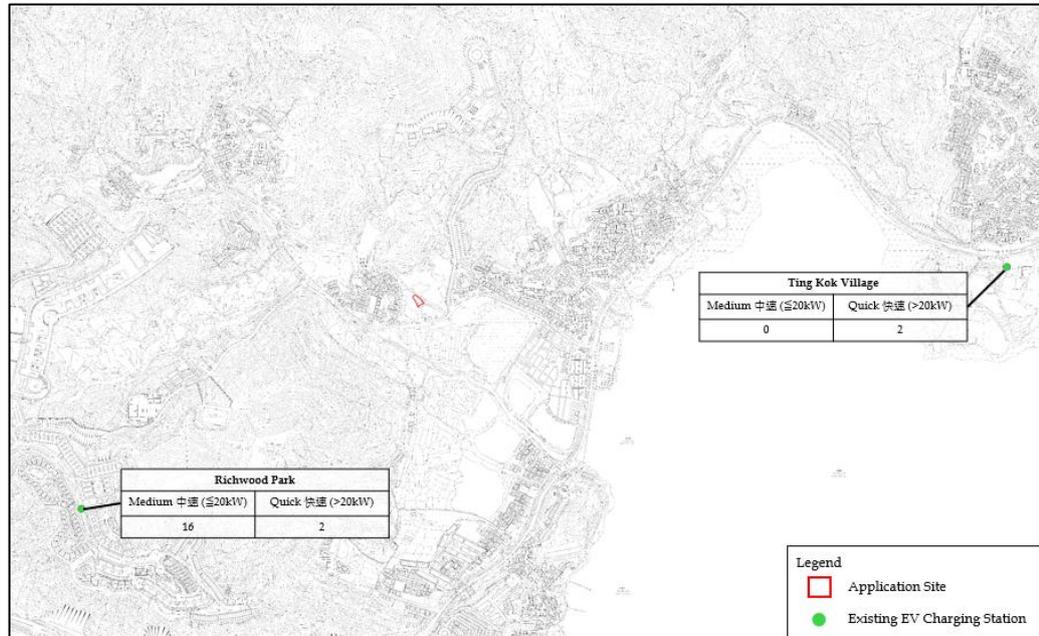
4.5.1 The demand for EV and its charging facilities are surging in Hong Kong, including villages in suburban areas like Ting Kok. Approximately 70 percent of newly registered private cars in Hong Kong are electric vehicles, leading to an increasing demand for EV charging infrastructure. However, the distribution of EV chargers varies significantly across districts. According to the recent survey conducted by Environmental Protection Department (EPD), Tai Po has the fewest EV chargers, with only 277 available for public use.<sup>1</sup> Under the current government policy, car owners are encouraged to primarily charge their vehicles at home, at workplace, or in parking lots they frequently use, while public EV charging facilities are intended for short-term use when needed.

4.5.2 Recent population statistics from the Census and Statistics Department further indicate that Tai Po District has a population of 331,000. In contrast, Wan Chai District and Central and Western District have populations of 164,000 and 232,000 respectively, both of which are smaller than that of Tai

<sup>1</sup> [https://www.epd.gov.hk/epd/english/environmentinhk/air/promotion\\_ev/locations\\_ev\\_chargers.html](https://www.epd.gov.hk/epd/english/environmentinhk/air/promotion_ev/locations_ev_chargers.html)



Po. Despite this, the number of public EV chargers in Wan Chai and Central and Western Districts are still more than that in Tai Po.<sup>2</sup> This reflects a significant disparity in the availability of EV charging facilities in Tai Po District, particularly in suburban areas like Ting Kok.



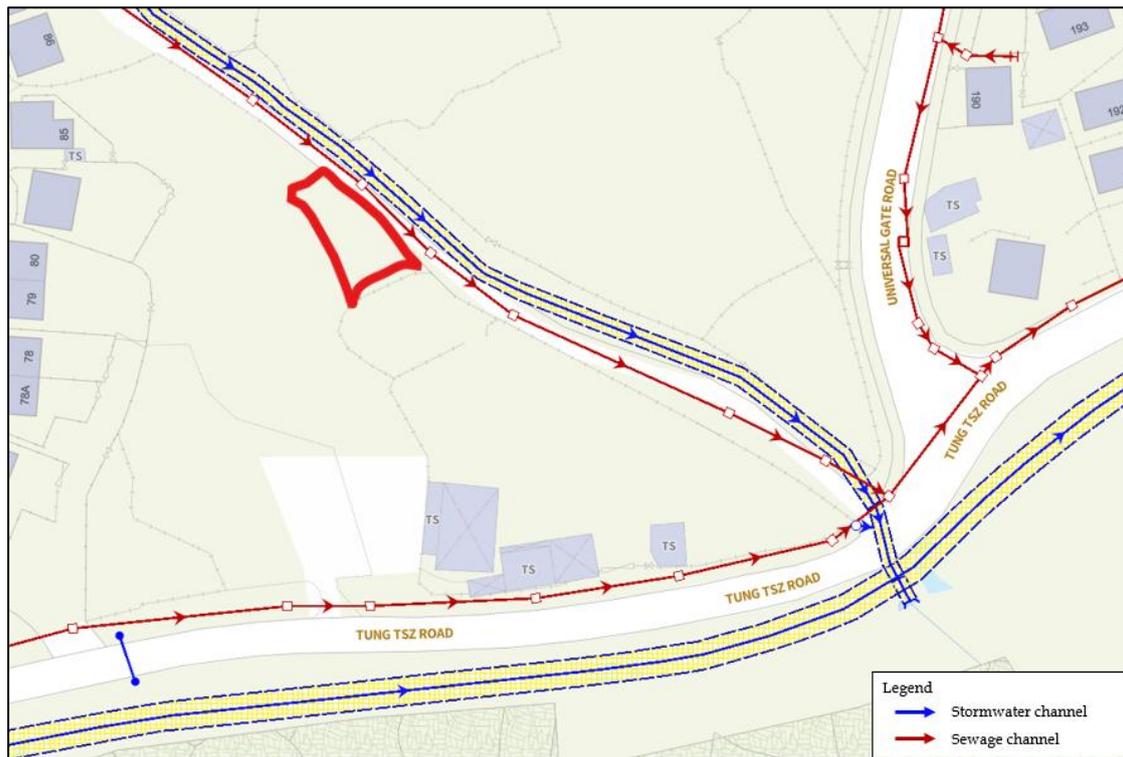
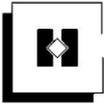
**Diagram 4** Existing EV Chargers in the Vicinity  
(Sources: EPD; HK GEODATA STORE, HKSAR Government)

## 4.6 Drainage Consideration

4.6.1 Four 2400mm rectangular shape channels (SBP1011694, SBP1011695, SBP1011696 and SBP1011697) are currently running along the periphery of northeast site boundary and eventually connect to a cell box culvert of 3500mm spanning horizontally to the further west and east (SBP1011608). The existing drainage facilities are adequate in respect of the requirements under “Technical Note to prepare a Drainage Submission” as published by Drainage Services Department (DSD). Hence, the Proposed Development will not cause any adverse drainage impact onto the area and its surrounding for the satisfaction of Drainage Services Department (DSD).

4.6.2 A detailed drainage proposals would be submitted to DSD, and afterwards, implemented upon approval of the application.

<sup>2</sup> [https://www.census2021.gov.hk/en/district\\_profiles.html](https://www.census2021.gov.hk/en/district_profiles.html)



**Diagram 5** Existing Drainage Facilities  
(Source: Geoinfo Map, HKSAR Government)

#### 4.7 Traffic Consideration

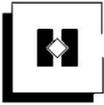
4.7.1 The proposed temporary public vehicle park will not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is low with an estimation of less than 10 vehicular trips per day, and most of the vehicles enter and exit the site approximately once per day only.

4.7.2 Traffic management measures as proposed in Section 3.6.1 would be fully complied and, therefore, there will not be any significant negative impacts regarding road safety for road users and pedestrian, as well as traffic network of the area concerned.

#### 4.8 Environmental Consideration

4.8.1 The Applicant will carry out environmental mitigation measures such as provision of peripheral landscaping to delineate the site boundary and serve as visual screening from the adjoining residential areas.

4.8.2 The Applicant will also follow the relevant mitigation measures and requirements in the latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites" to minimize any potential environmental impact.



---

#### **4.9 Fire Safety Consideration**

4.9.1 Adequate FSIs including exit sign, emergency lighting, fire extinguishers, etc., will be provided in situ. Corresponding submission and implementation of the fire services installation proposal will be provided to the Fire Services Department (FSD) for approval in the due course. There will be no fire safety concern for the Development.

#### **4.10 Visual and Landscape Compatibility**

4.10.1 The Application Site is situated in area of rural village landscape character which are surrounded by village houses, temporary structures and workshop activities. The proposed car park use is compatible with the surrounding land use and will not disturb the prevailing rural village landscape character.

4.10.2 The proposed structure with a maximum height of not more than 3 metres is visually compatible with the 3-storey village houses in the east and west boundaries, and the temporary structures along the north and west boundary.



## 5 PLANNING MERITS & JUSTIFICATIONS

### 5.1 Support Government's Policies in Promoting the Wider Adoption of EVs

5.1.1 The Government has been actively promoting the wider use of EVs in Hong Kong, with a view to improving roadside air quality, reducing greenhouse gas emissions and creating green business opportunities. To outline its long-term policy objectives and plans for encouraging EV adoption and related infrastructure, the Government unveiled the first Hong Kong Roadmap on the Popularisation of Electric Vehicles on 17 March 2021. A key initiative of this roadmap is to develop a comprehensive and proper EV charging network comprising public and private charging facilities.

5.1.2 According to the latest Hong Kong's 2025-26 Budget Plan, the Government will further introduce a \$300 million subsidy scheme in the middle of the year for the industry to install 3,000 fast chargers across Hong Kong by 2030, accommodating an additional 160,000 electric vehicles. As such, the proposed development in this Application which includes six fast-charging spaces accessible to the public is aligning with the aforesaid targets.

### 5.2 Satisfy the Local Needs by Catering the High Demand for Proper Parking Spaces and EV-Charging Facilities

5.2.1 Intention of the proposed temporary public vehicle park with EV charging facilities is to cater the increasing demand for not only parking spaces but also EV-charging facilities in the existing village clusters of Ting Kok area, supported by the latest government's policies. It primarily serves the local villagers and residents. The phenomenon of improper parking of vehicles that can often be observed in the area demonstrates there is an imbalance supply and demand for parking spaces for both residents and their visitors.

5.2.2 It is well understood that there are insufficient private car parking spaces in the vicinity. Illegal parking along the local access road is observed.



Diagram 6 Illegal Parking in Vicinity

### 5.3 Achieving Government's Prevailing Environmental Policies

5.3.1 The development of renewable energy is an important part of the government's response to climate change. Increasing the use of renewable energy will help decarbonise the power generation industry. Providing solar panels for the use of EV charging facilities assist to achieve the Government's



carbon neutrality target.

#### **5.4 Improve Traffic Condition by Providing More Proper Parking Space for EV Users**

5.4.1 Presence of improper parking of vehicles on the narrow local tracks adjacent to Tung Tsz Road indicates that there is inadequate parking space for both residents and visitors. The proposed public vehicle park with EV charging facilities in this application, in particular for this area, would take the role of facilitator to not only promote the adoption of green vehicles supported by current policies on one hand, but also more importantly, to regulate and manage existing illegal parking on the street on the other hand.

#### **5.5 Situated at a Convenient Location for Public Vehicle Park**

5.5.1 The Application Site is located in a convenient location which is situated near to the intersection of Tung Tsz Road and Universal Gate Road. Located at a highly accessible area, it is less time-consuming for villagers to drive along the narrow local tracks and to search for a free space. Meanwhile, it is surrounded by village houses which allows residents to park close to their homes within a short walking distance.

#### **5.6 Would Not Jeopardize the Long-term Planning Intention**

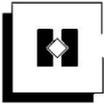
5.6.1 Approval of the application on a temporary basis for a period of 3 years would not jeopardize the long-term planning intention of the “AGR” zone. The site in nature do not provide a favourable environment for cultivation. Instead of not fully utilising the land resources, being used as a temporary public vehicle park can accommodate the demand of the villagers for parking spaces which are compatible with the surrounding environment in the village. Mitigation such as provision of peripheral landscaping will be implemented to provide visual screening and noise buffering for residential areas in the vicinity. Hence, the proposed development would not jeopardize the long-term planning intentions; instead, it will support the management and fulfilment of these intentions.

#### **5.7 Not a Favourable Environment for Cultivation**

5.7.1 The Application Site falls completely within the “AGR” zone which is intended primarily to retain and safeguard good quality agricultural land/farm /fish ponds for active agricultural purposes. However, the Application Site in nature has no good potential for agricultural rehabilitation.

5.7.2 According to the Notes of OZP, it is intended that with proper management, the land would be revitalised and utilised for agricultural uses. Nevertheless, the scale and soil condition of the subject land do not provide a favourable environment for economic planting activities such as cash crop growing, orchards and nurseries. Hence, it is not financially viable for cultivation.

5.7.3 Aerial photos between 2000 and 2023 in **Annex 1** also shows that the Application Site has remained vacant over the past decades, with no active agricultural activities in the surrounding areas.



5.7.4 The current condition of the site does not provide a favourable environment for cultivation because of its scale, location near the roadside and its surrounding environment characterised by open storages and vehicle parking, the Applicant would like to fully utilise the site for non-agricultural use in the short term to address the current demand for vehicle parking spaces for local residents, particularly for those villagers who own EVs.

## **5.8 Supported by Previous Planning Approvals of Similar Applications**

5.8.1 There were seven similar applications of temporary public vehicle park within the same “AGR” zone in the Ting Kok, Tai Po and Yuen Long areas (Nos. A/NE-TK/712, 782, 783, 823, A/NE-KLH/633, A/YL-KTN/1038 and A/YL-KTS/968) approved with conditions by the Committee in the past 5 years mainly on the considerations of several factors, including the high compatibility of the Developments with the surrounding land uses and the low possibility to cause significant impacts on the traffic, environment, drainage and landscape of the area. Therefore, with the support of previous project approvals under similar circumstances, the proposed temporary public vehicle park with ancillary electric vehicle charging facility is not inconsistent with the surrounding land uses and it is unlikely to generate adverse impacts to the surrounding area.

## **5.9 Compatible with the Surrounding Development with No Adverse Visual and Landscape Impact**

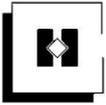
5.9.1 The temporary public vehicle park will be visually compatible with the surrounding environment, which is mainly composed of village houses, temporary structures and storages. There is no change to the rural village landscape character as well. No adverse visual and landscape impact is anticipated.

## **5.10 No Adverse Traffic Impact**

5.10.1 The Development does not incur adverse traffic impact. The traffic volume generated by the proposed temporary public vehicle park is low with an estimation of less than 10 vehicular trips per day, and most of the vehicles enter and exit the site approximately once per day only. In addition, traffic management measures have also been proposed in order to ensure pedestrian safety. Therefore, it is expected that there will not be significant negative impacts regarding the safety of road users and the traffic network of the area concerned.

## **5.11 No Adverse Environmental Impact**

5.11.1 The temporary public vehicle park is an hourly rental private car park. Related activities such as car washing, repairing or similar workshop activities would not be permitted on the site. Moreover, the latest “Code of Practice on Handling Environmental Aspects of Open Storage and Temporary Uses” issued by Environmental Protection Department will also be followed. Therefore, there will be no adverse environmental impact on to



---

the area for Environmental Protection Department including noise and air quality impacts.

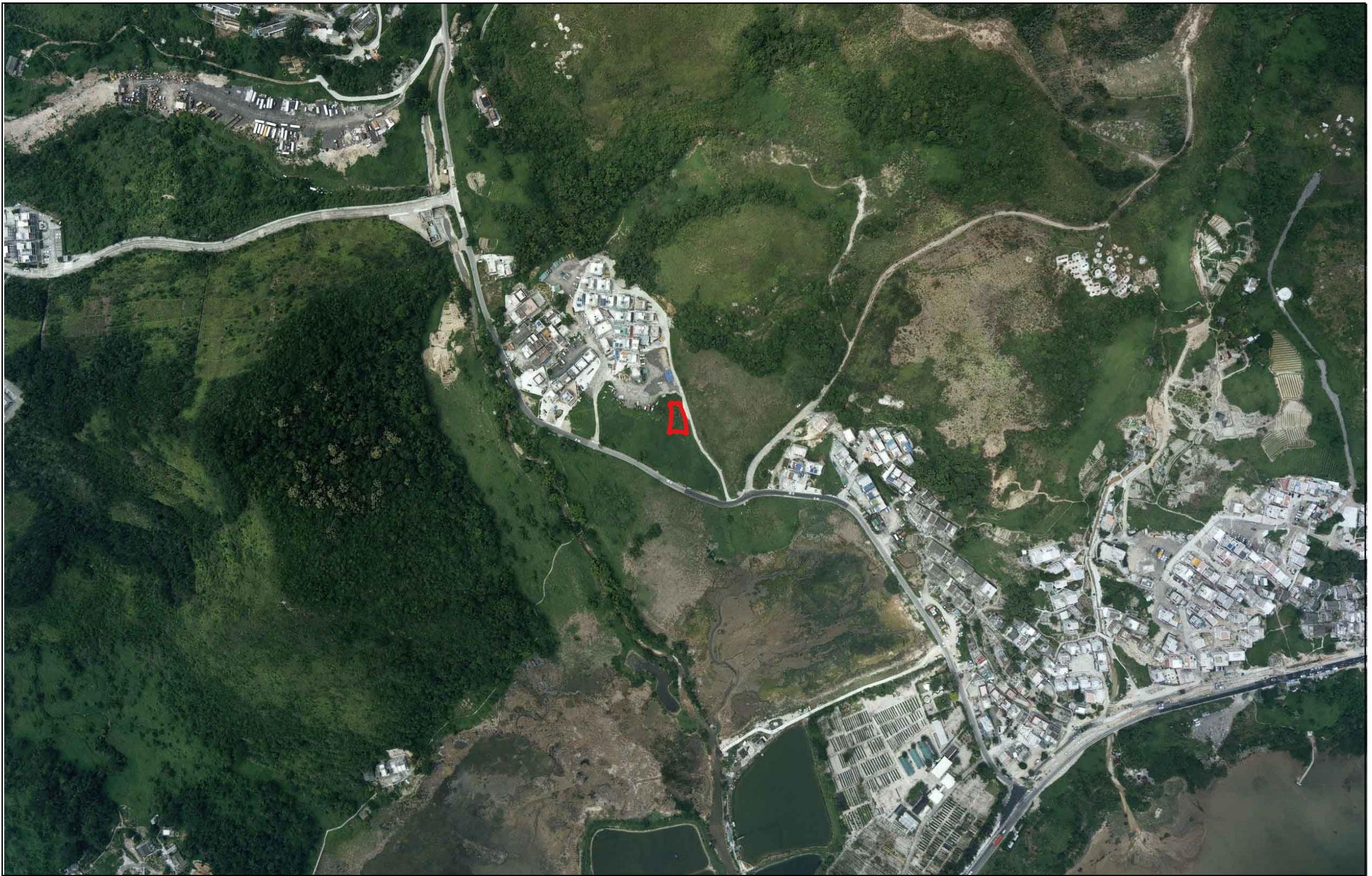
#### **5.12 No Adverse Drainage Impact**

There will be adequate drainage facilities including peripheral surface channel and catchpits to be installed to ensure no adverse drainage impact on the area and its surrounding for the satisfaction of Drainage Services Department (DSD). Thus, no adverse drainage impact is anticipated on to the area.

## **6 CONCLUSION**

---

6.1.1 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



**LCH Planning and Development  
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no CN26347 taken on 20.4.2000 by Lands Department)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development  
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no CW116225 taken on 3.8.2015 by Lands Department)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

(Source: HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development  
Consultants Limited**

Annex 1 : Aerial Photos

(Extracted based on Aerial Photo no E186537C taken on 23.2.2023 by Lands Department)

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*

2 nos. of 7kW Medium Charger  
(300(W)x150(D)x410(H) each)

9 nos. of Private Car Parking Spaces  
(2.5m x 5m each)

**Structures 2 - 4**  
Solar Panels with height of not more than 3m  
Covered Area: About 120 q. m.

3 nos. of 200kW Fast Charger  
(750(W)x750(D)x1920(H) each)

Ingress/Egress of 6m wide

**Structure 1**  
Electric Meter Room with height not more than 3m  
Covered Area: About 5 sq.m.

Ingress/Egress of 6m wide

**Equipment**  
E&M Facility to support Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels

*Movable and not considered as structures*

**Legend**

-  Application Site
-  7kW/180kW Charger
-  Ancillary Electric Vehicle Charging Facilities
-  E&M Facility
-  Solar Panels
-  Car Parking Space (private car)

<b>Site Area</b>	337 sqm
<b>Land Filling</b>	320 sq.m. by about 0.3m concrete in height
<b>Covered Area</b> 1. <b>Electric Meter Room</b> 2. <b>Solar Panels</b>	About 125 sqm (Total) About 5 sqm About 120 sqm
<b>Parking Space</b>	9

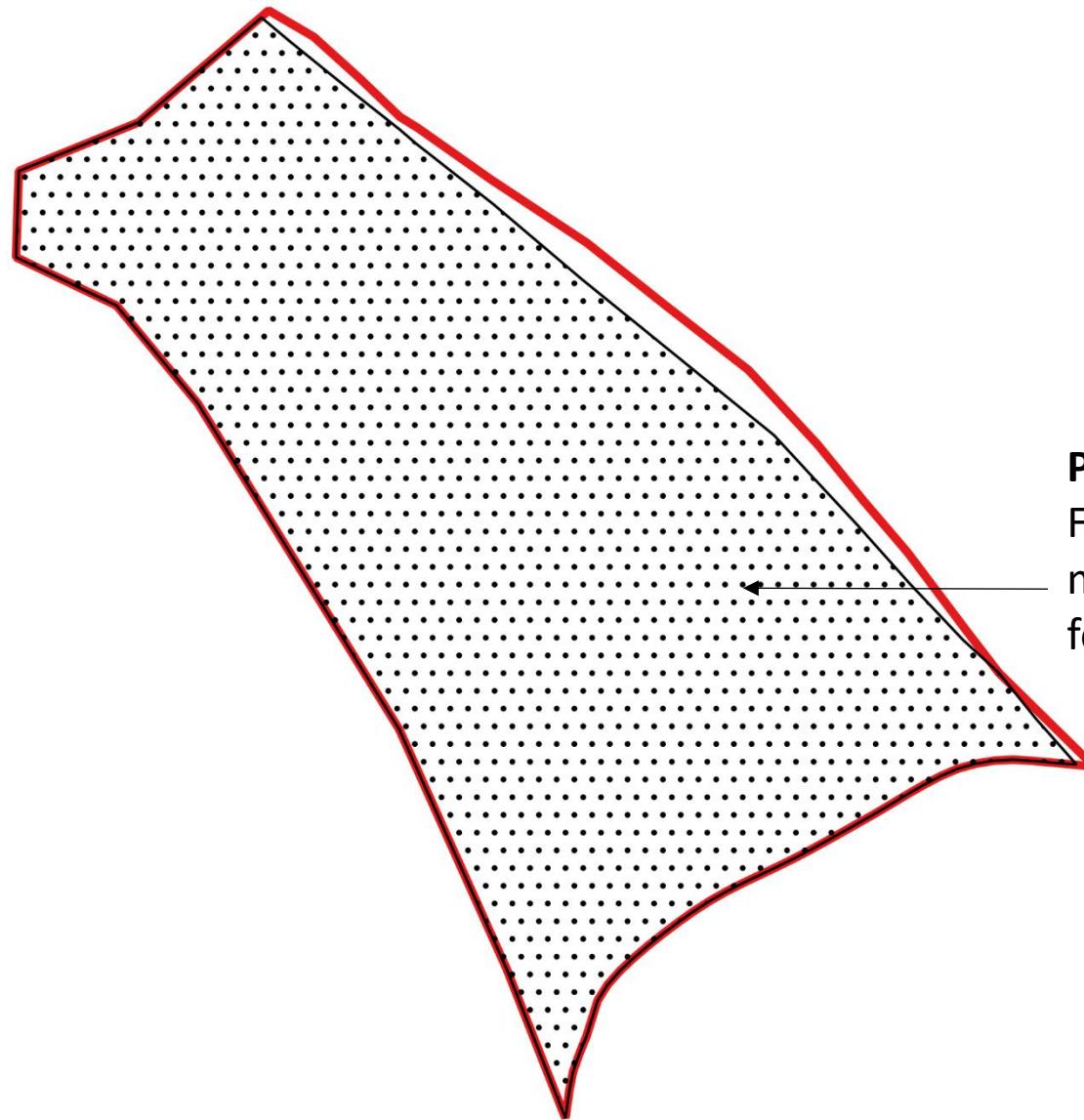


**LCH Planning and Development  
Consultants Limited**

Annex 2 : Indicative Layout Plan

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: Town Planning Board and HK GEODATA STORE, HKSAR Government)*



**Proposed Land Filling**  
Filling of concrete for not more than 0.3m in height for about 320 sq.m.



Legend

-  Application Site
-  Proposed Land Fill



**LCH Planning and Development  
Consultants Limited**

Annex 3 : Proposed Land Filling

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*



Private Car (In)



**LCH Planning and Development  
Consultants Limited**

Annex 4 : Swept Path Analysis

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*



**Legend**

Private Car (2m (W) x 4.5m (L))

Private Car (out)

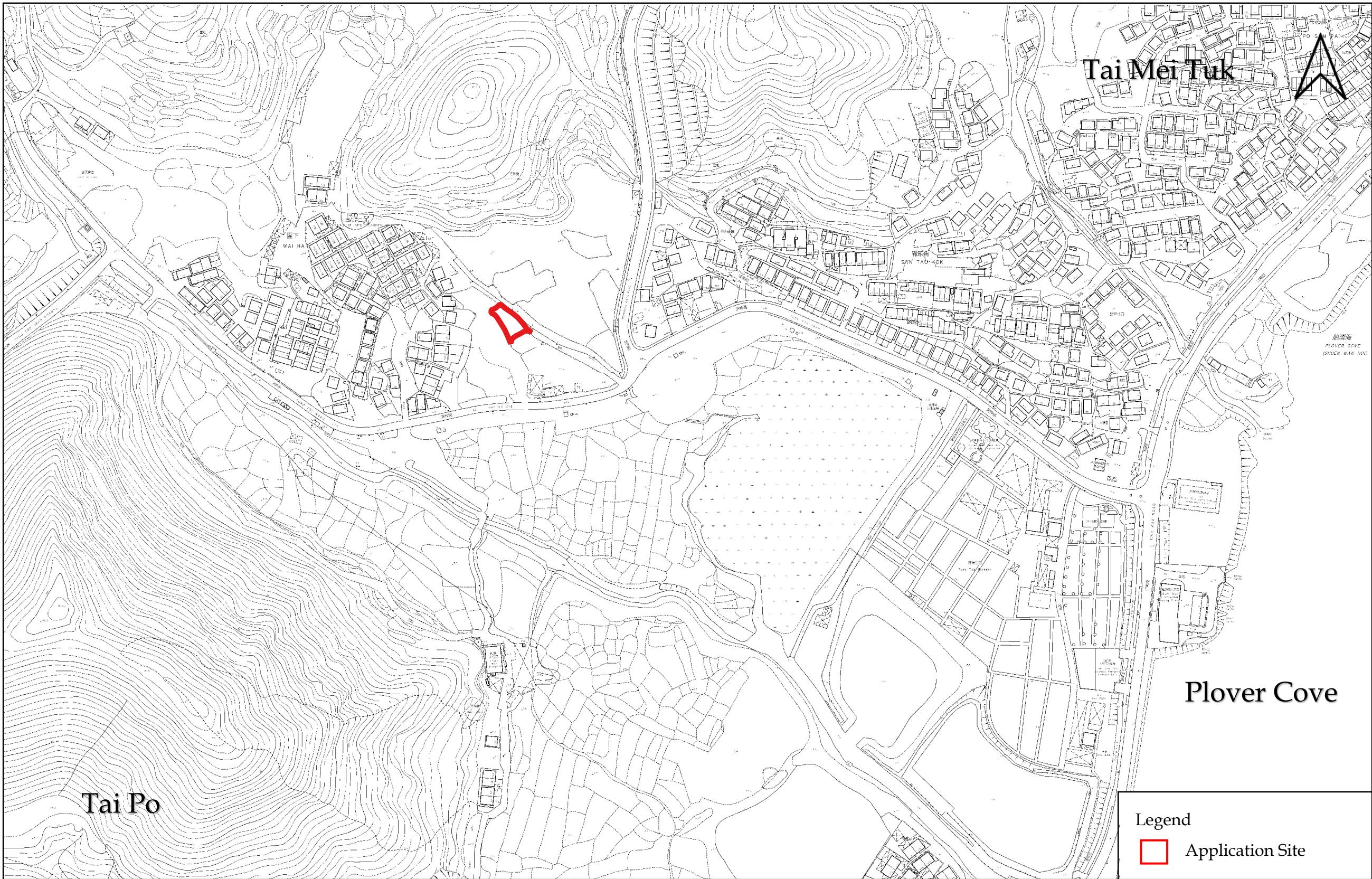


**LCH Planning and Development  
Consultants Limited**

Annex 4 : Swept Path Analysis

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*



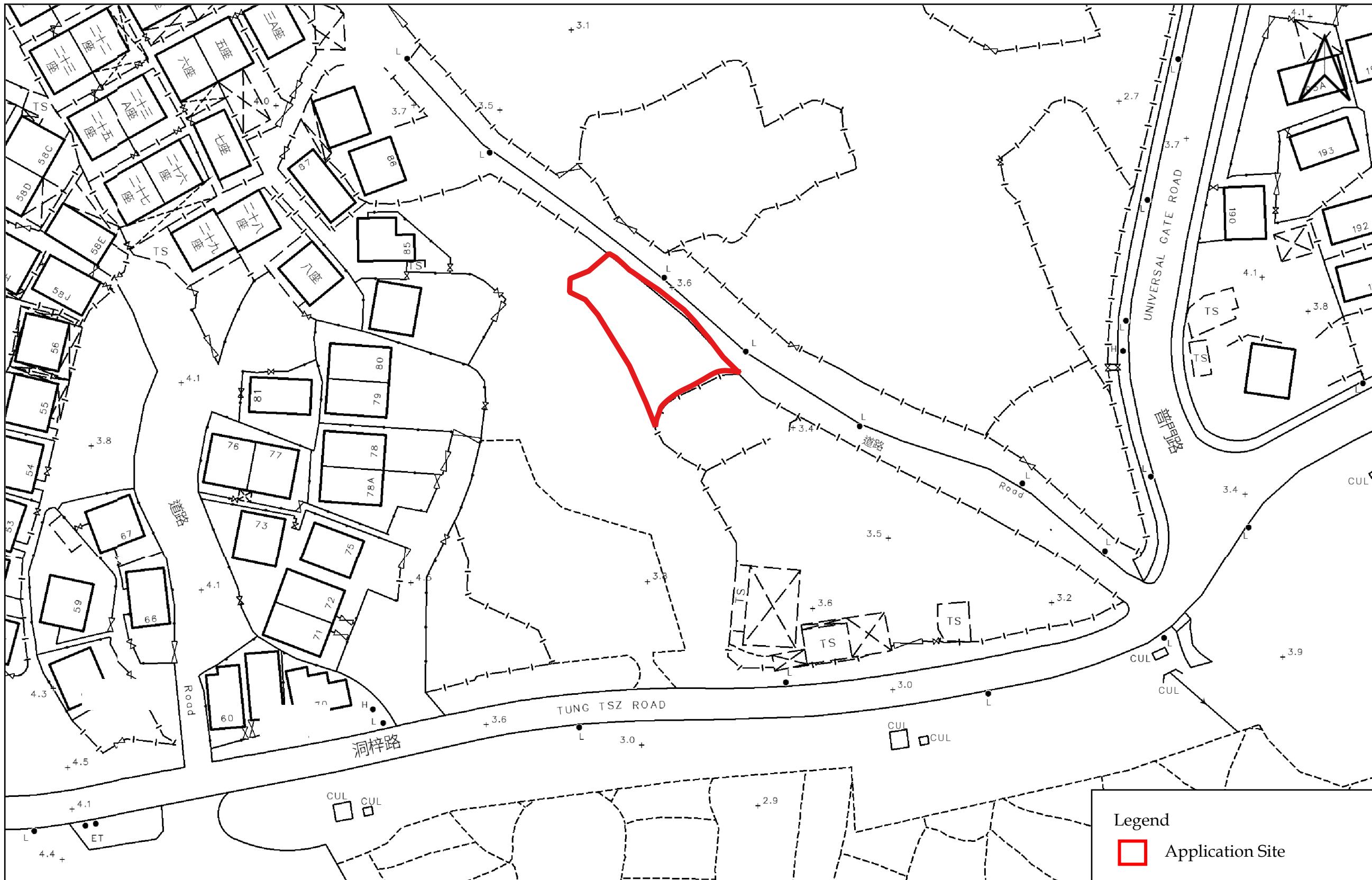
**LCH Planning and Development  
Consultants Limited**

Figure 1 : Location Plan

*(For reference only. Not to scale.)*

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

*(Source: HK GEODATA STORE, HKSAR Government)*



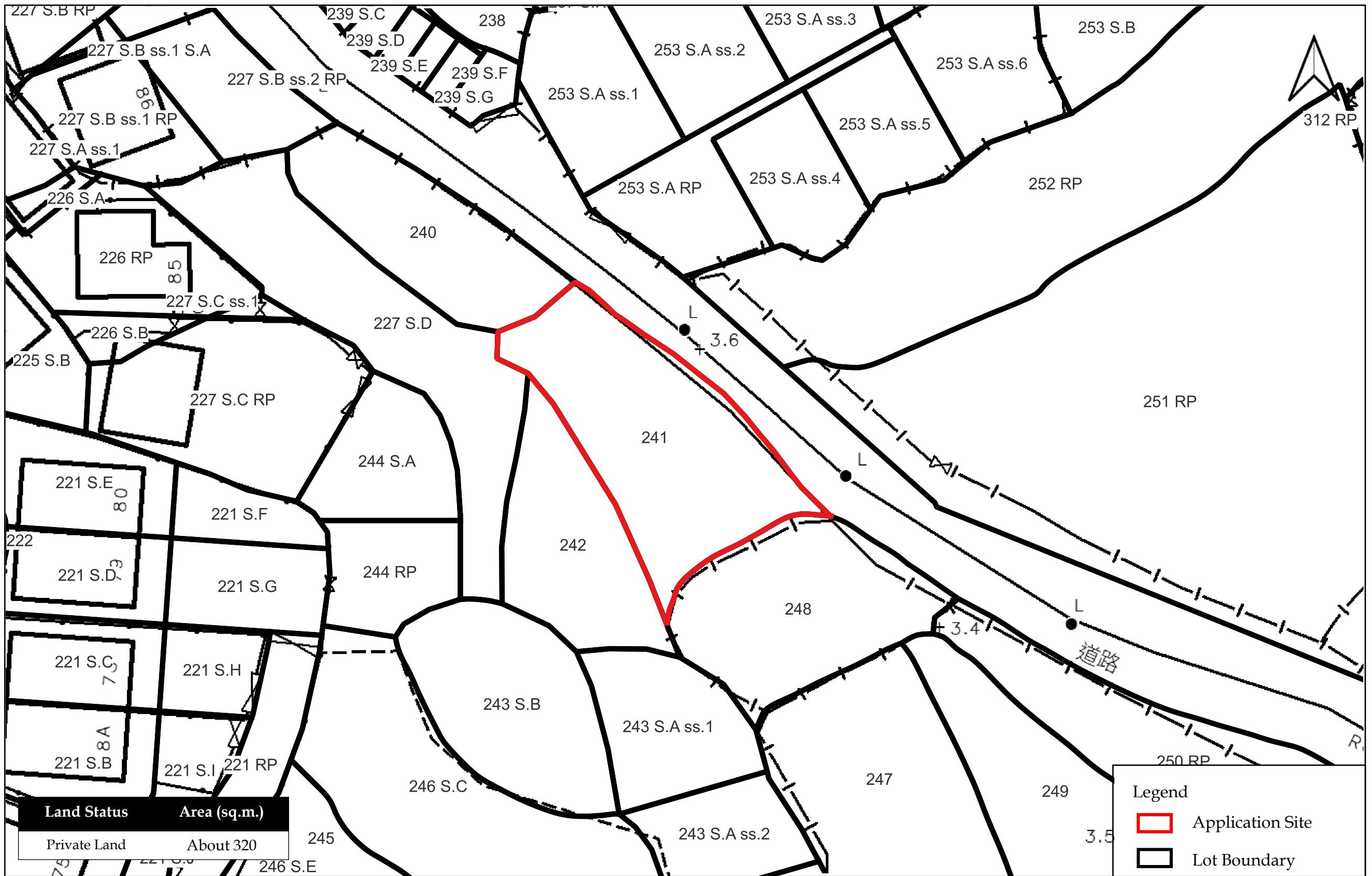
Legend  
 Application Site

 **LCH Planning and Development Consultants Limited**

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

Figure 2 : Site Plan  
 (For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



Land Status	Area (sq.m.)
Private Land	About 320

Legend

- Application Site
- Lot Boundary



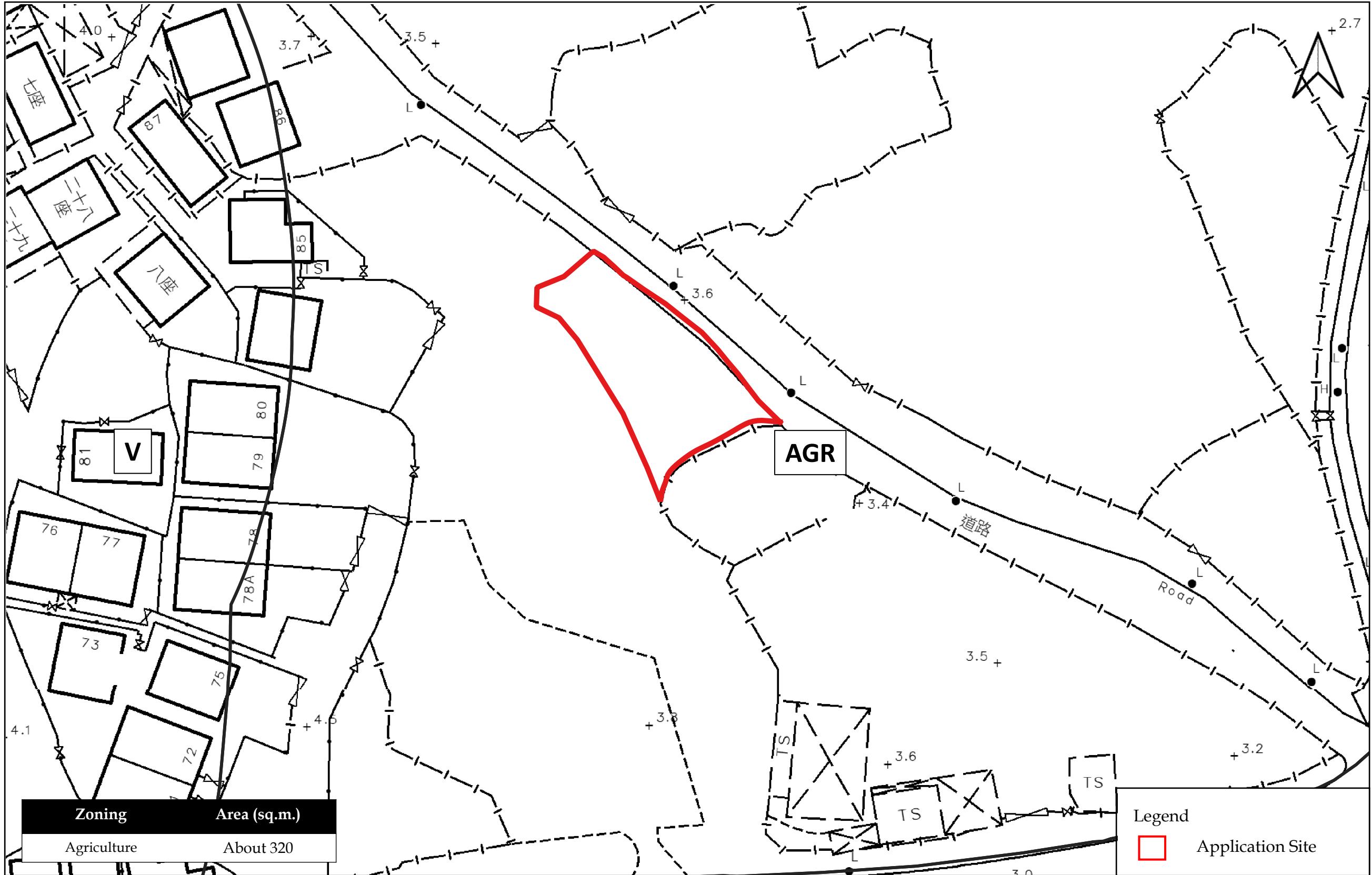
**LCH Planning and Development  
Consultants Limited**

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

Figure 3 : Land Status Plan

(For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)



Zoning	Area (sq.m.)
Agriculture	About 320

Legend	
	Application Site

 **LCH Planning and Development Consultants Limited**

Section 16 Application for Temporary Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels and Associated Filling of Land for a Period of 3 Years at Lot No. 241 in D.D. 23 at Ting Kok, Tai Po, New Territories

Figure 4 : Extract of Outline Zoning Plan No. S/NE-TK/19  
 (For reference only. Not to scale.)

(Source: HK GEODATA STORE, HKSAR Government)