



Our Ref.: PD2502002/02

Your Ref.:

20 June 2025

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/Madam,

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
PROPOSED TEMPORARY PUBLIC VEHICLE PARK (PRIVATE CARS ONLY) WITH
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

We refer to the comments in regard to the captioned application.

Please find attached the replacement pages of Executive Summary and P. 6 and 7 of the Planning Statement, and Annex 2 and 4.

We would also like to provide clarification on the Proposed Development which is shown below:

1. The solar panels will provide electricity to support daily operation of the Proposed Development.
2. Dimension of each solar panel is proposed to be 1722mm(L) x 1134mm(W) x 30mm(Thick), and it is expected to fully cover the top of the canopy.
3. Dimension of E&M facility is proposed to be 6100mm(L), 5200mm(W) and 2500mm(H).

Should you require further information or have any query, please feel free to contact the undersigned or Cherie Lee at

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS RPP*
Director

Encl.
c.c. the Applicant



Executive Summary

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

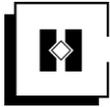
This Application is submitted to the Town Planning Board (“**the Board**”) under Section 16 of the Town Planning Ordinance (“**the Ordinance**”) for a temporary ‘Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facilities and Ancillary Solar Panels’ use, and proposed filling 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 320 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)

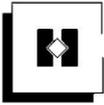
本規劃申請根據《城市規劃條例》第 16 條，就新界大埔汀角丈量約份第 23 約地段第 241 號(「申請地點」)的用地，向城市規劃委員會(下稱「城規會」)申請作擬議臨時公眾停車場(私家車)連附屬電動車充電設施用途及太陽能板，及擬議填土，為期 3 年(下稱「擬議發展」)。

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 320 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。



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 (1722mm x 1134mm x 30mm each) will be installed on top of the parking spaces to provide electricity required for the Proposed Development. The proposed development will comprise a movable E&M facility (i.e. storage for batteries, distribution boards and cabling) (with dimension of 6100mm x 5200mm x 2500mm) and a one-storey structure for electric meter room. There will also 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 320 sq.m by about 0.3m concrete in height to form an even and stable platform for parking and circulation purposes.

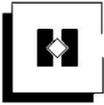
3.5.3 The indicative layout plan of the Development is shown in **Annex 2**.

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

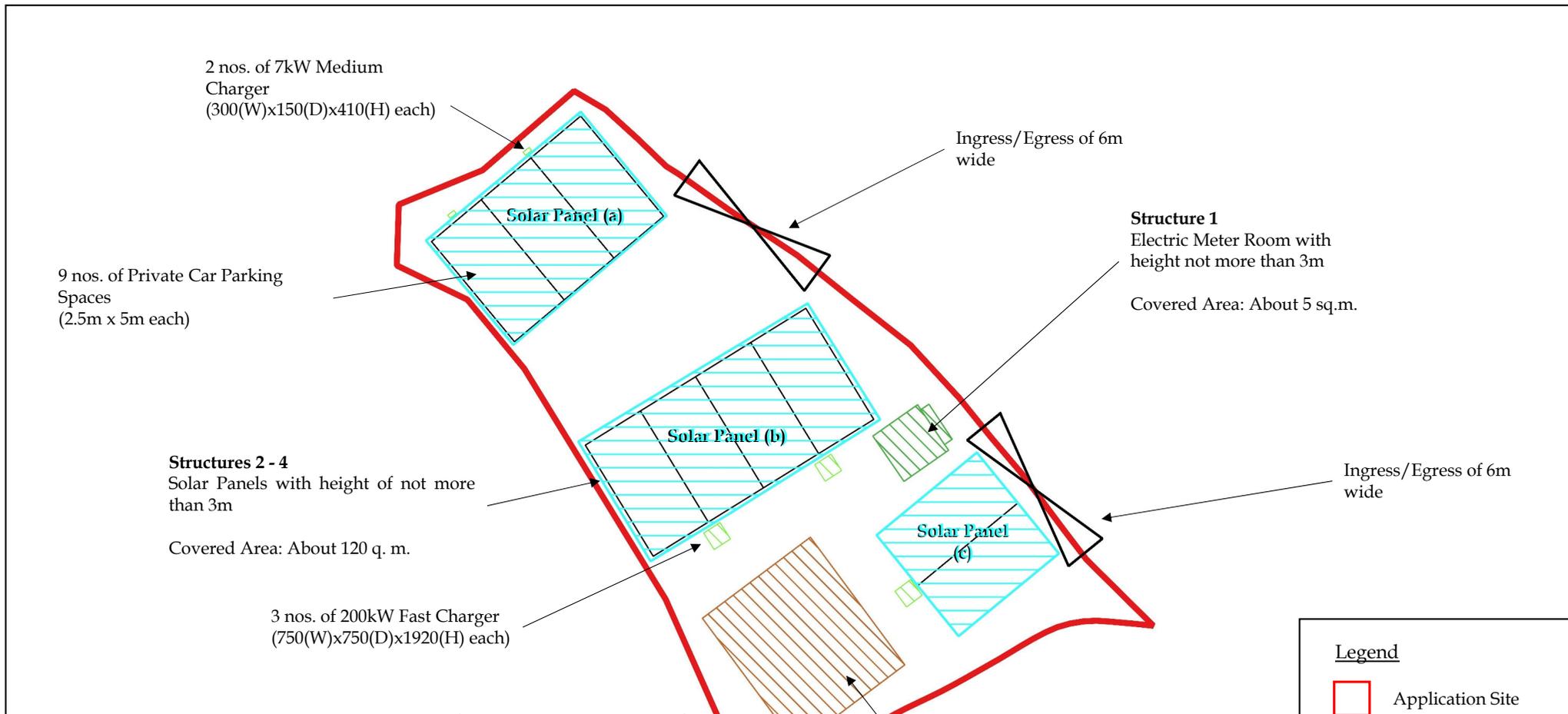
3.6.1 The car park operates on an hourly rental basis from Monday to Sunday, including public holidays for local residents and visitors 24 hours a day. Enter and exit of the car park will be through the gates opening along the local track at northeast and southeast of the site boundary with a width of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



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

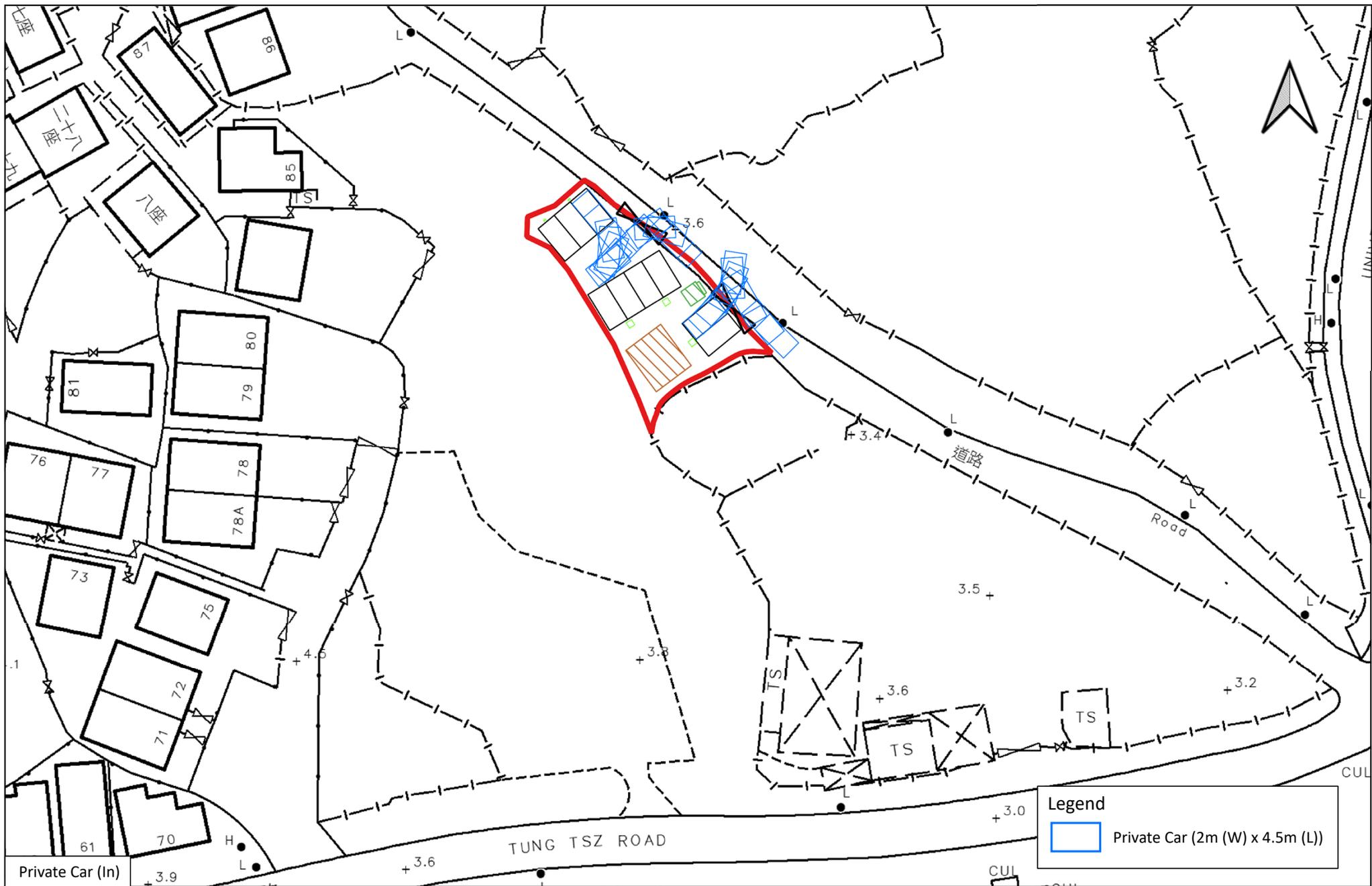
Site Area	337 sqm
Land Filling	320 sq.m. by about 0.3m concrete in height
Covered Area	About 125 sqm (Total)
1. Electric Meter Room	About 5 sqm
2. Solar Panels	About 120 sqm
(a) 5.2m x 7.7m x 2.5m	(about 40 sq.m)
(b) 5.4m x 10.3m x 2.5m	(about 55 sq.m)
(c) 5m x 5m x 2.5m	(about 25 sq.m)
Parking Space	9

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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)

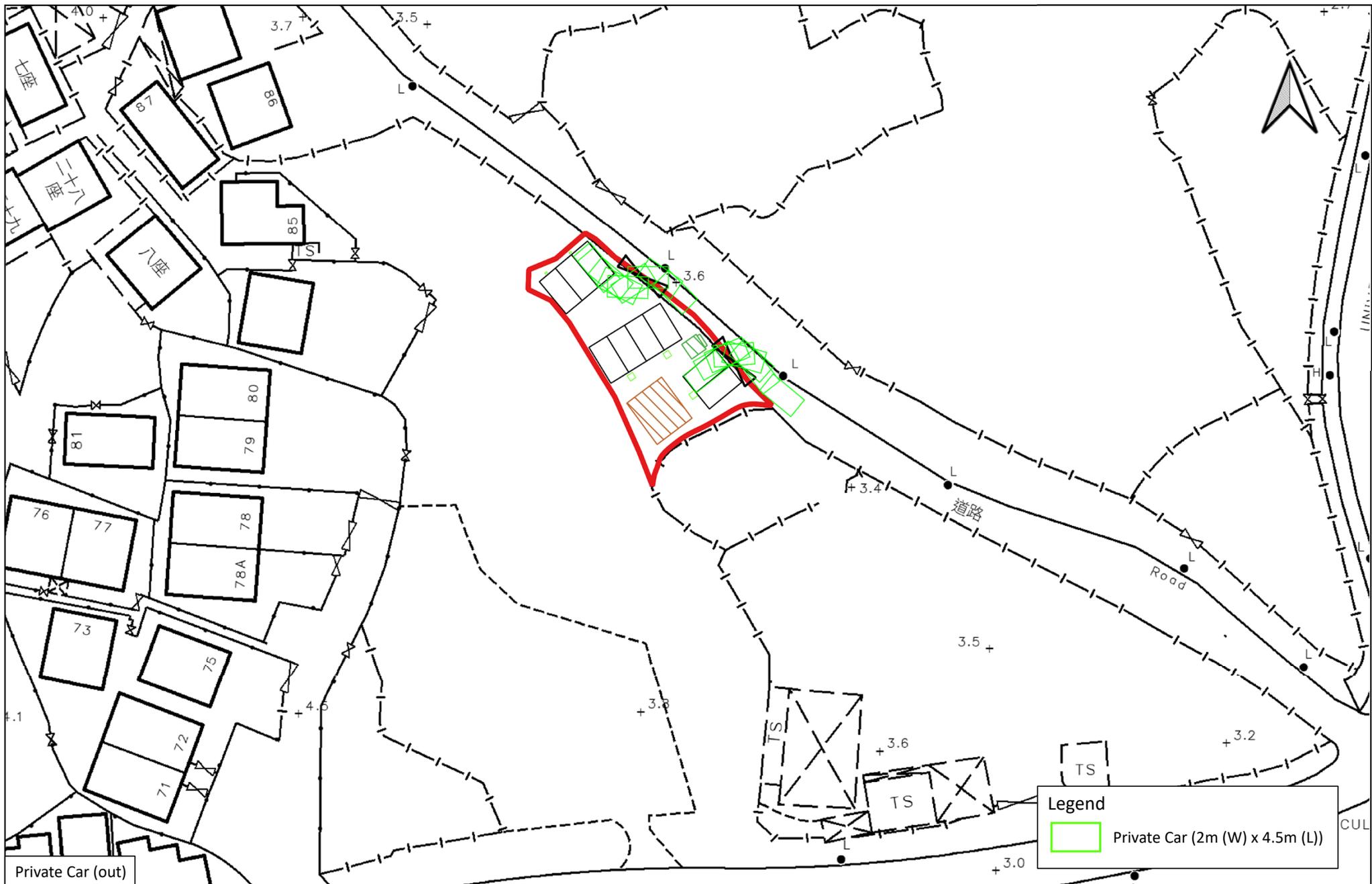


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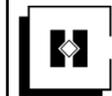
Annex 4 : Swept Path Analysis

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)



Private Car (out)



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